

Tapas Chowdhury

Advocate
Alipore Judges Court
Kolkata- 700 027.

Chamber:

Ramkrishna Pally, Sonarpur,
Kolkata- 700 150.

Dated :

NON - ENCUMBRANCES REPORT

Ref:

ALL THAT piece and parcel of land measuring more or less 27 Cottahs 9 Chittacks 14.80 sq.ft. along with a building namely "Raj Rajeswari Apartment" standing thereon i.e. 2 Cottah 3 Chittack 4.8 sq.ft. in R.S. Dag No. 1405, 6 Cottah 12 Chittack 15 Sq.ft. in R.S. Dag No. 1414, 9 Cottahs 1 chittack 9 sq.ft. in R.S. Dag No. 1415, 7 Cottah 1 Chittack 39 Sq.ft. in R.S. Dag No. 1416 and 2 cottahs 6 chittacks 37 sq.ft. in R.S. Dag No. 1417, under R.S. Khatian Nos. 798, 802 and 1527 corresponding to L.R. Dag Nos. 1481, 1491, 1492, 1493, 1490 under L.R. Khatian Nos. 1415, 2932 and 2931 in Mouza- Kumrakhali, J.L. No. 48, within P.S.- Sonarpur, District- South 24 Parganas, with tile shed cemented structure measuring 100 sq.ft. within the limits of the Rajpur Sonarpur Municipality, Ward No. 27 having Holding No. 2068, Dakshin Kumrakhali, Sonarpur Station Road, Kolkata-700103.

A)

PRESENT OWNERS OF THE PROPERTY IS :

(1) SRI SUSANTA KUMAR NANDY (PAN- ABSPN2037K, Aadhaar No. 4848 6774 5514), son of Late Purna Chandra Nandy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Dakshin Kumrakhali, Green Park, P.O.- Narendrapur, P.S.- Narendrapur, Kolkata-700103, District- South 24 Parganas and **(2) SRI DHEERAJ LALWANI (PAN- ABUPL5751E, Aadhaar No.4140 6422 9186)**, son of Late Shyam Das Lalwani, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, P.S.- New Alipore, Kolkata-700038.

I have caused On Line Searching in Registration Department Website from 2009 till date and have inspected all relevant documents, which were/ are available for inspection in respect of the property.



B) REPORT OF DEVOLUTION :

WHEREAS one Sri Prasanta Kumar Nandy, son of Late Purna Chandra Nandy, Sri Susanta Kumar Nandy, the Owner No.1 herein and Namita Roy Chowdhury, since deceased, were the joint owners of the land measuring 844 Sataks more or less in various Dags of Mouza - Kumrakhali, J.L No. 48, Police Station: Sonarpur, District: 24 Parganas (South), having undivided share of $\frac{1}{4}$ th, $\frac{1}{2}$ and $\frac{1}{4}$ th respectively and they were in joint possession of the said land.

AND WHEREAS the said land had been mutually partitioned by and between them by the registered Deed of Partition, written in Bengali, executed on 21st July, 1978, by said Sri Susanta Kumar Nandy, mentioned as the First Part therein and the Owner No.1 herein, Sri Prasanta Kumar Nandy, mentioned as the Second Part therein and said Namita Roy Chowdhury, mentioned as the Third Part therein, wherein it had been agreed and settled mutually that the land measuring 436 (Four hundred thirty-six) Sataks more or less in the different Dags including 11 (Eleven) Sataks in R.S. Dag No. 1416, under R.S. Khatian No. 802 and 6 (six) Sataks in R.S. Dag No. 1416, under R.S. Khatian No. 798, totalling 17 (Seventeen) Sataks brick filed land out of 51 (Fifty-one) Sataks, 8 (Eight) Sataks more or less in the eastern side of 23 (Twenty-three) Sataks brick field in R.S. Dag No. 1405, under R.S. Khatian No. 798, 6 (six) Sataks more or less in R.S. Dag No. - 1417, under R.S. Khatian No. 1527, 7 (seven) Sataks land in the Eastern side of the brick field land measuring 14 (Fourteen) Sataks more or less in the portion of R.S. Dag No. 1418, under R.S. Khatian No. 1527 and 15 (Fifteen) Sataks bastu land in R.S. Dag No. 1415, under R.S. Khatian No. 1527 had been allotted to said Sri Susanta Kumar Nandy, the owner herein and the land measuring 220 (Two hundred twenty) Sataks more or less, in the different Dags

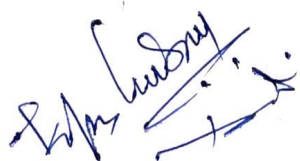
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including 14 (Fourteen) Sataks brickfield land of the 51 (Fifty-one) Sataks in the portion of R.S. Dag No. 1416, under R.S. Khatian No. 802 and 15 (Fifteen) Sataks bastu land both under R.S. Khatian No. 802 had been allotted to said Sri Prasanta Kumar Nandy and land measuring 218 (Two hundred eighteen) Sataks more or less in the different Dags including 20 (Twenty) Sataks brick field land of the 51 (fifty-one) Sataks in the portion of R.S. Dag No. 1416, under R.S. Khatian No. 798 and 7 (Seven) Sataks brick field land of the 14 (Fourteen) Sataks in the portion of R.S. Dag No. 1418, under R.S. Khatian No. 1527 had been allotted to said Namita Roy Chowdhury, since deceased, which had been registered on 21st July, 1978, in the Office of the District Sub Registrar at Alipore, District: 24 Parganas (South), recorded in Book No. I, Volume No. 169, at Pages 127 to 137, Being No. 4287 for the year 1978.

AND WHEREAS said Sri Susanta Kumar Nandy and his said brother and sister used to posses and enjoy the land in the different Dags as per their respective portions as per terms of the said Deed of Partition.

AND WHEREAS the names of the said Susanta Kumar Nandy, the Owner No.1 herein, said Prasanta Kumar Nandy and said Namita Roy Chowdhury, since deceased, had been recorded in the operation of land reforms settlement of the State of West Bengal in respect of their respective land as being L.R. Khatian Nos. 1415, 821 and 672 respectively and the Record of Rights had been finally published by the State of West Bengal in their respective names and said R.S. Dag Nos. 1405, 1416, 1417 and 1418 had been renumbered as being L.R. Dag Nos. 1481, 1492, 1493 and 1494 respectively in the said LR. Settlement.

AND WHEREAS one demarcated and separated plot of land measuring 11 (Eleven) Chittacks 23 (Twenty-three) Square Feet more



or less in the portion of R.S. Dag No. 1416, under R.S. Khatian No. 802, LR. Dag No. 1492, under LR. Khatian No. 821, of the 14 (Fourteen) Sataks land, allotted to said Sri Prasanta Kumar Nandy as per terms of the said Deed of Partition dated 21st July, 1978 had been gifted by said Sri Prasanta Kumar Nandy to his youngest brother said Sri Susanta Kumar Nandy, the Owner No.1 herein, by virtue of a registered Deed of Gift written in Bengali, executed on 27th November, 2008, executed by said Sri Prasanta Kumar Nandy, mentioned as the Donor therein, in favour of said Sri Susanta Kumar Nandy, the Donee therein and the Owner No.1 herein, which had been registered on 27th November, 2008 in the Office of the Additional District Sub Registrar, Sonarpur, District: 24 Parganas (South), recorded in Book No. I, CD. Volume No. 43 at Pages 1438 to 1457, Being No. 11582, for the year 2008.

AND WHEREAS during peaceful enjoyment over the allotted land by virtue of the said Deed of Partition dated 21st July, 1978, by said Namita Chowdhury, she died intestate on 10th October, 1996, leaving behind her surviving her husband Manindra Roy Chowdhury, since deceased, only son Sri Kalyan Roy Chowdhury and only daughter Smt. Mousumi Talukdar (Roy Chowdhury), as her legal heirs and successors to inherit the entire estate including the said land of Mouza Kumrakhali, left by her according to Hindu School of Law, having undivided 1/3rd share each, subsequently said Manindra Kumar Roy Chowdhury died intestate on 29th November, 1998 leaving behind him surviving his said son and daughter, as his legal heirs and successors.

AND WHEREAS after the death of said Namita Roy Chowdhury and Manindra Nath Roy Chowdhury, their said son and daughter namely, Sri Kalyan Roy Chowdhury and Smt. Mousumi Talukdar (Roy

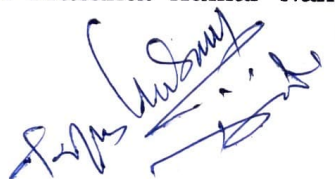
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Chowdhury) became the joint owners of the property left by their deceased mother Namita Roy Chowdhury, having undivided $\frac{1}{2}$ share each.

AND WHEREAS during peaceful enjoyment over the undivided $\frac{1}{2}$ share of land in R.S. Dag Nos. 1416 and 1418, left by her deceased mother Namita Roy Chowdhury by said Mousumi Talukdar (Roy Chowdhury), she gifted the same to her brother Sri Kalyan Roy Chowdhury, by one registered Deed of Gift executed on 28th April, 2003 and registered on 5th May, 2003, registered in the Office of the Additional District Sub-Registrar at Sonarpur, District: 24 Parganas (South), recorded in Book No. I, Volume No. 68, at Pages 291 to 298, Being No. 3873, for the year 2003.

AND WHEREAS said Sri Kalyan Roy Chowdhury became the sole and absolute owner of the said 20 (Twenty) Sataks brick field land in R.S. Dag No. 1416 and said 7 (Seven) Sataks brick field land in R.S. Dag No. 1418 including other properties, left by his deceased mother Namita Roy Chowdhury and he sold and transferred one demarcated and separated plot of land 4 (Four) Chittacks 2(Two) Square Feet more or less in the portion of R.S. Dag No. 1418, under R.S. Khatian No. 1527 and L.R. Dag No. 1494, under LR. Khatian No. 672 of Mouza : Kumrakhali, to Sri Susanta Kumar Nandy, the owner herein, by one registered Deed of Sale written in Bengali executed on 26th February, 2010 and registered on 26th February, 2010, registered in the Office of the Additional District Sub- Registrar at Sonarpur, District: 24 Parganas (South), recorded in Book No. I, C.D. Volume No. 7, at Pages 1321 to 1334, Being No. 02281, for the year 2010.

AND WHEREAS said Sri Susanta Kumar Nandy, the owner No.1 herein, said Sri Prasanta Kumar Nandy and said Sri Kalyan Roy



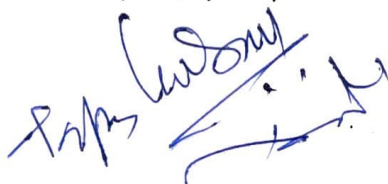
Chowdhury were the joint owners of the land measuring 28 (Twenty-eight) Cottahs 11 (Eleven) Chittacks 12 (Twelve) Square Feet more or less in R.S. Dag No. 1416 and L.R. Dag No. 1492 of the said Mouza Kumrakhali jointly and they were jointly possessing and enjoying said land as per their undivided respective share.

AND WHEREAS said Sri Susanta Kumar Nandy, the owner No.1 herein, Sri Prasanta Kumar Nandy and Sri Kalyan Roy Chowdhury amicably partitioned the said land measuring 28 (Twenty-eight) Cottahs 11(Eleven) Chittacks 12 (Twelve) Square Feet more or less after deducting the land measuring 5 (Five) Cottahs 5 (Five) Chittacks 9 (Nine) Square Feet for the common road to be used the them and remaining land measuring 23 (Twenty three) Cottahs 6 (Six) Chittacks 3 (Three) Square Feet more or less had been demarcated and separated portion to them respectively by one registered Deed of Partition written in Bengali executed on 26th February, 2010 and registered on 26th February, 2010 wherein demarcated portion of land measuring 10 (Ten) Cottahs 5 (Five) Chittacks 15 (Fifteen) Square Feet more or less together with right of common enjoyment and possession of the 25' wide Road running from Sonarpur Station Road in the portion of R.S. Dag No. 1416, L.R. Dag No. 1492 had been allotted to said Sri Susanta Kumar Nandy, the owner herein, which had been morefully described and written in SCHEDULE - "KHA" thereunder and marked and identified as LOT - "A" and the said land had been delineated with the "RED" border line in the MAP or PLAN annexed thereto being the part of this said Deed of Partition, which had been registered in the Office of the Additional District Sub-Registrar at Sonarpur, District : 24 Parganas (South), recorded in Book No. I, C.D. Volume No. 7, at Pages 1100 to 1115, Being No. 2291, for the year 2010.



AND WHEREAS the name of said Sri Susanta Kumar Nandy had been mutated and recorded in the Office of the Rajpur-Sonarpur Municipality in respect of the said brick field land measuring 10 (Ten) Cottahs 5 (Five) Chittacks 15 (fifteen) Square Feet more or less equivalent to 17 (Seventeen) Sataks in the portion of R.S. Dag No. 1416 L.R. Dag No. 1492, bastu land measuring 8 (Eight) Sataks more or less in the portion of R.S. Dag No. 1405, L.R. Dag No. 1481, brick field land measuring 14 (Fourteen) Sataks more or less in R.S. Dag No. 1417, L.R. Dag No. 1493 and land measuring 3 (Three) Cottahs 9 (Nine) Chittacks 35 (Thirty-five) Square Feet more or less in the portion of R.S. Dag No. 1418, L.R. Dag No. 1494, totalling 46 (Forty-six) Sataks more or less and other land in other Dags and after said mutation, it had been known, numbered and distinguished as being Municipal Holding No. 178, under Municipal Ward No. 27, in his name and he used to pay the Municipal Taxes in the said Municipal Office in respect of the said property at the said Municipal Holding being the sole and absolute owner thereof.

AND WHEREAS the said R.S. Dag Nos. 1416, 1417 and 1418 and L.R. Dag Nos. 1492 and 1494 respectively had been recorded as brick field land in the Record of Rights in the Revisional Settlement, and Land Reform Settlement, but the preparing or making of the bricks had been stopped in the said land in the said Dags since a very long time and it was lying as bare land, subsequently the said brick field land measuring 10 (Ten) Sataks in R.S. Dag No. 1416 and L.R. Dag No. 1492 had been converted into bastu land vide Memo No. 41/1619/con/BL-SNP/10 dated 19th August, 2010 passed by the B.L & L.R.O. of the Sonarpur in favour of Sri Susanta Kumar Nandy, the owner herein, said brick field land measuring 7 (Seven) Sataks in R.S. Dag No. 1416 and LR. Dag No. 1492 had been converted into bastu land vide Memo No. 41/1628/con/BL-SNP/10 dated 24th August,



2010 passed by the B.L. & L.R.O. of the Sonarpur in favour of Sri Susanta Kumar Nandy, the owner herein, said brick field land measuring 4 (Four) Sataks in R.S. Dag No. 1417 and L.R. Dag No. 1493 had been converted into bastu land vide Memo No. 41/ 1610/ con/ BL-SNP/ 10 dated 17th August, 2010 passed by the B.L. & L.R.O. of the Sonarpur in favour of Sri Susanta Kumar Nandy, the owner No.1 herein, said brick field land measuring 7 (Seven) Satak in R.S. Dag No. 1418 and LR. Dag No. 1494 had been converted into bastu land vide Memo No. 41/1645/con/BL-SNP/10 dated 26th August, 2010 passed by the B.L & LR.O. of the Sonarpur in favour of Sri Susanta Kumar Nandy, the owner herein.

AND WHEREAS the Owner No.1 herein has been possessing and enjoying the demarcated and separated plot of land measuring 7 (Seven) Cottahs 1 (one) Chittack 39 (Thirty-nine) Square Feet more or less out of said land measuring 10 (Ten) Cottahs 5 (Five) Chittacks 15 (Fifteen) Square Feet more or less in the portion of R.S. Dag No. 1416, LR. Dag No. 1492, under R.S. Khatian Nos. 802 and 798 and LR. Khatian No. 1415 of Mouza Kumrakhali, J.L No. 48, within the limits of the Rajpur-Sonarpur Municipality, Ward No. 27 in the portion of the Municipal Holding No. 178, Police Station-Sonarpur, Kolkata-700103, District: 24 Parganas (South).

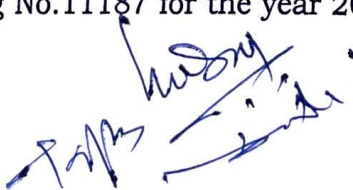
AND WHEREAS the owner No.1 herein also has been possessing and enjoying the bastu land measuring 8 (Eight) Cottahs 1 (one) Chittack 2 (Two) Square Feet more or less in the R.S. Dag No. 1415, under R.S. Khatian No. 1527, LR. Dag No. 1491, under LR. Khatian No. 1415 of Mouza Kumrakhali, J.L. No. 48, within the limits of the Rajpur-Sonarpur Municipality, Municipal Ward No. 27, at being the portion of the Municipal Holding No. 178, Police Station - Sonarpur, Kolkata-700103, District: 24 Parganas (South), which is on the eastern side of



the said land measuring 7 (Seven) Cottahs 1 (one) Chittack 39 (Thirty-nine) Square Feet in R.S. Dag No. 1416.

AND WHEREAS the Owner No.1 herein is the sole and absolute owner of the land measuring 7 (Seven) Cottahs 1 (one) Chittack 39 (Thirty-nine) Square Feet more or less in the portion of R.S. Dag No. 1416, under R.S. Khatian Nos. 802 and 798, L.R. Dag No. 1492, under L.R. Khatian No. 1415, land measuring 9 (nine) Cottahs 1 (One) Chittack 9 (Nine) Square Feet more or less in the portion of R.S. Dag No. 1415, under R.S. Khatian No. 1527, L.R. Dag No. 1491, under L.R. Khatian No. 1415, land measuring 2 (Two) Cottahs 6 (Six) Chittacks 37 (thirty-seven) Square Feet more or less in the portion of R.S. Dag No. 1417, under R.S. Khatian No. 1527, L.R. Dag No. 1493, under L.R. Khatian No. 1415 and land measuring 2 (Two) Cottahs 3 (Three) Chittacks 4.80 Square Feet more or less in the Southern portion of the R.S. Dag No. 1405, under R.S. Khatian No. 798, L.R. Dag No. 1481, under L.R. Khatian No. 1415, totalling land measuring 20 (Twenty) Cottahs 12 (Twelve) Chittacks 44.80 Square Feet more or less of Mouza -Kumrakhali, J.L. No. 48, at being portion of Municipal Holding No. 178, Municipal Ward No. 27, within the limits of the Rajpur Sonarpur Municipality, Police Station - Sonarpur, Kolkata-700103, District: 24 Parganas (South) and he is possessing and enjoying the same as the lawful owner thereof, out of the total land described in the **FIRST SCHEDULE** hereunder and the said plot of land has duly been mutated in his name as a separate Holding being Holding No.2068, Dakshin Kumrakhali within Ward No.27 of the Rajpur Sonarpur Municipality.

AND WHEREAS by virtue of the registered Deed of Conveyance dated 29.09.2011 registered in the office of ADSR Sonarpur South 24 Parganas and entered in Book No.1, CD Volume No.26, Pages from 2550 to 2568 being No.11187 for the year 2011, the Owner Nos.2 and



3, therein the Purchasers, duly purchased all that the demarcated plot of bastu land measuring 6 Cottahs 12 Chittacks 15 Sq. Ft. out of the 15 decimals in part of R.S. Dag No.1414 (LR. Dag No.1490) under R.S. Khanda Khatian No. 1527 coming from Khatian No.578, corresponding to L.R. Khatian No.1169/1, in Mouza Kumrakhali, J.I. No.48, within P.S. & ADSR Sonarpur, District South 24 Parganas, against valuable consideration from the then owners Smt. Kananbala Mondal and others.

AND WHEREAS that to rectify one typing mistake regarding Khatian Number mentioned in the said Deed of Conveyance dated 29.09.2011 the Owner Nos. 2 and 3 had to make one registered Deed of Declaration on 17.11.2011 and that has duly been registered in the office of ADSR Sonarpur and entered in Book No. IV, CD Volume No.4, Pages from 3339 to 3346 being No.02339 for the year 2011.

AND WHEREAS that the aforesaid purchased land of the Owner No. 2 & 3 in R.S. Dag No.1414 has been recorded in the office of the B.L.& L.R. in L.R. Dag No.1490 under LR. Khatian No.2931 and 2932 in their names and being Holding No.1915, Dakshin Kumrakhali, within Ward No.27 of the Rajpur Sonarpur Municipality.

AND WHEREAS for the purpose of amalgamation of the aforesaid plots of land the Owners executed and registered two deeds of conveyance on 27.01.2012 in the office of ADSR Sonarpur being Deed Nos. 1/892 of 2012 and 1/894 of 2012, transferring small portion of undivided share from their respective plots to other owners and accordingly the entire plot of-land has been amalgamated and got mutated and recorded as a single Holding being Holding No.2068, Dakshin Kumrakhali, within Ward No.27 of the Rajpur Sonarpur Municipality.

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AND WHEREAS the Owner being desirous of developing and exploiting commercially the said premises entered into a registered Agreement dated 27.10.2014 registered in the Office of D.S.R.-IV, Alipore, South 24 Parganas and was recorded in Book No. I, CD Volume Number – 46, pages from 1511 to 1544, Being No. 07964 for the year 2014 with Developer by demolishing the existing structure and by constructing a new building thereon accordance with the building plan to be sanctioned by the Rajpur - Sonarpur Municipality.

AND WHEREAS in connection with the said Development Agreement the said Executant as Owners also executed a Development Power of Attorney on 6th day of September, 2016 in favour of said **M/S. NAVYUG DEVELOPER**, a Partnership Firm, having its office at 2235/778, Dakshin Kumrakhali, P.O.- Narendrapur, P.S.- Sonarpur at present Narendrapur, Kolkata-700103, District – South 24 Parganas, represented by its partners (1) **SRI DHEERAJ LALWANI** and (2) **SRI PREM LALWANI**, since deceased to do all acts, deeds and things as enumerated in the said Power of Attorney. The said Power of Attorney was duly registered in the office of D.S.R.-IV, Alipore, South 24 Parganas and was recorded in Book No. I, Volume Number – 1604-2016, pages from 158566 to 158588, Being No. 160405805 for the year 2016.

AND WHEREAS the said Prem Lalwani died on 18.10.2019 by executing a Will dated 5th June, 2017 and said Will has been probated being Act 39 Case No. 409 of 2019 on 27th August, 2021 in favour of Sri Dheeraj Lalwani.

AND WHEREAS now Dheeraj Lalwani became the absolute owner of share of Prem Lalwani, since deceased according to said Will.

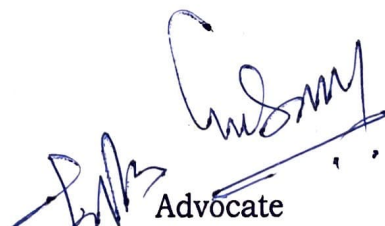
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AND WHEREAS the Developer has prepared a Building plan for the said premises and has submitted the same to the Rajpur - Sonarpur Municipality for sanction and the Rajpur- Sonarpur Municipality accorded its sanction Plan No. 844/CB/27/80 dated 17.07.2014.

AND WHEREAS the Owners entered into a registered Supplementary Development Agreement dated 08.07.2022 registered in the Office of D.S.R.-III, Alipore, South 24 Parganas and was recorded in Book No. I, Volume Number - 1603-2022, pages from 372004 to 372032, Being No. 160310383 for the year 2022 with Developer.

AND WHEREAS in connection with the said Supplementary Development Agreement the said Owners also executed a Supplementary Development Power of Attorney on 08.07.2022 in favour of said **M/S. NAVYUG DEVELOPER**, a Partnership Firm, having its office at 2235/778, Dakshin Kumrakhal, P.O.- Narendrapur, P.S.- Sonarpur at present Narendrapur, Kolkata- 700103, District - South 24 Parganas. The said Power of Attorney was duly registered in the office of D.S.R.-III, South 24 Parganas and was recorded in Book No. I, Volume Number - 1603-2022, pages from 372453 to 372481, Being No. 160310394 for the year 2022.

That after necessary searches and the documents which were available before me it appears that the above mentioned land is free from all sorts of encumbrances, charges, liabilities and the title of the above named **(1) SRI SUSANTA KUMAR** and **(2) SRI DHEERAJ LALWANI** in respect of the aforesaid land is clear, free and marketable title.


Advocate