

KRISHNA DAS

Advocate

Barasat Judge's Court

Chamber

**Arjunpur West, P.S.
Baguiati, Kolkata
700059**

Date. 24.06.2023

11

NO ENCUMBRANCES CERTIFICATE

Ref :- ALL THAT piece and parcel of Bastu land measuring 12 Satak equivalent to 7 (Seven) Cottahs 5 (five) Chattacks lying and situated at Mouza - Teghoria, J.L No.9, R.S. No. 116, Touzi No. 191, comprised in R.S/L.R Dag No. 485, under R.S. Khatian No. 72 corresponding to L.R. Khatian Nos. 333/2, 917, within P.S. Rajarhat now Baguiati, within local limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, A.D.S.R. Rajarhat New Town, District - North 24 Parganas.

Present Owners of the aforesaid Land :- [1] SMT. MAMATA MONDAL, wife of Sisir Mondal, Daughter of Late Santiram Mondal, [2] SMT. SANGEETA MONDAL, Daughter of Late Santiram Mondal, both are residing at Teghoria, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, Dist. North 24 Parganas.

I have caused necessary searches in the office of the District Registry Office at Barasat for the period from 2012 to 2025, and ARA, Kolkata for the period from 2010 to 2025, and in the office of A.D.S.R. Rajarhat for the period from 2012 to 2025 and also Office of A.D.S.R. Bidhannagar(Salt Lake City), for the period of 2010 to 2012 and have inspected the settlement records and all other relevant documents in respect of the aforesaid land.

My Report is as follows :-

WHEREAS one Santiram Mondal purchased from Smt. Amod Bala Dasi, wife of Late Uttam Chandra Mondal measuring about 82 Decimal of land being Dag No. 485, measuring 14 Satak being Dag No. 484, measuring and also dag no. 469 & 470 measuring 48 Satak of land lying and situated at Mouza - Teghoria, Khatian No. 72 under P.S. Rajarhat now Baguiati, Dist. North 24 Parganas by way of registered Bengali Saf Bikray

: 2 :

Kobala (Deed of Conveyance) registered before the office of S.R.O. Cossipore Dum Dum, recorded in Book No. I, deed no. 9320 for the year 1981.

AND WHEREAS while seized and possessed of the said property a big portion of the aforesaid property already sold out by Santiram Mondal in his life time and on possession of remaining area measuring 8 Cottah 4 Chattak the said Santiram Mondal died on 1/5/1991 intestate leaving behind widow namely Sanaka Mondal wife of Late Santiram Mondal and two daughters namely Mamata Mondal and Sangita Mondal as his legal heirs, successors and representatives.

AND WHEREAS said Sanaka Mondal, Mamata Mondal and Sangeeta Mondal became the absolute owners of the aforesaid property collectively by virtue of inheritance and in terms of the Hindu succession Act, 1956 and enjoyed the same collectively, peacefully freely and without any interruption from any person or persons whatsoever.

AND WHEREAS said Sanaka Mondal gifted her undivided 1/3rd undivided interest or share on a plot of land measuring an area of 8 (Eight) Cottahs 4 (Four) Chittacks together with building standing thereon measuring an area of 600 Sq.ft. lying and situated at Mouza - Teghoria, J.L. No. 9, R.S. No. 116, Touzi No. 191 comprised in R.S. Dag No. 484, 485 under R.S. Khatian No. 72, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality, in the District - North 24 Parganas unto and in favour of Sangeeta Mondal by way of registered deed of gift dated 31st August, 1999 registered before the office of A.D.S.R. Bidhannagar Salt Lake City and recorded in Book No. I, Vide being deed no. 07003 for the year 1999.

KRISHNA DAS

Advocate

Barasat Judge's Court

Chamber

**Arjunpur West, P.S.
Baguiati, Kolkata
700059**

: 3 :

AND WHEREAS now said Sangeeta Mondal by way of inheritance and by way of deed of Gift became the owner of land measuring 5 (Five) Cottahs 7 (Seven) Chattak 30 (Thirty) sq. ft. lying and situated at Mouza - Teghoria, J.L.No. 8, R.S. No. 116, Touzi No. 191, comprised in R.S. Dag No. 484 & 485 under R.S. Khatian No. 72 within the Jurisdiction of Rajarhat police Station, within the local limit of Rajarhat Gopalpur Municipality and owner no. 1 Mamata Mondal by way of inheritance from her father became the absolute owner measuring 2 Cottah 12 Chattak 15 sq. ft. lying and situated at Mouza - Teghoria, J.L.No. 8, R.S. No. 116, Touzi No. 191, comprised in R.S. Dag No. 484 & 485, under R.S. Khatian No. 72 within the Jurisdiction of Rajarhat police Station, within the local limit of Rajarhat Gopalpur Municipality and they recorded their names before the B.L.& L.R.O. Rajarhat and obtained L.R. Khatian No. 333/2 in the name of Mamata Mondal and L.R. Khatian No. 917 in the name of Sangeeta Mondal and paid taxes up to date and the property is free from all encumbrances.

AND WHEREAS said Sangeeta Mondal and Mamata Mondal became the owners of land measuring 8 (eight) Cottahs 4 (four) Chattaks (as per Deed) as per physical measurement 7 (Seven) Cottahs 5 (five) Chattacks under Mouza - Teghoria, J.L No.9, R.S. No. 116, Touzi No. 191, comprised in R.S/L.R Dag No. 485, under R.S. Khatian No. 72 corresponding to L.R. Khatian Nos. 333/2, 917 under P.S. Rajarhat now Baguiati, within local limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, A.D.S.R. Rajarhat New Town.

AND WHEREAS with an object to develop the said land, the owners herein entered into Registered Development Agreement with "ASTHA CONSTRUCTION, a partnership firm having its registered office at - NK-75, Teghoria Nishi Kanan, P.O. Hatiara, P.S.

KRISHNA DAS

Advocate

Barasat Judge's Court

Chamber

**Arjunpur West, P.S.
Baguiati, Kolkata
700059**

:4:

Baguiati, Kolkata - 700157, Dist, North 24 Parganas, represented by its partners namely [1] SRI SANJIB KUMAR BISWAS, son of Late Nirendra Nath Biswas, [2] SRI SANKAR MONDAL, son of Late Nilmoni Mondal, [3] SRI SEKHAR MONDAL, son of Late Nilmoni Mondal, [4] SRI AVIJIT NASKAR, son of Late Hem Chandra Naskar, dated 18th day of August, 2023 registered before the office of DSR-II, Barasat, North 24 Parganas, copied in Book No. I, Volume No. 1502-2023, being No. 06427 for the year 2023 and also executed a Registered Development Power of Attorney after registered Development Agreement dated 18th day of August, 2023 registered before the office of DSR-II, Barasat North 24 Parganas.

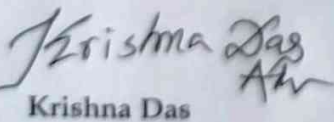
I hereby certify that the above mentioned property is free from all sorts of encumbrances, charges, liabilities, lines and lispendents attachment of any kind whatsoever and the said flat have absolutely clear, free and marketable title.

I also hereby certify that the above mentioned apartment is not subject matter of any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

That as per available records I did not found any adverse entry against the said property.

I have also perused the Xerox copies of documents of title.

The receipts for the relevant searches are enclosed herewith.


Krishna Das

Advocate

Barasat Judge's Court

Krishna Das
Advocate
Dist. Judge's Court Barasat
North 24 Parganas

Enrollment NO. WB-1027/98

Government of West Bengal
Office of the RAJARHAT (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556



Date of Application: 17-06-2025

Serial No of Application 1523005632/2025 **Search No** 1523005632/2025
Search for the Years From 2012 To 2025 **Record Available** From 22/11/2012 onwards
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, , Plot No: LR- 00485
From whom Received A Das
Fees Paid under Articles F1(i) 2/- F1(ii) 13/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Teghoria Main Road (Teghoria),	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-485 Khatian: 474/1	Area of Land : 3.69417 decimal (2 Katha,3 Chatak,37 Sqft) Area of Structure: 2156 Sq Ft
Deed Details :		Deed No: I-152307048/2019, Query No: 15230000834351/2019, Serial No: 1523007300/2019, Page: 275620 - 275646, Date of Registration: 18/06/2019, Date of Completion: 21/06/2019,		
2	District: North 24-Parganas, PS; Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Teghoria Main Road (Teghoria),	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-485 Khatian: 358/1	Area of Land : 1.02438 decimal (9 Chatak,42 Sqft) Area of Structure: 1954 Sq Ft
Deed Details :		Deed No: I-152310543/2021, Query No: 15232001324447/2021, Serial No: 1523010589/2021, Page: 441374 - 441407, Date of Registration: 09/09/2021, Date of Completion: 15/09/2021,		
3	District: North 24-Parganas, PS; Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Nishi Kanan (Teghoria),	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : LR-485 Khatian: 333/2	Area of Land : 3.81562 decimal (2 Katha,5 Chatak) Area of Structure: 1000 Sq Ft
Deed Details :		Deed No: I-152304714/2025, Query No: 15233000906911/2025, Serial No: 1523004702/2025, Page: 183787 - 183802, Date of Registration: 04/04/2025, Date of Completion: 08/04/2025,		
4	District: North 24-Parganas, PS; Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Nishi Kanan (Teghoria),	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : LR-485 Khatian: 917	Area of Land : 8.25 decimal (5 Katha) Area of Structure: 1000 Sq Ft
Deed Details :		Deed No: I-152304714/2025, Query No: 15233000906911/2025, Serial No: 1523004702/2025, Page: 183787 - 183802, Date of Registration: 04/04/2025, Date of Completion: 08/04/2025,		
5	District: North 24-Parganas, PS; Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Nishi Kanan (Teghoria),	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No : LR-485 Khatian: 333/2	Area of Land : 0.327709 decimal (143 Sqft)
Deed Details :		Deed No: I-152304716/2025, Query No: 15233000907835/2025, Serial No: 1523004704/2025, Page: 183850 - 183867, Date of Registration: 04/04/2025, Date of Completion: 08/04/2025,		
6	District: North 24-Parganas, PS; Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Nishi Kanan (Teghoria),	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No : LR-485 Khatian: 917	Area of Land : 0.329428 decimal (143.75 Sqft)
Deed Details :		Deed No: I-152304716/2025, Query No: 15233000907835/2025, Serial No: 1523004704/2025, Page: 183850 - 183867, Date of Registration: 04/04/2025, Date of Completion: 08/04/2025,		

7	District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Nishi Kanan (Teghoria), , Floor No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-484, LR-485 Khatian: 00333	Carpet Area: 603 sq.ft. (Carpet Area)
Deed Details :		Deed No: I-152311623/2024, Query No: 15232001937562/2024, Serial No: 1523011469/2024, Page: 433558 - 433581, Date of Registration: 22/07/2024, Date of Completion: 29/07/2024,		
8	District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Teghoria Main Road (Teghoria), , Floor No : 2	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-484, LR-485 Khatian: 00072	Flat/Apartment: 810 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-152304834/2018, Query No: 15231000410632/2016, Serial No: 1523012594/2016, Page: 170876 - 170920, Date of Registration: 24/04/2018, Date of Completion: 07/05/2018,		
9	District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Teghoria Main Road (Teghoria), , Ward: 011, Holding: 52F, Floor No : 0, Flat No : A	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-484, LR-485 Khatian: 00072	Flat/Apartment: 924 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-152307968/2022, Query No: 15232001347269/2022, Serial No: 1523007813/2022, Page: 339178 - 339203, Date of Registration: 10/05/2022, Date of Completion: 19/05/2022,		
10	District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Mondalpara (Teghoria), , Floor No : 1	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-484, LR-485 Khatian: 00072	Flat/Apartment: 1000 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-152305074/2016, Query No: 15230000568675/2016, Serial No: 1523005246/2016, Page: 160843 - 160866, Date of Registration: 10/05/2016, Date of Completion: 16/05/2016, Date of Delivery: 25/05/2016		
11	District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Mondalpara (Teghoria), , Floor No : 2	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-484, LR-485 Khatian: 00072	Flat/Apartment: 866 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-152300359/2019, Query No: 15230000040991/2019, Serial No: 1523000383/2019, Page: 24264 - 24286, Date of Registration: 14/01/2019, Date of Completion: 16/01/2019,		
12	District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Teghoria Main Road (Teghoria), , Floor No : 1	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-484, LR-485 Khatian: 00333	Flat/Apartment: 800 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-152302102/2016, Query No: 15230000139139/2016, Serial No: 1523002194/2016, Page: 69961 - 69984, Date of Registration: 23/02/2016, Date of Completion: 29/02/2016, Date of Delivery: 14/03/2016		
13	District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Teghoria Main Road (Teghoria), , Floor No : 0, Flat No : G5	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-484, LR-485 Khatian: 00072	Carpet Area: 284 sq.ft. (Carpet Area)
Deed Details :		Deed No: I-152300855/2025, Query No: 15232000166158/2025, Serial No: 1523000875/2025, Page: 61836 - 61868, Date of Registration: 24/01/2025, Date of Completion: 28/01/2025,		
14	District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Teghoria Main Road (Teghoria), , Floor No : 3	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-484, LR-485 Khatian: 00072	Flat/Apartment: 1010 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-152316647/2021, Query No: 15233002408690/2021, Serial No: 1523017174/2021, Page: 705877 - 705908, Date of Registration: 26/11/2021, Date of Completion: 15/12/2021		

15 District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Mondalpara (Teghoria), , Floor No : 2	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-484, LR-485 Khatian: 00107	Flat/Apartment: 914 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-152312498/2019, Query No: 15230001605681/2019, Serial No: 1523013012/2019, Page: 506082 - 506112, Date of Registration: 21/10/2019, Date of Completion: 11/11/2019,	
16 District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Mondalpara (Teghoria), , Floor No : 0	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-484, LR-485 Khatian: 00107	Flat/Apartment: 120 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-152312498/2019, Query No: 15230001605681/2019, Serial No: 1523013012/2019, Page: 506082 - 506112, Date of Registration: 21/10/2019, Date of Completion: 11/11/2019,	
17 District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Mondalpara (Teghoria), , Floor No : 2	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-484, LR-485 Khatian: 00107	Flat/Apartment: 630 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-152312500/2019, Query No: 15230001608260/2019, Serial No: 1523013013/2019, Page: 506686 - 506717, Date of Registration: 21/10/2019, Date of Completion: 11/11/2019,	
18 District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Mondalpara (Teghoria), , Floor No : 0	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-484, LR-485 Khatian: 00107	Flat/Apartment: 120 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-152312500/2019, Query No: 15230001608260/2019, Serial No: 1523013013/2019, Page: 506686 - 506717, Date of Registration: 21/10/2019, Date of Completion: 11/11/2019,	
19 District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Teghoria Main Road (Teghoria), , Floor No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-484, LR-485 Khatian: 00304	Covered Garage: 211 sq.ft.
Deed Details :		Deed No: I-152312918/2019, Query No: 15230001186372/2019, Serial No: 1523013465/2019, Page: 520515 - 520552, Date of Registration: 01/11/2019, Date of Completion: 19/11/2019,	
20 District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Teghoria Main Road (Teghoria), , Floor No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-484, LR-485 Khatian: 00304	Covered Garage: 211 sq.ft.
Deed Details :		Deed No: I-152312917/2019, Query No: 15230001186931/2019, Serial No: 1523013464/2019, Page: 520553 - 520590, Date of Registration: 01/11/2019, Date of Completion: 19/11/2019,	
21 District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Teghoria Main Road (Teghoria), , Floor No : 3	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-484, LR-485 Khatian: 00107	Flat/Apartment: 1218 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-152310506/2023, Query No: 15232001767560/2023, Serial No: 1523010465/2023, Page: 346258 - 346292, Date of Registration: 14/07/2023, Date of Completion: 19/07/2023,	

(Mr Sanjoy Basak)

A.D.S.R. RAJARHAT

Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
Form - 1556

Date of Application: 17-06-2025

Serial No of Application	1502009568/2025	Search No	1502009568/2025
Search for the Years	From 2012 To 2025	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Tegharia, Plot No: LR- 00485		
From whom Received	A K DAS		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

Search Result: **No Record Found**



(Ms Rita Lepcha)
D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS



Government of West Bengal
Office of the BIDHAN NAGAR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 19-06-2025

Serial No of Application	1504004895/2025	Search No	1504004895/2025
Search for the Years	From 2010 To 2012	Record Available	From 30/11/2007 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, , Plot No: LR- 00485		
From whom Received	A K Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 2/-	
Search Result:	No Record Found		

(Mrs Sukanya Talukdar)
A.D.S.R. BIDHAN NAGAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR



Government of West Bengal
Office of the KOLKATA (A.R.A. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 23-06-2025

Serial No of Application	1903018227/2025	Search No	1903018227/2025
Search for the Years	From 2019 To 2025	Record Available	From 01/01/1900 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Tegharia, , Plot No: LR- 00485		
From whom Received	A K Das		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 6 /-	

Search Result: No Record Found

(Mr Samar Kumar Pramanick)
A.R.A. - III KOLKATA
OFFICE OF THE A.R.A. - III KOLKATA