

No. REGN CC 000455

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 2455
- 2. Date of application 12/11/25
- 3. Search for the year (s) 2024-25
- 4. Name of office to which the record to be searched or inspected relates R
- 5. Name of person or property to be searched F
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Tentulberia
D. 57 K 3216
- 8. From whom received A. Bhattacharya
- 9. Fees paid under Article —
F (1) (i) 232
F (2) (ii)
= (2)

..... Registrar of



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 12-06-2025

Serial No of Application	1604008226/2025	Search No	1604008226/2025
Search for the Years	From 2004 To 2025	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: LR- 00057		
From whom Received	D Bhattacharya		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 21 /-	

Search Result:

SI.No. Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1 District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-57 Khatian: 3268	Area of Land : 3 69875 decimal (2 Katha,3 Chatak,39 Sqft)

Deed Details :

Deed No: I-160401695/2016, Query No: 16041000112434/2016, Serial No: 1604001725/2016, Page: 47098 - 47121, Date of Registration: 15/03/2016, Date of Completion: 17/03/2016, Date of Delivery: 22/03/2016

(Mr Anupam Halder)

D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



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

Date of Application: 12-06-2025

Serial No of Application	1608008563/2025	Search No	1608008563/2025
Search for the Years	From 2004 To 2014	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: LR- 00057		
From whom Received	P K Roy		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 10/-	

Search Result: No Record Found



(Mr Arindam Chakraborty)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR

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

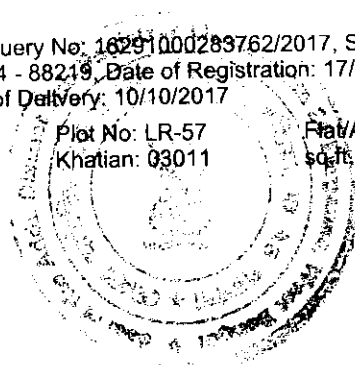
Date of Application: 11-06-2025

Serial No of Application 1629001349/2025 **Search No** 1629001349/2025
Search for the Years From 2014 To 2025 **Record Available** From 13/11/2014 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: LR- 00057
From whom Received M Saha
Fees Paid under Articles F1(i) 2/- F1(ii) 11/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 178	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-57 Khatian: 3566	Area of Land : 2.78437 decimal (1 Katha,11 Chatak) Area of Structure: 699 Sq Ft
Deed Details :		Deed No: I-162901758/2024, Query No: 16292000876448/2024, Serial No: 1629001779/2024, Page: 40950 - 40977, Date of Registration: 09/04/2024, Date of Completion: 09/04/2024,		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 574	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : LR-57 Khatian: 3266	Area of Land : 6.56563 decimal (3 Katha,15 Chatak,30 Sqft)
Deed Details :		Deed No: I-162903010/2022, Query No: 16292001492234/2022, Serial No: 1629002992/2022, Page: 107190 - 107204, Date of Registration: 20/05/2022, Date of Completion: 31/05/2022,		
3	District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 574	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-57 Khatian: 3266	Area of Land : 6.64583 decimal (4 Katha,20 Sqft)
Deed Details :		Deed No: I-162903018/2022, Query No: 16292001283048/2022, Serial No: 1629003000/2022, Page: 107470 - 107499, Date of Registration: 20/05/2022, Date of Completion: 31/05/2022,		
4	District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 574	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-57 Khatian: 3266	Area of Land : 6.64583 decimal (4 Katha,20 Sqft)
Deed Details :		Deed No: I-162903024/2022, Query No: 16298001495980/2022, Serial No: 1629003006/2022, Page: 107639 - 107661, Date of Registration: 20/05/2022, Date of Completion: 31/05/2022,		
5	District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-57 Khatian: 505	Area of Land : 3.83854 decimal (2 Katha,5 Chatak,10 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162903479/2015, Query No: 16291000301014/2015, Serial No: 1629003753/2015, Page: 35098 - 35129, Date of Registration: 14/10/2015, Date of Completion: 16/10/2015, Date of Delivery: 05/11/2015		
6	District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-57 Khatian: 505	Area of Land : 3.83854 decimal (2 Katha,5 Chatak,10 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162903481/2015, Query No: 16291000306060/2015, Serial No: 1629003755/2015, Page: 35130 - 35149, Date of Registration: 14/10/2015, Date of Completion: 16/10/2015, Date of Delivery: 05/11/2015		

7 District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 178	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : LR-57 Khatian: 3566	Area of Land : 2.78437 decimal (1 Katha.11 Chatak) Area of Structure: 699 Sq Ft
Deed Details :	Deed No: I-162903564/2024, Query No: 16292001855539/2024, Serial No: 1629003592/2024, Page: 83920 - 83932, Date of Registration: 16/07/2024, Date of Completion: 16/07/2024,		
8 District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 178	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : LR-57 Khatian: 4903	Area of Land : 2.77063 decimal (1 Katha.10 Chatak,39 Sqft)
Deed Details :	Deed No: I-162905481/2024, Query No: 16292003027692/2024, Serial No: 1629005638/2024, Page: 133450 - 133465, Date of Registration: 02/12/2024, Date of Completion: 02/12/2024,		
9 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Floor No : 0	Property Type: Apartment Transaction: [0501] Partition, Partition	Plot No: LR-57, LR-57, LR-57 Khatian: 02100	Flat/Apartment: 629 sq.ft.(Super Build Area)
Deed Details :	Deed No: I-162903515/2016, Query No: 16291000364916/2016, Serial No: 1629004360/2016, Page: 75886 - 75906, Date of Registration: 21/10/2016, Date of Completion: 24/10/2016, Date of Delivery: 27/10/2016		
10 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Floor No : 1	Property Type: Apartment Transaction: [0501] Partition, Partition	Plot No: LR-57, LR-57, LR-57 Khatian: 02100	Flat/Apartment: 629 sq.ft.(Super Build Area)
Deed Details :	Deed No: I-162903515/2016, Query No: 16291000364916/2016, Serial No: 1629004360/2016, Page: 75886 - 75906, Date of Registration: 21/10/2016, Date of Completion: 24/10/2016, Date of Delivery: 27/10/2016		
11 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Floor No : 1	Property Type: Apartment Transaction: [0501] Partition, Partition	Plot No: LR-57, LR-57, LR-57 Khatian: 02100	Flat/Apartment: 629 sq.ft.(Super Build Area)
Deed Details :	Deed No: I-162903515/2016, Query No: 16291000364916/2016, Serial No: 1629004360/2016, Page: 75886 - 75906, Date of Registration: 21/10/2016, Date of Completion: 24/10/2016, Date of Delivery: 27/10/2016		
12 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Floor No : 0	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-57 Khatian: 00927	Flat/Apartment: 817.83 sq.ft.(Super Build Area)
Deed Details :	Deed No: I-162903516/2016, Query No: 16291000364985/2016, Serial No: 1629004359/2016, Page: 75865 - 75885, Date of Registration: 21/10/2016, Date of Completion: 24/10/2016, Date of Delivery: 27/10/2016		
13 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Floor No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-57 Khatian: 00505	Covered Garage: 150 sq.ft.
Deed Details :	Deed No: I-162901440/2017, Query No: 16290000571149/2017, Serial No: 1629001737/2017, Page: 32967 - 32987, Date of Registration: 28/04/2017, Date of Completion: 02/05/2017, Date of Delivery: 05/05/2017		
14 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Ward: 01, Holding: 1356 SREENAGAR, Floor No : 3, Flat No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-57 Khatian: 00505	Flat/Apartment: 1000 sq.ft.(Super Build Area)
Deed Details :	Deed No: I-162903364/2017, Query No: 16291000283642/2017, Serial No: 1629003991/2017, Page: 44513 - 44549, Date of Registration: 17/08/2017, Date of Completion: 26/03/2018, Date of Delivery: 05/06/2018		
15 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Ward: 01, Holding: 1356 sreenagar, Floor No : 1, Flat No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-57 Khatian: 00505	Flat/Apartment: 1000 sq.ft.(Super Build Area)
Deed Details :	Deed No: I-162903365/2017, Query No: 16291000283762/2017, Serial No: 1629003986/2017, Page: 88184 - 88219, Date of Registration: 17/08/2017, Date of Completion: 01/09/2017, Date of Delivery: 10/10/2017		
16 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Ward: 1, Holding: 1356, Floor No : 2	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-57 Khatian: 03011	Flat/Apartment: 1000 sq.ft.(Super Build Area)



Deed Details :

Deed No: I-162904351/2017, Query No: 16290001498885/2017, Serial No: 1629005173/2017, Page: 113712 - 113744, Date of Registration: 15/11/2017, Date of Completion: 16/11/2017, Date of Delivery: 29/11/2017

17 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 001, Holding: 1356, Floor No : 0

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No: LR-57
Khatian: 03011

Covered Garage: 150 sq.ft.

Deed Details :

Deed No: I-162900821/2019, Query No: 16290000270832/2019, Serial No: 1629000866/2019, Page: 29834 - 29863, Date of Registration: 19/02/2019, Date of Completion: 26/02/2019, Date of Delivery: 26/02/2019

18 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Premises: 1356, Road: Srinagar Main Road, , Floor No : 0

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No: LR-57
Khatian: 03011

Covered Garage: 135 sq.ft.

Deed Details :

Deed No: I-162902563/2019, Query No: 16290000813555/2019, Serial No: 1629002744/2019, Page: 80801 - 80825, Date of Registration: 31/05/2019, Date of Completion: 06/06/2019, Date of Delivery: 18/06/2019

19 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Floor No : 0

Property Type: Apartment
Transaction: [0501] Partition,
Partition

Plot No: LR-57
Khatian: 00927

Covered Garage: 188.84 sq.ft.

Deed Details :

Deed No: I-162903208/2021, Query No: 16292001097035/2021, Serial No: 1629003123/2021, Page: 127799 - 127823, Date of Registration: 07/07/2021, Date of Completion: 16/07/2021,

20 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 1423, Floor No : 0

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No: LR-57
Khatian: 00799

Flat/Apartment: 143.85 sq.ft.(Super Build Area)

Deed Details :

Deed No: I-162904731/2023, Query No: 16292002472794/2023, Serial No: 1629004729/2023, Page: 134427 - 134446, Date of Registration: 29/09/2023, Date of Completion: 06/10/2023,

21 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 574, Floor No : 3, Flat No : F3A

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No: LR-57
Khatian: 03266

Carpet Area: 719 sq.ft. (Carpet Area)

Deed Details :

Deed No: I-162904871/2024, Query No: 16292002538383/2024, Serial No: 1629004974/2024, Page: 122271 - 122302, Date of Registration: 03/10/2024, Date of Completion: 30/10/2024,

22 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 574, Floor No : 0

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No: LR-57
Khatian: 03266

Area of Covered Garage: 135 sq.ft.

Deed Details :

Deed No: I-162904871/2024, Query No: 16292002538383/2024, Serial No: 1629004974/2024, Page: 122271 - 122302, Date of Registration: 03/10/2024, Date of Completion: 30/10/2024,

23 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 574, Floor No : 2, Flat No : F2A

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No: LR-57
Khatian: 03266

Carpet Area: 719 sq.ft. (Carpet Area)

Deed Details :

Deed No: I-162904872/2024, Query No: 16292002538547/2024, Serial No: 1629004975/2024, Page: 122303 - 122333, Date of Registration: 03/10/2024, Date of Completion: 30/10/2024,

24 District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 574, Floor No : 0

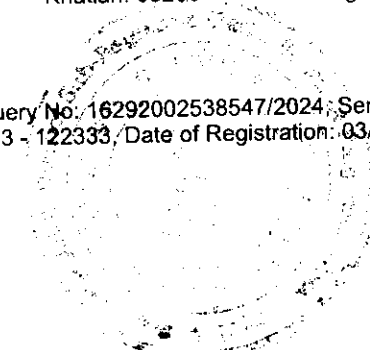
Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No: LR-57
Khatian: 03266

Area of Covered Garage: 135 sq.ft.

Deed Details :

Deed No: I-162904872/2024, Query No: 16292002538547/2024, Serial No: 1629004975/2024, Page: 122303 - 122333, Date of Registration: 03/10/2024, Date of Completion: 30/10/2024,



25 District: South 24-Parganas, PS:
Sonarpur, Mouza: Tentulbedia,
Municipality: RAJPUR-SONARPUR,,
Road: Srinagar Main Road, , Ward: 1,
Holding: 574, Floor No : 1, Flat No :
F1A

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No: LR-57
Khatian: 03266

Carpet Area: 719 sq.ft.
(Carpet Area)

Deed Details :

Deed No: I-162900404/2025, Query No: 16292000226536/2025, Serial No:
1629000439/2025, Page: 12196 - 12224, Date of Registration: 31/01/2025, Date of
Completion: 10/02/2025,

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No: LR-57
Khatian: 03266

Area of Covered
Garage: 135 sq.ft.

26 District: South 24-Parganas, PS:
Sonarpur, Mouza: Tentulbedia,
Municipality: RAJPUR-SONARPUR,,
Road: Srinagar Main Road, , Ward: 1,
Holding: 574, Floor No : 0, Flat No : 3

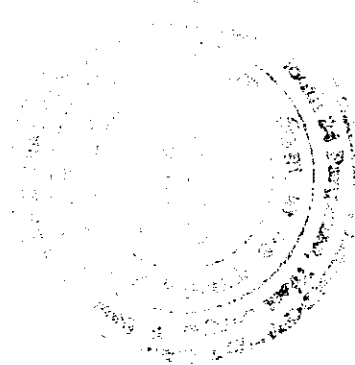
Deed Details :

Deed No: I-162900404/2025, Query No: 16292000226536/2025, Serial No:
1629000439/2025, Page: 12196 - 12224, Date of Registration: 31/01/2025, Date of
Completion: 10/02/2025,

(Mr Sanjeev Kumar Shaw)

A.D.S.R. GARIA

OFFICE OF THE A.D.S.R. GARIA



DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date : ..16/06/2025..

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring about **4 (four) cottahs 0 (zero) chittack 20 (twenty) sq. ft.** be the same a little more or less in Mouza- Tentulberia, J.L. No.- 44, Touzi No. 271, R.S. Khatian No.- 60 & 138, L.R. Khatian No. 3266, R.S. Dag No. 52 corresponding to L.R. Dag No.- 57, **Holding No. 574, Srinagar**, under Additional District Sub. Registrar- Garia (previously Sonarpur) and Police Station- Narendrapur (previously Sonarpur), under the jurisdiction of Ward No.- 1 of Rajpur Sonarpur Municipality, District- South 24 Parganas.

PRESENT LAND OWNER:-

SMT. MITA SAHA, wife of- Tapan Kumar Saha, residing at G-1, Sreenager, P.O. Panchasayar, P.S.- Narendrapur, Kolkata- 700094.

I have caused necessary searches in the office of Registrar of Assurances, Kolkata, District Registry Office, Alipore and Additional District Sub. Registry Office, Sonarpur & Garia for the last 21 (twenty one) years and have inspected the records and all other relevant available documents in respect of the aforesaid property.

MY REPORT IS AS FOLLOWS:-

- I. That, the name of Gopi Krishna Chakraborty, son of- Amrit Lal Chakraborty has been recorded as owner in the

Lal Chakraborty

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

Revisional Settlement Record-of-Rights (Parcha) in respect of the land measuring about 13 decimal in R.S. Dag No. 52, Mouza- Tentulberia and while enjoying the same Gopi Krishna Chakraborty gifted the land measuring about 13 decimal in R.S. Dag No. 52, Mouza- Tentulberia alongwith other lands to his son Sachindra Nath Chakraborty by virtue of a Deed of Gift registered on 30.08.1980 before Sub. Registrar, Bagnan, Howrah and recorded in Book No. I, Volume No. 44, Pages from 104 to 106, Being No. 3669 for the year 1980.

- II. That, while enjoying the said land, Sachindra Nath Chakraborty sold the above stated land to Narasingha Chakraborty by virtue of a Sale Deed registered on 18.10.1985 before District Registrar, Alipore, 24 Pargonas (South) and recorded in Book No. I, Volume No. 260, Pages from 209 to 218, Being No. 14797 for the year 1985 and on 29.11.1985, Narasingha Chakraborty again sold the said land to Bhaben Naskar by virtue of a Sale Deed registered before District Registrar, Alipore, 24 Pargonas (South) and recorded in Book No. I, Volume No. 286, Pages from 439 to 447, Being No. 15821 for the year 1985 and subsequently

Arshatt

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

on the same day (i.e. on 29.11.1985) Bhaben Naskar sold the land measuring about 4 cottahs 0 chittack 22 sq. ft. out of 13 decimal in R.S. Dag No. 52, Mouza- Tentulberia to Bimalendu Mukherjee, by virtue of a Sale Deed registered before District Registrar, Alipore, 24 Pargonas (South) and recorded in Book No. I, Volume No. 279, Pages from 465 to 476, Being No. 15837 for the year 1985.

III. That, after purchasing the said land measuring about 4 cottahs 0 chittack 22 sq. ft. Bimalendu Mukherjee sold the land measuring about 4 cottahs 0 chittack 20 sq. ft. in R.S. Dag No. 52, Mouza- Tentulberia to Mita Saha (the present Landowner), wife of- Tapan Kumar Saha by virtue of a Sale Deed registered on 03.07.2000 before DSR-IV, Alipore, 24 Pargonas (South) and recorded in Book No. I, Volume No. 59, Pages from 1 to 14, Being No. 2247 for the year 2000.

IV. That, by virtue of the above-stated Sale Deed, Mita Saha (the present Landowner) became the owner of the land measuring about 4 cottahs 0 chittack 20 sq. ft. in R.S. Dag No. 52, Mouza- Tentulberia and thereafter Mita Saha (the present Landowner) mutated her name in the L.R. Record-

Dibakar

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality.

- V. That, due to some typographical error in her purchased Sale Deed (i.e. Deed No. 2247 of 2000), Mita Saha (the present Landowner) executed a Deed of Declaration which was registered on 20.05.2022 before ADSR, Garia and recorded in Book No. IV, Volume No. 1629-2022, Page from 856 to 867, Being No. 58, for the year 2022 and presently Mita Saha (the present Landowner) have been enjoying the absolute ownership of the said land without any interferences from anyone. The property is free from all sorts of encumbrances, liens, attachments, claims and demands etc. whatsoever.
- VI. Thereafter, with an intention to construct a multi-storied building on the said land as mentioned hereinabove, Mita Saha (the present Landowner) entered into a Development Agreement with "JAMUNA CONSTRUCTION" a Proprietorship Firm having its Office at- 376, Dhalua Paschim Para, Dhalua, P.O. – Panchpota, P.S. – Narendrapur, Kolkata – 700152 and represented by its sole Proprietor SMT. SOMA MONDAL, wife of- Sri Sukanta Kumar Mondal (hereinafter referred to as the said Developer) which was registered on 20.05.2022 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2022,

Dibakar

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

Pages 107470 to 107499, Being No. 3018 for the year 2022 and for smooth running of the said construction work Mita Saha (the present Landowner) executed a Registered Power of Attorney after Registered Development Agreement which was registered on 20.05.2022 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2022, Pages 107639 to 107661, Being No. 3024 for the year 2022.

VII. That, the said Developer submitted a building sanction plan in respect of the land measuring about 4 cottahs 0 chittack 20 sq. ft. morefully described hereinabove at the cost and expenses of the said Developer and got the sanctioned building plan bearing sanction no. **SWS-OBPAS/2207/2022/1765 dated 17.02.2023** duly sanctioned from Rajpur Sonarpur Municipality.

VIII. That, the Said Land is earmarked for the purpose of building a residential building project comprising G+3 storied building and the said building project shall be known as "AASHRAY DRISANA".

I hereby certify that the above-mentioned land of the present Landowner herein is free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

D. Bhattacharjee

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

I also hereby certify that the above mentioned land is not subjected to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and is fit for equitable mortgage.

Enclosure:- Search Receipts.

Dibakar Bhattacharjee
ADVOCATE

DIBAKAR BHATTACHARJEE
Advocate
High Court, Calcutta
10, K. S. Roy Road, Room No.-39
2nd Floor, Kolkata-700 001
Mob:- 9831072514