

Chanchal Santra

Advocate

Residence :

Ramkrishna Pally (Mission Pally)

Sonarpur, Kolkata - 700150

Mobile : 9830031694

Alipore Judges' Court

Bas Asscn., Room No. 4.

Kolkata - 700027

Office :

77/A/71, Raja S.C. Mullick Road.

(513, Chittaranjan Colony)

Baghajatin, Kolkata - 700 092

NO ENCUMBRANCES CERTIFICATE

04th February, 2025

Re. : ALL THAT the piece or parcel of **9 Cottahs 13 Chhitacks 42 Sq. ft.** more or less of **Bastu** land, situated lying at **Mouza Nischintapur**, J. L. No. 53, comprised in L. R. Dag No.171 (R.S. Dag Nos. 79, 80), under L. R. Khatian Nos. 1255, 1254 (R. S. Khatian Nos. 290, 82, 150), Police Station and Addl. District Sub-Registration Office **Sonarpur**, District South 24-Parganas, being the **Holding No. 3185, Nischintapur, Kolkata-700 150**, under Ward No.8 of Rajpur-Sonarpur Municipality.

Present Owners of the property : (i) **Bhupal Naskar**
(ii) **Smt. Aparna Nskar**

It is certified that necessary searches have been caused by me through my Clerk at the Additional District Sub-Registration Office Sonarpur, District Sub-Registration Offices Alipore, all for the period 2012 to 2025 (as on date) in respect of above property and I have perused all other papers/documents relating to the property as have been placed before me :

Upon perusal of the said documents and also after causing such searches, my Report is as follows :

- i) I observe that by an Indenture dated 28th day of November, 1972, registered at the Office of the Sub-Registrar, Sonarpur, 24-Parganas and recorded in its Book No. I, Volume No. 43, at Pages 268 to 271, Being No. 3813 for the year 1972, Ashrama Praktan Chhatra Sangha, sold, transferred ALL THAT the piece and parcel of 4 Cottahs

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14 Chhitacks more or less of land, being Plot No. 406, situated at Mouza Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 99, 100, 101, R.S. Khatian Nos. 51, 98, 290, Police Station Sonarpur, District 24-Parganas in favour of Sephali Chakravorty, wife of Dr. Sukharanjan Chakravorty.

- ii) By an Indenture dated 24th day of March, 1975, registered at the Office of the Sub-Registrar, Sonarpur, 24-Parganas and recorded in its Book No. I, Volume No. 24, at Pages 103 to 106, Being No. 1323 for the year 1975, said Ashrama Praktan Chhatra Sangha, sold ALL THAT the piece and parcel of 5 Cottahs 1.1/2 Chhitacks more or less of land, being Plot No. 407, situated at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 101, 79, 80, R.S. Khatian Nos. 290, 82, 150, Police Station Sonarpur, District 24-Parganas in favour of Dr. Shib Sankar Sinha, son of Late Radharaman Sinha.
- iii) Being the absolute owner of the said Plot of land, said Dr. Shib Sankar Sinha, by a Deed of Sale dated 14th day of August, 1995, registered at the Office of the Additional District Sub-Registrar, Sonarpur, South 24-Parganas and recorded in its Book No. I, Volume No. 70, Page from 22 to 26, Being No. 4535 for the year 1995, sold the plot of land measuring 5 Cottahs 21 Sq. ft. more or less at Mouza Nischintapur, J. L. No. 53, comprised in R.S. Dag Nos. 101, 79, 80, R.S. Khatian Nos. 290, 82, 150, Police Station Sonarpur, District South 24-Parganas having land area of 5 Cottahs 1.1/2 Chhitacks more or less of land, in favour of Paritosh Saha, son of Late Kalidas Saha.
- iv) Subsequently, Sephali Chakravorty, being the owner of 4 Cottahs 14 Chhitacks more or less of land, by an Indenture dated 14th day of March, 2008, sold ALL THAT the portion of said Plot no. 406 measuring 2 Cottahs 9 Chhitacks 36 Sq. ft. more or less out of 4 Cottahs 14 Chhitacks more or less, situated at Mouza Nischintapur, J. L. No. 53, comprised in R.S. Dag Nos. 99, 100, 101, R.S. Khatian Nos. 51, 98, 290, Police Station Sonarpur, District South 24-Parganas in favour of Sikha Mondal and the said Indenture was registered at the Office of the Additional District Sub-Registrar, Sonarpur, South 24-Parganas and recorded in its Book No. I, CD Volume No. 7, Page from 158 to 170, Being No. 02452 for the year 2008.

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- v) The said Sephali Chakravorty, being the owner of 4 Cottahs 14 Chhitacks more or less of land, by an another Indenture dated 14th day of March, 2008, sold ALL THAT the portion of said Plot no. 406 measuring 2 Cottahs 3 Chhitacks 30 Sq. ft. more or less out of 4 Cottahs 14 Chhitacks more or less, situated at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 99, 100, 101, R.S. Khatian Nos. 51, 98, 290, Police Station Sonarpur, District South 24-Parganas in favour of Niranjana Mondal and the said Indenture was registered at the Office of the Additional District Sub-Registrar, Sonarpur, South 24-Parganas and recorded in its Book No. I, CD Volume No. 5, Page from 4796 to 4808, Being No. 02551 for the year 2008.
- vi) On 09th day of March, 2009, by an another Indenture, registered at the Office of Additional District Sub-Registrar Sonarpur and recorded in its Book No. I, CD Vol. no. 8, Page from 831 to 852, Being No. 02682 for the year 2009, said Smt. Sikha Mondal, sold in favour of Bhupal Naskar and Smt. Aparna Naskar ALL THAT the piece and parcel of 2 Cottahs 9 Chhitacks 36 Sq. ft. more or less of land situated lying at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 99, 100, L.R. Dag 181, R.S. Khatian Nos. 51, 98, 290, L.R. Khatian No. 475, Police Station Sonarpur, District South 24-Parganas, within the Municipal limits of Rajpur-Sonarpur Municipality.
- vii) On 09th day of March, 2009, by an another Indenture, registered at the Office of Additional District Sub-Registrar, Sonarpur and recorded in its Book No. 1, CD Vol. No. 8, Page from 853 to 871, Being No. 02684 for the year 2009, Niranjana Mondal, sold, transferred ALL THAT the piece and parcel of 2 Cottahs 3 Chhitacks 30 Sq. ft. more or less of land situated lying at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 99, 100, L.R. Dag 181, R. S. Khatian Nos. 51, 98, L. R. Khatian No. 475, Police Station Sonarpur, District South 24-Parganas, in favour of Bhupal Naskar and Aparna Naskar.
- viii) Bhupal Naskar and Aparna Naskar subsequently mutated their names in the Assessment Book of Rajpur-Sonarpur Municipality aggregating to an area of 4 Cottahs 13 Chhitacks 21 Sq. more or less and the said property was/is numbered as **Holding No. 3185, Nischintapur**, under Ward No.8 of Rajpur-Sonarpur Municipality.



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- ix) Bhupal Naskar and Aparna Naskar, by a further Deed of Sale dated 25th day of November, 2013, registered at the Office of Additional Registrar of Assurances-I Kolkata and recorded in its Book No. I, CD Vol. No. 20, Page from 10391 to 10417, Being No. 10748 for the year 2013, purchased from Smt. Kalpana Saha, ALL THAT the piece and parcel of 5 Cottahs 21 Sq. ft. more or less of land situated lying at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 79, 80 and 100, L.R. Dag 171, R.S. Khatian Nos. 290, 82 and 150, L.R. Khatian No. 491, Police Station Sonarpur, District South 24-Parganas, within the Municipal limits of Rajpur-Sonarpur Municipality under its Ward No.8.
- x) Being the Joint owners of the said property having land area of 5 Cottahs 21 Sq. ft. more or less, Bhupal Naskar and Aparna Naskar mutated their names in the Assessment Book of Rajpur-Sonarpur Municipality and the said property was/is numbered as Holding No. 1310, R. K. Pally, under Ward No.8 of Rajpur-Sonarpur Municipality.
- xi) Bhupal Naskar and Aparna Naskar were/are thus jointly seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of 2 Cottahs 9 Chhitacks 36 Sq. ft. more or less of land situated lying at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 99, 100, L.R. Dag No.171, R.S. Khatian Nos. 51, 98, 290, L.R. Khatian No. 475, ALL THAT the piece and parcel of 2 Cottahs 3 Chhitacks 30 Sq. ft. more or less of land situated lying at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 99, 100, L.R. Dag 181, R.S. Khatian Nos. 51, 98, L.R. Khatian No. 475, aggregating to an area of 4 Cottahs 13 Chhitacks 21 Sq. more or less, Police Station Sonarpur, being the Holding No. 3185, Nischintapur and also ALL THAT the piece and parcel of 5 Cottahs 21 Sq. ft. more or less of land situated lying at Mouza Nischintapur, J.L. No. 53, comprised in R.S. Dag Nos. 79, 80 and 100, L.R. Dag 171, R.S. Khatian Nos. 290, 82 and 150, L.R. Khatian No. 491, Police Station Sonarpur, District South 24-Parganas, being the Holding No.1310, R. K. Pally, all under Ward No.8 of Rajpur-Sonarpur Municipality aggregating to total land Area of 9 (nine) Cottahs 13 (thirteen) Chhitacks 42 (forty-two) Sq. ft. more or less and the aforesaid property/properties being the Holding No.3185, Nischintapur and Holding No. 1310, R, K. Pally, both under Ward



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No.8 of Rajpur-Sonarpur Municipality and both the said properties being contiguous to each other have been finally amalgamated in Municipal Records and have been numbered as **Holding No. 3185, Nischintapur.**

- xii) Bhupal Naskar and Aparna Naskar had applied before the Block Land & Land Reforms Office, Sonarpur for conversion of said lands from its previous nature and the said Authorities vide Memo No. 41/Conv/1465/BLR-SNP/22 and Memo No. 41/Conv/1466/BLR-SNP/22 both dated 13-05-2022 have allowed the conversion of lands from its previous character to "**Bastu**" and the said property was/is recorded in L. R. Dag No.171, L. R. Khatian Nos. 1255, 1254.
- xiii) Bhupal Naskar and Aparna Naskar, being the Joint Owners of the property had obtained one Building Plan bearing **Sanction No.131/CB/08/10 dt.22-10-2022** for construction of **Ground plus Four storied Residential and Commercial Building** within the said Holding No.3185, Nischintapur.
- xiv) Bhupal Naskar and Aparna Naskar as the Landowners of the said property had entered one Development Agreement dated 07-02-2023 with Maa Tara Enterprise on the terms, conditions contained therein and the said Development Agreement was registered at the **Office of the District Sub-Registrar-III Alipore, South 24-Parganas** and recorded in its **Book No. I, Volume No.1603-2023, Page from 59394 to 59420, Being No. 160301732 for the year 2023** and in furtherance of the said Registered Development Agreement dated 07-02-2023, the said Bhupal Naskar and Aparna Naskar had executed and/or granted Development Power of Attorney dated 07-02-2023 in favour of the Developer and the said Development Power of Attorney dated 07th day of February, 2023 was also registered at the Office of the District Sub-Registrar-III Alipore, South 24-Parganas and recorded in its **Book No. I, Volume No.1603-2023, Page from 59340 to 59355, Being No. 160301741 for the year 2023.**
- xv) In execution and registration of the Development Agreement and Development Power of Attorney both dated 07-02-2023 as aforesaid, certain mistakes crept therein and thus 2 (two) Deeds of Declaration both dated 22-08-2023 was/were executed by Bhupal Naskar and



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Aparna Naskar and both the said Deeds of Declaration were registered at the Office of the District Sub-Registrar-III Alipore, South 24-Parganas and were recorded in its Book No. I, Volume No.1603-2023, Page from 351090 to 351101, Being No. 160312984 for the year 2023 and also in Book No. I, Volume No.1603-2023, Page from 351050 to 351061, Being No. 160312985 for the year 2023.

xvi) on obtaining the Sanctioned Building Plan from the Rajpur-Sonarpur Municipality, the said Developer Maa Tara Enterprise was/is in the process of completion of construction of the new Ground plus Four Storied Building within the said property/premises.

During the course of Searches in the aforesaid Registration Offices, no adverse entry and/or document is found to be recorded in the available records therein either relating to the owners of the property or the property itself and the present owners i.e., Bhupal Naskar and Aparna Naskar have not created any Charge with any Bank/Financial Institution by deposit of Title Deeds and they do hold all original documents in their possession and custody.

Further it is also certified that the property-in-question is not within any Scheme of KMDA or KIT and the same is not affected by any acquisition/requisition proceedings and the same is not also the subject matter of any Legal proceedings before the Court of Law.

In view of above, I am of the opinion that the property-in-question is free from all encumbrances and Bhupal Naskar and Aparna Naskar, the present owners have marketable title thereto.

encl : Search Receipt
No. CC387692

Chanchal Santra

(Chanchal Santra)

Advocate

(Chanchal Santra)

Advocate

Regn. No.-WB/496/1984

No. REGN CC 387692

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 1692
2. Date of application 24/11/25
3. Search for the year (s) 2012-25
4. Name of office to which the record to be searched or inspected relates D R P Sonarpur
5. Name of person or property to be searched M - Nischintapur
6. Nature of document Rs. Dag - 79, 80, Rs. 44-250
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2
8. From whom received S Mondal
9. Fees paid under Article —

- F (1) (i)
- F (2) (ii)
- F (2)

