

MANISHA DEBDAS

ADVOCATE

High Court at Calcutta

Mob. : 8240487563 / 8335917659

debdasmanishallb@gmail.com
Place: Kolkata



CHAMBER

3rd Floor Wellesley House
7, Red Cross Place (W),
Lal Dighi (N), Kolkata - 700 001

Date: 12.07.2024

To,

Mrs. Moumita Dutta.

Sthapati Construction.

Mob. no. 99033 60248.

Sub: Non-Encumbrances Certificate and Detailed Report on Title

Description of the property:

All That piece and parcel of land admeasuring **150 Square Meter** more or less lying and situated at Mouza Raigachi, J.L. no. 12 comprising Premises no. 19-0701 in Street no. 0701 (12 M wide) (plot no. 2326 in Block no. AA-IIC), Category - MIG-I within the ambit of the erstwhile Rajarhat Bishnupur I Gram Panchayet presently New Town Kolkata Development Authority, Police Station erstwhile Rajarhat presently New Town, District North 24 Parganas, Assessee no. 123180032388.

The said property is butted and bounded as follows :

On the North : by Premises no. 20-0703.

On the South : by Street no. 0701 (12 M. wide).

On the East : by premises no. 21-0701.

On the West : by Premises no. 17-0701.

Present joint owners of the aforesaid property:

1. Sri Anjan Chowdhury and
2. Smt. Sujata Chowdhury.

Search made from the Offices of the Registrar:

Search for Index II

I have caused necessary registration searches as per records available with the register of the offices of the District Sub-Registrar at Barasat, North 24 Parganas

Manisha Debda
Adv.
High Court, Calcutta
25.07.2024

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~~vide receipt being no. 1501045092/2024 dated 13.07.2024 and the Office of the~~

Additional District Sub-Registrar at Rajarhat, New Town, North 24 Parganas vide receipt being no. 1523013322/2024 dated 13.07.2024 and the Offices of the Additional Registrar of Assurances at Kolkata vide receipt being no. BB 322022 dated 10.07.2024 for the period of 14 years commencing from 2011 to till date of 2024 for Index II and as per records available with those aforesaid offices of the Registrars for the said period for Index II, no adverse entry has been found in the records of Indices from the aforesaid offices during those periods.

The searching copies are annexed herewith.

Search for Index I

I have caused necessary registration searches as per records available with the register of the offices of the District Sub-Registrar at Barasat, North 24 Parganas vide receipt being no. 1501046350/2024 dated 18.07.2024 and the Office of the Additional District Sub-Registrar at Rajarhat, New Town, North 24 Parganas vide receipt being no. 1523013998/2024 dated 18.07.2024 and the Offices of the Additional Registrar of Assurances at Kolkata vide receipt being no. BB 253841 dated 22.07.2024 for the period of 14 years commencing from 2011 to till date of 2024 for Index II and as per records available with those aforesaid offices of the Registrars for the said period for Index II, no adverse entry has been found in the records of Indices from the aforesaid offices during those periods.

The searching copies are annexed herewith.

Search from the office of the Ld. Civil Judge (Sr. Div & Jr. Div) Court at Barasat, North 24 Parganas.

I have caused necessary searches as per records available with the register of the offices of the Ld. 1st Civil Judge (Sr. Div) Court at Barasat, North 24 Parganas vide receipt being no. 8922 dated 18.07.2024 and from the office of the Ld. Civil Judge (Sr. Div) Court at Bidhan Nagar, North 24 Parganas vide receipt being no. 595 dated 18.07.2024 for the period of 12 years commencing from 2013 to till date of 2024 and as per records available with those aforesaid offices of the Ld. Court for the said period, no adverse entry has been found in the records of register from the aforesaid offices during those periods.

The searching copies are annexed herewith.

Manisha Debdas
Adv.
High Court, Calcutta
25.07.2024

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Title over the lands emerged since the year 2014.

Nature of Title : Ownership based.

My report on the title and interest of the property

WHEREAS the West Bengal Housing Infrastructure Development Corporation Ltd., a Govt. company incorporating under the Companies Act, 1956 and the planning authority, appointed by the State Government vide Order being no. 1490-HI/HGN/NTP/1M-1/98 dated 14.09.1999 in respect of the Planning area declared under the Notification vide being no. 1423/HI/HGN/NTP/1M-1/98 dated 27.08.1999 was allotted **All That** piece and parcel of several lands at New Town, Kolkata under the provision of the Section 16 of the Land Acquisition Act, 1894 by the Collector, North 24 Parganas, Collector, South 24 Parganas.

AND WHEREAS said West Bengal Housing Infrastructure Development Corporation Ltd., a Govt. company developed, built and provided necessary infrastructures over the said land.

AND WHEREAS one Anjan Chowdhury, Sujata Chowdhury jointly as individual applied for the allotted of a parted land amid the said developed land to the said West Bengal Housing Infrastructure Development Corporation Ltd., a Govt. company.

AND WHEREAS by way of an Indenture of Sale dated 03.12.2013 the West Bengal Housing Infrastructure Development Corporation Ltd., a Govt. company sold, transferred and conveyed **All That** piece and parcel of land admeasuring **150 Square Meter** more or less lying and situated at Mouza Raigachi, J.L. no. 12 comprising Premises no. 19-0701 in Street no. 0701 (12 M wide) (plot no. 2326 in Block no. AA-IIC), Category - MIG-I within the ambit of the Rajarhat Bishnupur I Gram Panchayet, Police Station erstwhile Rajarhat presently New Town, District North 24 Parganas unto and in favour of said two individuals namely Anjan Chowdhury, Sujata Chowdhury jointly and the same was duly registered with the office of the Additional District Sub Registrar at Rajarhat, New Town, North 24 Parganas and the same was duly recorded in Book no. I, C.D. Volume no. 03, pages from 9465 to 9479, being no. 01863 for the year 2014.

Other observations:

Manisha Debdas
Adv.
High Court, Calcutta
25.07.2024

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High Court at Calcutta

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The property is entirely free from any type of vested interest of any minor and the title has not been originated and emanated from any HUF. No lease or grant is present over the same.

Certificate:

I hereby certify that **All That** piece and parcel of land admeasuring **150 Square Meter** more or less lying and situated at Mouza Raigachi, J.L. no. 12 comprising Premises no. 19-0701 in Street no. 0701 (12 M wide) (plot no. 2326 in Block no. AA-IIC), Category - MIG-I within the ambit of the erstwhile Rajarhat Bishnupur I Gram Panchayet presently New Town Kolkata Development Authority, Police Station erstwhile Rajarhat presently New Town, District North 24 Parganas, Assessee no. 123180032388 presently own by **Sri Anjan Chowdhury, Smt. Sujata Chowdhury jointly** appears to be free from all sorts of encumbrances, charges, acquisitions, liabilities, lien, lispens and attachment on any kind and / or like from any corner whatsoever and the title is absolutely valid, free, clear and marketable and a valid transfer can be created in favour of the bona fide purchaser/s.

List of perused documents:

1. Photocopy of Indenture of Sale dated 03.12.2013 executed by and between West Bengal Housing Infrastructure Development Corporation Ltd., a Govt. company and **Sri Anjan Chowdhury, Smt. Sujata Chowdhury jointly** and the same was duly registered with the Office of the Additional District Sub Registrar at Rajarhat, New Town, North 24 Parganas vide Book no. I, Being no. 01863 for the year 2014.
2. Photocopy of Memorandum of Possession of plot vide memo no. MP-I/HIDCO/EM/22/5094 dated 04.04.2014 issued by the HIDCO in favour of Sri Anjan Chowdhury, Smt. Sujata Chowdhury.
3. Photocopy of Certificate of Record of Title of land/building/dwelling Unit/Shop/Any other unit vide being no. 389/2015 dated 14.02.2015, recorded in the register of the New Town Kolkata Development Authority.
4. Photocopy of Property Tax Payment Receipt dated 27.04.2024 issued by the New Town Kolkata Development Authority in the name of Mr. Anjan Chowdhury, Assessee no. 123180032388.

Manisha Debdas
Adv.
High Court, Calcutta

25-07-2024
F/1711/1649/2016

No. REGN BB 322022

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 43112
- 2. Date of application 10/12/14
- 3. Search for the year (s) 2011-14
- 4. Name of office to which the record to be searched or inspected relates [Signature]
- 5. Name of person or property to be searched [Signature]
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) m Rajgami
pu 2326 P-S. Rajgami
- 8. From whom received B. Saha
- 9. Fees paid under Article —
F (1) (i) 15/-
F (2) (ii)
F (2)

..... Registrar of [Signature]

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

Date of Application: 11-07-2024

Serial No of Application	1501045091/2024	Search No	1501045092/2024
Search for the Years	From 2011 To 2023	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Raigachhi, Plot No: RS- 02326		
From whom Received	Bibhas Saha		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 12 /-	

Search Result: No Record Found



(Mr Rajendra Prasad Upadhyay)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

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

Date of Application: 11-07-2024

Serial No of Application	1523013322/2024	Search No	1523013322/2024
Search for the Years	From 2012 To 2024	Record Available	From 22/11/2012 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Raigachhi, Plot No: RS- 02326		
From whom Received	B Saha		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 12/-	

Search Result: No Record Found



(Mr Sanjoy Basak)
A.D.S.R. RAJARHAT
OFFICE OF THE A.D.S.R. RAJARHAT

No. REGN BB 253841

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 45741
- 2. Date of application 22/12/14
- 3. Search for the year (s) 2011-14
- 4. Name of office to which the record to be searched or inspected relates R
- 5. Name of person or property to be searched R
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Anjan Chowdhury
S/O Sreyabanta Chowdhury
- 8. From whom received B. Saha
- 9. Fees paid under Article —
 F (1) (i) 157
 F (2) (ii)
 F (2)

..... Registrar of

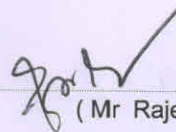
Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 18-07-2024

Serial No of Application	1501046350/2024	Search No	1501046351/2024
Search for the Years	From 2011 To 2024	Record Available	From 02/01/2003 onwards
Name of Person to be Searched	First Name : Anujan Last Name : Chowdhury		
From whom Received	Bibhas Saha		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

Search Result: No Record Found



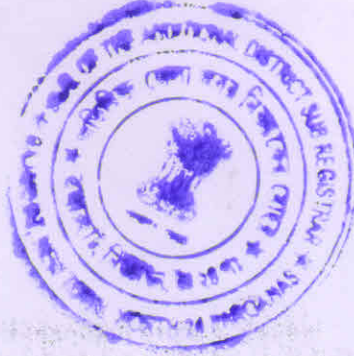

(Mr Rajendra Prasad Upadhyay)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

Government of West Bengal
Office of the RAJARHAT (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1555

Date of Application: 16-07-2024

Serial No of Application	1623018203/2024	Search No	1623018203/2024
Search for the Years	From 2012 To 2024	Record Available	From 22/11/2012 onwards
Name of Person to be Searched	First Name : Anujan Last Name : Chowdhury		
From whom Received	B Baha		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 12/-	

Search Result: No Record Found



(Mr Sanjoy Basak)
A.D.S.R. RAJARHAT
OFFICE OF THE A.D.S.R. RAJARHAT

HIGH COURT FORM NO. (M) 55 CIVIL / (H) 30 (CRIMINAL)

APPLICATION FOR INFORMATION

Bengal Application no. & date	Name and resident of the applicant	Nature of information required	Date on which information is to be ready	Signature of the officer receiving the application	Remarks
<p>18/7/24</p> <p>18/7/24</p>	<p>Manisha Debidas Adv. High Court at Calcutta F/1711/1649/2016</p>	<p>Is any pending or disposed Title Suit before the <u>Ld. 1st Civil Judge (Sr. Div.)</u> at Barasat, North 24 Parganas in the name of <u>Sri Anjan Chowdhury</u>, s/o of Satyabrata Chowdhury for the property as All That piece and parcel of land admeasuring 150 Square Meter more or less lying and situated at Mouza Raigachi, J.L. no. 12 comprising Premises no. 19-0701 in Street no. 0701 (12 M wide) (plot no. 2326 in Block no. AA-IIC), Category - MIG-I within the ambit of the erstwhile Rajarhat Bishnupur I Gram Panchayet presently New Town Kolkata Development Authority, Police Station erstwhile Rajarhat presently New Town, District North 24 Parganas for the period of 12 years since the year 2013 to till date i.e. 12.07.2024.</p>	<p>18/7/24</p>	<p><i>hu</i></p>	<p>No such case to have been pending as per available register to 18/7/24</p> <p><i>OK</i></p>


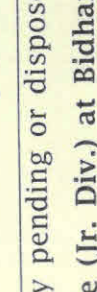


Received information on 12.07.2024 vide application no. of date 05.07.2024 for information



HIGH COURT FORM NO. (M) 55 CIVIL / (H) 30 (CRIMINAL) Division
APPLICATION FOR INFORMATION



West Bengal Form no. 870, Serial no. & date	Name and resident of the applicant	Nature of information required	Signature of the officer receiving the application	Remarks
<p>595 18/7/20</p> 	<p>Manisha Debidas Adv. High Court at Calcutta F/1711/1649/2016</p> <p><i>Manisha Debidas Adv.</i></p> 	<p>Is any pending or disposed Title Suit before the Ld. Civil Judge (Jr. Div.) at Bidhan Nagar, North 24 Parganas in the name of Sri Anjan Chowdhury, s/o of Satyabrata Chowdhury for the property as All That piece and parcel of land admeasuring 150 Square Meter more or less lying and situated at Mouza Raigachi, J.L. no. 12 comprising Premises no. 19-0701 in Street no. 0701 (12 M wide) (plot no. 2326 in Block no. AA-IIC), Category - MIG-I within the ambit of the erstwhile Rajarhat Bishnupur I Gram Panchayet presently New Town Kolkata Development Authority, Police Station erstwhile Rajarhat presently New Town, District North 24 Parganas for the period of 12 years since the year 2013 to till date i.e. 12.07.2024.</p>	<p><i>T.S. No Such case has been filed against Sri Anjan Chowdhury in the application for information during the period from 2013 to till date.</i></p> <p><i>Satyabrata Chowdhury</i></p> <p>Sheristada Civil Judge (Jr.) Bidhanagar</p>	