

No. REGN CC 000454

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 29454

2. Date of application 11/6/25

3. Search for the year (s) 254-25

4. Name of office to which the record to be searched or inspected relates 2

5. Name of person or property to be searched 2

6. Nature of document

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Dholera D-194

426

8. From whom received D. Bhattacharya

9. Fees paid under Article —

F (1) (i)

23 2

F (2) (ii)

F (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 | 1604008225/2025 | Search No | 1604008225/2025 |
| 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: Dhelua, , Plot No: LR- 00194 | | |
| From whom Received | D Bhattacharya | | |
| Fees Paid under Articles | F1(i) 2/- | F1(ii) 21/- | |

Search Result: No Record Found

(Mr Anupam Halder)
D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

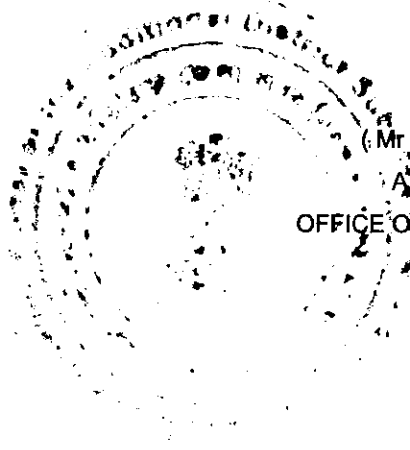


Government of West Bengal
Office of the SONARPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-06-2025

| | | | |
|---------------------------------|--|-------------------------|-------------------------|
| Serial No of Application | 1608008555/2025 | Search No | 1608008555/2025 |
| 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: Dhelua, , Plot No: LR- 00194 | | |
| From whom Received | D Bhattacharya | | |
| 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 1629001348/2025 **Search No** 1629001348/2025
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: Dhelua, , Plot No: LR- 00194
From whom Received F Mondal
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: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Madhya Dhalua, , Ward: 2, Holding: 748 | Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property | Plot No : LR-194, Khatian: 4266 | Area of Land : 2.83479 decimal (1 Katha,11 Chatak,22 Sqft) |
| Deed Details : | | Deed No: I-162904483/2022, Query No: 16292002224633/2022, Serial No: 1629004443/2022, Page: 139198 - 139213, Date of Registration: 22/07/2022, Date of Completion: 22/07/2022, | | |
| 2 | District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Madhya Dhalua, , Ward: 2, Holding: 748 | Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property | Plot No : LR-194 Khatian: 4264 | Area of Land : 1.65 decimal (1 Katha) |
| Deed Details : | | Deed No: I-162904483/2022, Query No: 16292002224633/2022, Serial No: 1629004443/2022, Page: 139198 - 139213, Date of Registration: 22/07/2022, Date of Completion: 22/07/2022, | | |
| 3 | District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Dhulua Main Road, | Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property | Plot No : LR-194 Khatian: 4263 | Area of Land : 1.65 decimal (1 Katha) |
| Deed Details : | | Deed No: I-162904483/2022, Query No: 16292002224633/2022, Serial No: 1629004443/2022, Page: 139198 - 139213, Date of Registration: 22/07/2022, Date of Completion: 22/07/2022, | | |
| 4 | District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Madhya Dhalua, , Ward: 2, Holding: 748 | Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property | Plot No : LR-194 Khatian: 4301 | Area of Land : 1.65 decimal (1 Katha) |
| Deed Details : | | Deed No: I-162904483/2022, Query No: 16292002224633/2022, Serial No: 1629004443/2022, Page: 139198 - 139213, Date of Registration: 22/07/2022, Date of Completion: 22/07/2022, | | |
| 5 | District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Madhya Dhalua, | Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement | Plot No : LR-194 Khatian: 4266 | Area of Land : 7.78479 decimal (4 Katha,11 Chatak,22 Sqft) |
| Deed Details : | | Deed No: I-162904825/2019, Query No: 16290001549727/2019, Serial No: 1629005218/2019, Page: 172678 - 172715, Date of Registration: 30/09/2019, Date of Completion: 19/11/2019, Date of Delivery: 21/11/2019 | | |
| 6 | District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Madhya Dhalua, | Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement | Plot No : LR-194 Khatian: 4266 | Area of Land : 7.78479 decimal (4 Katha,11 Chatak,22 Sqft) |
| Deed Details : | | Deed No: I-162904826/2019, Query No: 16291000216055/2019, Serial No: 1629005219/2019, Page: 160005 - 160038, Date of Registration: 30/09/2019, Date of Completion: 24/10/2019, Date of Delivery: 19/11/2019 | | |
| 7 | District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 2, Holding: 748, Floor No : 1, Flat No : B | Property Type: Apartment Transaction: [0101] Sale, Sale Document | Plot No: LR-194, LR-194, LR-194, LR-194 Khatian: 04263 | Carpet Area: 328 sq.ft. (Carpet Area) |

Deed Details :

Deed No: I-162900525/2024, Query No: 16292000194530/2024, Serial No: 1629000529/2024, Page: 11899 - 11932, Date of Registration: 02/02/2024, Date of Completion: 02/02/2024,

8 District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 2, Holding: 748, Floor No : 0

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

Plot No: LR-194,
LR-194, LR-194,
LR-194
Khatian: 04263

Area of Open garage:
135 sq.ft.

Deed Details :

Deed No: I-162900525/2024, Query No: 16292000194530/2024, Serial No: 1629000529/2024, Page: 11899 - 11932, Date of Registration: 02/02/2024, Date of Completion: 02/02/2024,

9 District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 2, Holding: 748, Floor No : 1, Flat No : C

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

Plot No: LR-194,
LR-194, LR-194,
LR-194
Khatian: 04263

Carpet Area: 531 sq.ft.
(Carpet Area)

Deed Details :

Deed No: I-162900526/2024, Query No: 16292000194789/2024, Serial No: 1629000526/2024, Page: 12019 - 12051, Date of Registration: 02/02/2024, Date of Completion: 02/02/2024,

10 District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 2, Holding: 748, Floor No : 0, Flat No : C

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

Plot No: LR-194,
LR-194, LR-194,
LR-194
Khatian: 04263

Carpet Area: 531 sq.ft.
(Carpet Area)

Deed Details :

Deed No: I-162901965/2024, Query No: 16292000920786/2024, Serial No: 1629001981/2024, Page: 46145 - 46178, Date of Registration: 22/04/2024, Date of Completion: 24/04/2024,

11 District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 2, Holding: 748, Floor No : 0, Flat No : B

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

Plot No: LR-194,
LR-194, LR-194,
LR-194
Khatian: 04263

Carpet Area: 328 sq.ft.
(Carpet Area)

Deed Details :

Deed No: I-162903674/2024, Query No: 16292001848973/2024, Serial No: 1629003715/2024, Page: 89100 - 89133, Date of Registration: 23/07/2024, Date of Completion: 30/07/2024,

12 District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 2, Holding: 748, Floor No : 2, Flat No : C

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

Plot No: LR-194,
LR-194, LR-194,
LR-194
Khatian: 04263

Carpet Area: 531 sq.ft.
(Carpet Area)

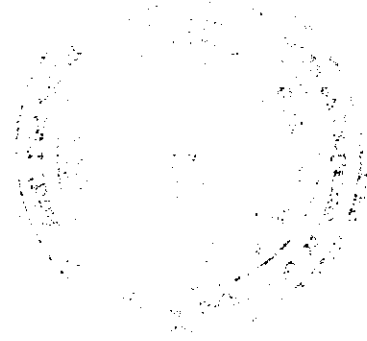
Deed Details :

Deed No: I-162900096/2025, Query No: 16292000077191/2025, Serial No: 1629000111/2025, Page: 2888 - 2921, Date of Registration: 15/01/2025, Date of Completion: 15/01/2025,

(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 11 (eleven) chittacks 22 (twenty two) sq. ft.** be the same a little more or less in R.S. Khatian No. 52, L.R. Khatian No. 4266, 4264, 4263 & 4301, R.S. Dag No. 184 corresponding to L.R. Dag No. 194 comprised in and formed under Mouza – Dhalua, J.L. No. 43, Touzi No. 340-342, **Holding No. 748, Paschim Dhalua** within Ward No. 2, of Rajpur-Sonarpur Municipality under Sub-Registry Office- Garia, Police Station – Narendrapur within the District – 24 Parganas (South).

PRESENT LAND OWNERS:-

(1) **SMT. FULI MONDAL @ PHULLY MONDAL** wife of- Sri Nirapada Mondal, (2) **SRI NETAI CHANDRA MONDAL**, (3) **SRI MINTU MONDAL** and (4) **SRI PINTU MONDAL** all sons of- Sri Nirapada Mondal, residing at- Dhalua, Kalitala, P.S.– Narendrapur, Kolkata– 700152.

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

vs. Chatt.

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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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 :

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 one Satish Chandra Naskar, son of- Late Sashi Bhushan Naskar has been published as recorded owner in the Revisional Settlement Record-of-Rights (Parcha) in respect of the land measuring about 50 decimal in R.S. Khatian No. 52, R.S. Dag No. 184, Mouza- Dhalua and thereafter on 28.06.1968, Satish Chandra Naskar sold the said 50 decimal of land to (1) Birendra Nath Chatterjee, (2) Sailendra Nath Chatterjee, both sons of- Late Satyendra Nath Chatterjee and (3) Mrinal Kanti Chatterjee, son of- Hirendra Nath Chatterjee by virtue of a Deed of Conveyance registered before Sub. Registrar, Sonarpur and recorded in Book No.- I, Volume No.- 20, Pages 252 to 255, Being No.- 1206 for the year 1968.
- II. That, Birendra Nath Chatterjee, Sailendra Nath Chatterjee and Mrinal Kanti Chatterjee sold some portion of land from their said total purchased land of 50 decimal and were retaining the land measuring about 15 cottahs in R.S. Khatian No. 52, R.S. Dag No. 184, Mouza- Dhalua and to look after and also to initiate sale proceedings in respect of their said rest 15 cottahs of land they jointly executed a

Dr. Chatt

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 :

General Power of Attorney in favour of Sujata Chakraborty, wife of Himangshu Ranjan Chakraborty which was registered on 13.06.1995 before A.D.S.R. Sonarpur and recorded in Book No.- IV, Volume No.- 2, Pages 159 to 162, Being No.- 140 for the year 1995.

III. That, on 05.08.1995, Birendra Nath Chatterjee, Sailendra Nath Chatterjee and Mrinal Kanti Chatterjee through their Lawful Constituted Attorney Sujata Chakraborty sold the land measuring about 8 cottahs from the said 15 cottahs of land in R.S. Khatian No. 52, R.S. Dag No. 184, Mouza- Dhalua to Nirapada Mondal, son of Late Gobardhan Mondal by virtue of a Deed of Conveyance which was registered before A.R.A. Calcutta and recorded in Book No.- I, Volume No.- 72, Pages 146 to 157, Being No.- 2789 for the year 1995.

IV. That, after purchasing the said land measuring about 8 cottahs in R.S. Khatian No. 52, R.S. Dag No. 184, Mouza- Dhalua, Nirapada Mondal, mutated his name in the L.R. Record-of-Rights and thereafter on 27.01.2005, Nirapada Mondal executed a Deed of Gift in favour of his wife Fuli Mondal @ Phully Mondal and 3 (three) sons namely Netai Chandra Mondal, Mintu Mondal and Pintu Mondal (all four of them being the present owners) in respect of the land measuring about 4 cottahs 11 chittacks 22 sq. ft., the said Deed of Gift was registered

forhatt.

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 :

before D.S.R.-IV, Alipore and recorded in Book No.- I, Volume No.- 22, Pages 2474 to 2485, Being No.- 3614 for the year 2007.

- V. Thus, by virtue of the Deed of Gift as mentioned hereinabove the present owners became the joint owners of the land measuring about 4 cottahs 11 chittacks 22 sq. ft. as described hereinabove and thereafter they mutated their name before the BL&LRO Sonarpur and L.R. Record-of-Rights (Parcha) has been published in their respective names and they had been enjoying the joint ownership of the said land without any interferences from anyone.
- VI. That, with an intention to build a multi-storied building on their said land as mentioned hereinabove the present owners entered into a Development Agreement with S.P. CONSTRUCTION a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152 and represented by its Partners namely (1) Sri Sukanta Kumar Mondal, son of Sri Subir Mondal, (2) Sri Subrata Naskar, son of Late Santosh Naskar, (3) Sri Pintu Debnath, son of- Late Anil Debnath and (4) Sri Pintu Mondal, son of- Sri Kanai Chandra Mondal (hereinafter referred to as the said Developer) which was registered on 30.09.2019 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, Pages 172678 to 172715, Being No. 4825 for

Dibakar

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

the year 2019 and for smooth running of the said construction work the present owners executed a Registered Power of Attorney after Registered Development Agreement which was registered on 30.09.2019 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, Pages 160005 to 160038, Being No. 4826 for the year 2019.

VII. Thereafter, the said Developer submitted a building sanction plan in respect of the land as described hereinabove and got the sanctioned building plan bearing sanction no. **SWS-OBPAS/2207/2022/0922** dated **14.09.2022** duly sanctioned from Rajpur Sonarpur Municipality and started construction of a straight three storied building known as AASHRAY FLORET on the said land as stated hereinabove.

I hereby certify that the above-mentioned land of the present Landowners 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.

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 :

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
A D V O C A T E

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