

DINESH KUMAR SHARMA*Advocate*

Judges' Court Howrah
Civil Bar Library Room No. 1

Email: dineshlawyer0001@gmail.com**Residence:** 6, Thackwell Road, 4th floor

P.O. Liluah, P.S. Belur, District
Howrah-711204

Mob: 8617253762.**NON ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE**

Ref : ALL THAT piece and parcel of land admeasuring an area a little more or less 6835 Sq.ft is equivalent to 9.49 Cottahs alongwith R.T. Structures 150 sq.ft. lying and situated at Mouza Liluah, Police Station- Bally, at present Liluah, District Howrah in R.S. Dag nos. 2347 admeasuring an area about 6835 sq.ft under R. S. Khatian nos. 1083 & 4115 (old) 6900 (new) J.L. no. 12, under L.R. Khatian No.7473 and 7474, being Premises No. 2, Kumar Para Lane, within then Howrah Municipal Corporation Ward No.-66, and at present under the Bally Municipality ward No.33,

I have caused necessary searches in the Additional District Sub Registry Howrah, District Sub registry office Howrah-I and II and also at Registrar of Assurances at Kolkata from the year 2017 to 2026 by the registered record searcher and have also gone through the other relevant documents concerning the property being the subject matter of this report.

My report is as follows:

WHEREAS one Ganpatram Kayan and one Ramnarain Kayan were the Owners being seized and possessed of all that piece and parcel of land under Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115, J.L. no 12 being premises No. 2, Kumar Para Lane, within Bally Municipality and enjoying the right, title and interest thereof free from all sorts of encumbrances, liens, lispenses, demands, claims, hindrances, attachments, debts, and requisitions whatsoever and, without any obstruction and disturbances in any manner whatsoever.

AND WHEREAS by a Deed of Partition dated 9th March, 1949 made between the said Ramnarain Kayan and the heirs of the said Ganpatram Kayan in respect various properties and consequently the said Premises No. 2, Kumar Para Lane, Liluah Howrah was allotted to Ramnarain Kayan.

AND WHEREAS the said Ramnarain Kayan died intestate on 16th day of March, 1960 leaving behind him surviving his widow and three sons namely Mani Devi Kayan, Jamnadar

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Kayan, Kesho Prasad Kayan and Biswanath Kayan as his legal heirs and successors and thus they became the joint Owners of the said Premises No. 2, Kumar Para Lane, Liluah Howrah as per the Law of inheritance.

AND WHEREAS the said Biswanath Kayan and Smt. Mani Devi Kayan, by an indenture of Sale dated 8th day of August, 1966 transferred and conveyed their undivided 1/2 share of land out of the total land measuring about 5 Bighas 3 Cottah 5 Chittaks in premises no. 2. Kumar Para Lane, Mouza - Liluah, within Bally Municipality, P.S. Bally (old), Dist. Howrah, to one Shree Vishnu Rolling Mills against valuable consideration mentioned in the said deed and the said Sale Deed was registered in the office of the Registrar of Assurance Calcutta and recorded the same in Book No. I, Volume No. 127, Pages 207 to 214 Being No. 4248 for the year 1966 and by virtue of the said purchase the aforesaid Shree Vishnu Rolling Mills became the absolute Owners and possessor of the said property by purchase.

AND WHEREAS the said Jamnadar Kayan, Kesho Prasad Kayan, by an Indenture of Sale dated 6th day of August, 1966 also sold, transferred and conveyed their undivided 1/2 share of land out of the land measuring about 5 Bighas 3 Cottahs 5 Chittaks of premises no. 2, Kumar Para Lane, Mouza- Liluah, within then Bally Municipality, P.S. Bally (old), Dist. Howrah, to and in favour of said Shree Vishnu Rolling Mills against valuable consideration mentioned in the said Deed and the said Sale Deed was registered in the office of the Registrar of Assurance Calcutta and recorded the same in Book No. I, Volume No. 100, Pages 283 to 290 Being No. 4237 for the year 1966 and by virtue of the said purchase the aforesaid Shree Vishnu Rolling Mills became the absolute Owners and possessor of the said property by purchase.

AND WHEREAS by the aforesaid two deeds of sale, said Shree Vishnu Rolling Mills became the sole and absolute Owners of all that piece and parcel of land hereditaments and premises measuring 5 Bighas 3 Cottahs 5 Chittaks of Mouza -Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115. J.L. No. 12 being Premises No. 2, Kumar Para Lane, Liluah Howrah within Bally Municipality.

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AND WHEREAS Shree Vishnu Roiling Mills thus seized and possessed and/or sufficiently entitled to ALL THAT piece and parcel of land about an area a little more or less 5 Bighas 3 Cottahs 3 Chittaks lying Mouza - Liluah, Police Station Bally, at present Liluah, District Dag nos. 2342, 2347, 2343 & 2348 Khatian nos. 1083 & 4115, J.L. no. 12 being Premises No. 2, Kumar Para Lane, Liluah, Howrah within Bally Municipality, which is described in the Schedule "A" there under written and enjoying its right title and interest hereof free from all sorts of encumbrances, charges, demands, claims, hindrances, attachments, debts, dues, and requisitions without any obstruction disturbances in any manner whatsoever.

AND WHEREAS Shree Vishnu Rolling Mills conveyed a portion of land measuring an area a little more or less 6835 Sq.ft is equivalent to 9.49 Cottahs lying and situated at Mouza Liluah, Police Station- Bally, at present Liluah, District Howrah in R.S. Dag nos. 2347 admeasuring an area about 6835 sq.ft under R. S. Khatian nos. 1083 & 4115 (old) 6900 (new) J.L. no. 12 being Premises No. 2, Kumar Para Lane, along, with right to use and enjoy common passage within the Bally Municipality more fully described in the **SCHEDULE "B"** there under out of ALL THAT a piece and parcel of land measuring an area a little more or less 5 Bighas 3 Cottahs 5 Chittaks lying and situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115 (old) 6900 (new), J.L. no. 12 being Premises No.2, Kumar Para Lane, within the Bally Municipality, for a valuable consideration free from all sorts of encumbrances, charges., liens. Lispendense, Demands claims hindrances, attachments, debts, dues, acquisitions and requisitions without any obstruction, disturbances in any manner whatsoever by virtue of a Sale Deed being No.04410 for the year 2013 executed and registered at the office of the A. R.A- I, Kolkata and delivered khas possession thereof in favour of the present owners viz. **SRI SANDEEP KUMAR PADIA**, son of Sri Hari Ram Padia, by faith Hindu, residing at 2H, N.S. Road, Shantinagar Colony, BLDG No.13, Flat No-403, 4th floor, P.O & P.S Liluah-Howrah-711204 and **SRI ADITYA KUMAR RUNGTA**, son of Late Moti Lal Rungta, residing at 105/1, Bidhan Nagar Road, Block -D. Flat Nos. D-405 and 406, Police Station Maniktalla, Kolkata -700067 herein, who after such purchase have mutated their names in the

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Assessment record of Bally Municipality under holding No.2, Kumar Para Lane, Liluah Howrah, being the subject matter of this non-encumbrances certificate.

AND WHEREAS the Owners intended to construct residential building on their Schedule land has entered into an Development Agreement dated 23.8.2017 with the DEVELOPER duly registered in the office of the ADSR - Howrah and recorded in Book No - I, Volume No - 0502-2017, Pages 153458 to 153507 being no - 050205213 for the year 2017 hereinafter called and referred to as the Principal Development Agreement, followed by Development Power of Attorney dated 01.09.2017 duly registered in the office of the ADSR - Howrah and recorded in Book No - I, Volume No - 0502-2017, Pages 162708 to 162729 being no-050205473 for the year 2017.

AND WHEREAS the said development agreement however become nonest due to efflux of time and thereafter on 6th day of July 2023 a supplementary development agreement held in between the parties which has been registered before the office of A.D.S.R - Howrah and recorded in Book No - I, Volume No - 0502-2023, Pages 224165 to 224182 being no - 050207202 for the year 2023 hereinafter called and referred to as the Supplementary Development Power of Attorney,, and the developer on the basis of said supplementary Development agreement and supplementary power of attorney has started development work by constructing several blocks and/or building consists of residential flats of different measurements.

After perusal of the deeds and documents being supplied it is of my opinion that the above mentioned property of Sri Sandeep Kumar Padia, and Sri Aditya Kumar Rungta is free from encumbrances, charges, liabilities, liens and lispendents, attachment of any kind whatsoever and the said property comprised in holding no.2, Kumar Para Lane, Liluah Howrah and the construction thereon has/have a clear and marketable title.

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I hereby certify that the property comprised in holding no.2, Kumar Para Lane, Liluah Howrah is not subject to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the CMDA, HIT and the CIT and any other authority and is as per my knowledge goes it is fit for equitable mortgage.

The receipts of the relevant searches are enclosed herewith.

Copy attached:

- i. Purchased deeds of the landowners.
- ii. Mutations papers in relevant records.
- iii. Searching reports from concerned Registry office
From the year 2017 to 2026.


Advocate
14.03.2026
DINESH KUMAR SHARMA
(ADVOCATE)
Enrollment No.-WB/268/1995
Judges' Court, Howrah

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No. REGN BB 300495

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application..... 4795
- Date of application 24/12/26
- Search for the year (s) 2017-26
4. Name of office to which the record to be searched or inspected relates En
-
5. Name of person or property to be searched 11
6. Nature of document En
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2 Kumar Panu lane
PS Kildash
8. From whom received P. Dutta
9. Fees paid under Article — 200 +
- F (1) (i)
- F (2) (ii)
- F (2)

..... Registrar of

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

Date of Application: 23-02-2026

Serial No of Application	0501002450/2026	Search No	0501002450/2026
Search for the Years	From 2017 To 2026	Record Available	From 01/01/1900 onwards
Property to be Searched	District: Howrah, PS: Liluya, Premises: 2, Road: Kumar Para Lane, Holding: 2		
From whom Received	P Dutta	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	180 /-
Search Result:	No Record Found		

(Mr Provash Adhikary)
D.S.R.-I HOWRAH
OFFICE OF THE D.S.R.-I HOWRAH



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

Date of Application: 23-02-2026

Serial No of Application	0501002449/2026	Search No	0501002449/2026
Search for the Years	From 1917 To 2026	Record Available	From 01/01/1900 onwards
Property to be Searched	District: Howrah, PS: Liluya, Premises: 2, Road: Kumar Para Lane, Holding: 2		
From whom Received	P Dutta	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	180 /-

Search Result: No Record Found

(Mr Provash Adhikary)
D.S.R.-I HOWRAH
OFFICE OF THE D.S.R.-I HOWRAH

Searching Forwarded to
the DSR.....
District Record Keeper
of Howrah



Pulin Dutta

Advocate Clerk,
Deed Writer & Searcher
JUDGES' COURT, HOWRAH.

Residence :
Anandanagar, P.S.- Liluah, Howrah - 711 203
Visiting Hours : 8 A.M. to 9:30 A.M.
8 P.M. to 9:30 P.M.
Mobile : 9830628773

Ref. No.

Date 23/2/026

Serial numbers of application, 2450, 2449, 427-4795
Search for the year @ 2017 to 2026 D.S.R., A.D.S.R. &
A.R. Kolkata 2 No. Humayun Para Lane P.S. Liluah, Howrah

D.S.R. Howrah
2017 by computer
2018 " "
2019 " "
2020 " "
2021 " "
2022 " "
2023 " "
2024 " "
2025 " "
2026 " dated 23/2/026
~~2027~~

D.S.R. D. Howrah
2018 by computer
2019 " "
2020 " "
2021 " "
2022 Dec 20 8128 (1120-7641-
237296-302
2023 by computer
2024 " "
2025 " "
2026 " dated 23/2/026

A.R. Kolkata
2017 by computer
2018 " "
2019 " "
2020 " "
2021 " "
2022 " "
2023 " "
2024 " "
2025 " "
2026 " dated
23/2/026

A.D.S.R. Howrah
2017 by computer
2018 " "
2019 " "
2020 S.No. 92102425-249-18063-93
2021 by computer
2022 " "
2023 D. No. 4912-7202-224165-82
2024 by computer
2025 " "
2026 " dated 23/2/026

Pulin Dutta
Howrah Court