

MR. SUBHENDU KUMAR HOTA
Advocate

High Court, Calcutta
Bar Association Room No. 13

CHAMBER :
7 No. Old Post Office Street
Mezzanine Floor
Room No. - 8
Kolkata - 700 001
11 A.M. to 4 P.M.

G-mail : subhendukumarhota10@gmail.com

RESIDENCE :
DEBJANI BHAWAN
(Near Makali Builders)
Srinagar Main Road,
Block-K-2, P.O. Panchasayar,
Kolkata - 700094
Mob. : 7980613463
Ph. & Whatsapp : 8017220092

Ref. No. :

Date : 4/01/2025

**NO ENCUMBRANCES CERTIFICATE AND
DETAILED REPORT ON TITLE**

An area measuring more or less **03 Cottahs Bastu Land**, which is lying and situated at **Mouza- Dhalua, J.L. No. 43, R.S. Dag No. 119, under R.S. Khatian No. 341, L.R. Dag No. 125, L.R. Khatian No. 1215 (previous) at present L.R. Khatian No. 4833, 4834, 4835, 4836, 4837, 4838, being Holding No. 346, Dhalua Uttar, Ward No. 2** within Police Station- Sonarpur at present Narendrapur, Kolkata- 700152, under Rajpur Sonarpur Municipality. Present recorded owners of the said plot of land **(1) SABITA SARKAR, (2) SHIBU MONDAL, (3) MOLINA MONDAL, (4) SUMITRA MONDAL, (5) BISWANATH MONDAL, (6) PURNIMA DAS.**

WHEREAS One Bhadreswar Mondal, son of Bishnupada Mondal, was the Owner of a plot of land measuring more or less **5 Satak shali land, by virtue of a sale deed being Deed No. 521 for the year 1981. The said deed was recorded in Book No. 1, Volume No. 11, Pages 249 to 257, being deed No. 521 of 1981 at sub register Sonarpur.**

AND WHEREAS The said Owner has mutated his name before the BL & LRO and Rajpur Soanrpur Municipality being L.R. Dag No. 125 and L.R. Khatian No 1215, being Holding No. 346, Dhalua Uttar, Ward No. 2.

AND WHEREAS The said Owner died intestate on 07.08.2004 leaving behind the present legal heirs namely **(1) SABITA**

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2

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**SARKAR, (2) SHIBU MONDAL, (3) MOLINA MONDAL,
(4) SUMITRA MONDAL, (5) BISWANATH MONDAL, (6) PURNIMA
DAS.**

AND WHEREAS now present Owners herein becomes are the absolute Owners of the said property as mentioned in the SCHEDULE "A" hereunder written and seized and possessed of in the above mentioned property / land and they have also mutated their name in the record of B.L. & L.R.O. Sonarpur and separate Rayati L.R. Record of Right has been published in the name of the Owners vide **L.R. Khatian No. 1215 (previous) at present L.R. Khatian No. 4833, 4834, 4835, 4836, 4837, 4838, measuring land area 5 Satak comprising in R.S. Dag No. 119, under R.S. Khatian No. 341, L.R. Dag No. 125 of Mouza- Dhalua, J.L. No. 43, within Police Station- Sonarpur at present Narendrapur.**

AND WHEREAS the present Owners of the said land have executed a **Development Agreement dated on 15.06.2022 being Deed No. 03644 for the year 2022 before the A.D.S.R Garia and again executed Development Power of Attorney on 15.06.2022, being Deed No. 3645 for the year 2022 at A.D.S.R. Garia in favour of GHOROI BUILDERS, a Proprietorship Firm, having its registered office situated at Village Dhalua, P.O. Dhalua, Police Station- Sonarpur now Narendrapur, Kolkata- 700152, represented by its Partner namely SRI NISHIKANTA GHOROI, (PAN No. AGIPG0245P), son of Late Kalipada Ghoroi, by faith Hindu, by Occupation Business, by Nationality Indian, residing at Village Dhalua, P.O. Dhalua, Police Station- Sonarpur, Kolkata- 700152 and its successors-in-office, nominees and assignees.**

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3

Date : 01/01/2025

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AND WHEREAS a Deed of Amalgamation was executed by the said land owners on 14.07.2022, being **Deed No. 4245 for the year 2022 at A.D.S.R. Garia.**

AND WHEREAS a Deed of Declaration was executed by the land owners on 06.06.2023, for the purpose including L.R. Khatian No. The said deed was recorded being **Deed No. 2637 for the year 2023 at A.D.S.R. Garia.**

AND WHEREAS the one of land owner Molina Mondal wife of Basudeb Mondal, died intestate on 27.02.2024 leaving behind her only daughter as legal heirs namely Jhunu Das duly substituted in her place as owner no.3 herein.

AND WHEREAS due to the death of Molina Mondal, being the owner no.3 therein of the previous development power of attorney being book No. I, Volume No. 1629-2022, pages 122688 to 122712 being **Deed No. 12903645 for the year 2022** has cancelled automatically. So the present land owners are executing this Development Power of Attorney for the purpose of registration of sale deed, registered sale agreement and all transfer deed of the developer's allocation herein.

AND WHEREAS the present land owners again executed a Development Power of Attorney on 18.03.2024. The said deed was recorded being Book No. I, Volume No. 1629-2024, Pages 33808 to 33836, being **Deed No. 01502 for the year 2024 at A.D.S.R. Garia.**

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Date :

Ref. No. :

AND WHEREAS the said developer has sanctioned the building plan, being **Building Permit No. SWS-OBPAS/2207/2023/1726**, **Dated- 20.09.2023**, from the Rajpur Sonarpur Municipality, Ward No.2.

I have caused necessary searches in Registry Office by my agent in the **D.S.R. - III, Alipore from 2003 to 2024**, and **A.D.S.R. GARIA for the year 2014 to 2024**, **A.R.A. Kolkata from 2008 to 2024**. The said land is free from all encumbrances.

So, it is present records of the **D.S.R. - III, Alipore, A.D.S.R. GARIA and A.R.A. Kolkata**. But it is necessary to verify the deed Development Agreement & Power of Attorney, L.R. Parcha, Sanction building plan, of the said plot of land.

Excepting the above offices I do not certify any clearance in respect of Owner.

Enclo :

Search receipt is enclosed herewith

Subhendu Kumar Hota

SUBHENDU KUMAR HOTA

Advocate

High Court, Calcutta

Subhendu Kumar Hota

Advocate

High Court, Kolkata

ENCLOSURE/1077/921 of 1999.

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

Date of Application: 03-01-2025

Serial No of Application 1603000190/2025
Search for the Years From 2003 To 2024

Name of Person to be Searched

First Name : Sabita Last Name : Sarkar, First Name(Father/Mother/Husband/Company):
Sanat Kumar, Last Name(Father/Mother/Husband/Company): Sarkar

From whom Received

S K Hota

Fees Paid under Articles F1(i) 2 /-

F1(ii) 21 /-

Search Result: No Record Found



(Mr Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

** For all computerized deeds

(*) marked items are mandatory

First Name :*

SABITA

Search Within Name

Last Name :

SARKAR

Year :*

2014-2024

District Where Registered :*

A.D.S.R. GARIA

Security Code:*

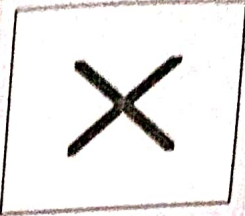


X

B9Z7E9

X

Service Count: 4,11,92,680

Real time search Save as Excel

SABITA SARKAR Wife of Mr SANAT KUMAR SARKAR District: South 24-Parganas, PS: Magrahat, Pin: 743610, State: West Bengal,, Country: India,	Status: Donee Transaction: [0201] Gift, Gift in Favour of family members Deed Registered in: A.D.S.R. GARIA	Deed No: I-162903642/2022 Volume No: 1629-2022, Page No: 122670 to 122687 Date of Registration: 15/06/2022 Date of Completion: 22/06/2022 Query No: 16292001782312/2022 Serial No: 1629003601/2022	
SABITA SARKAR Wife of Mr SANAT KUMAR SARKAR District: South 24-Parganas, PS: Magrahat, Pin: 743610, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. GARIA	Deed No: I-162903644/2022 Volume No: 1629-2022, Page No: 122713 to 122774 Date of Registration: 15/06/2022 Date of Completion: 22/06/2022 Query No: 16292001783457/2022 Serial No: 1629003613/2022	
SABITA SARKAR Wife of Mr SANAT KUMAR SARKAR District: South 24-Parganas, PS: Magrahat, Pin: 743610, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.D.S.R. GARIA Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-162903645/2022 Volume No: 1629-2022, Page No: 122688 to 122712 Date of Registration: 15/06/2022 Date of Completion: 22/06/2022 Query No: 16298001806791/2022 Serial No: 1629003614/2022	
SABITA SARKAR Wife of Mr SANAT KUMAR SARKAR District: South 24-Parganas, PS: Magrahat, Pin: 743610, State: West Bengal,, Country: India,	Status: Seller Transaction: [1301] Merger/Demerger, Amalgamation (Other than company amalgamation) Deed Registered in: A.D.S.R. GARIA	Deed No: I-162904245/2022 Volume No: 1629-2022, Page No: 134916 to 134938 Date of Registration: 14/07/2022 Date of Completion: 14/07/2022 Query No: 16292001917262/2022 Serial No: 1629004202/2022	
Name & Address	Status & Transaction	Deed Details	View Property

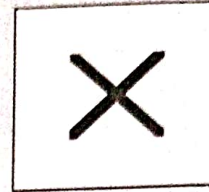
**SABITA
SARKAR
Wife of Mr
SANAT
KUMAR
SARKAR**

**District:
South 24-
Parganas, PS:
Magrahat,
Pin: 743610,
State: West
Bengal,,
Country:
India,**

**Status: Declarant
Transaction: [0901]
Declaration, Declaration
relating to immovable
property
Deed Registered in:
A.D.S.R. GARIA**

**Deed No: I-162902637/2023
Volume No: 1629-2023, Page No:
70594 to 70609
Date of Registration: 06/06/2023
Date of Completion: 07/06/2023**

**Query No:
16292001448621/2023 Serial
No: 1629002646/2023**



**Sabita Sarkar
Wife of Mr
Sanat Kumar
Sarkar**

**District:
South 24-
Parganas, PS:
Magrahat,
Pin: 743610,
State: West
Bengal,,
Country:
India,**

**Status: Land Lord
Transaction: [0110] Sale,
Development Agreement or
Construction agreement
Deed Registered in:
A.D.S.R. GARIA**

**Deed No: I-162901502/2024
Volume No: 1629-2024, Page No:
33808 to 33836
Date of Registration: 18/03/2024
Date of Completion: 20/03/2024**

**Query No:
16292000717645/2024 Serial
No: 1629001526/2024**

