

DINESH KUMAR SHARMA*Advocate*

Judges' Court Howrah

Civil Bar Library Room No. 1

Email: dineshlawyer0001@gmail.co**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 a land admeasuring an area a little more or less 38733 sqft is equivalent to 53.79 cottahs lying and situated at Mouza - Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2343 and 2348 admeasuring an area about 33762 sq.ft, 2496 sq.ft and 2475 sq.ft. respectively under R.S. Khatian nos. 1083 & 4115 (old) 6900 (new) J.L. no. 12 under L.R Khatian No-7106, being Premises No. 2/B. 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, lispendenses, 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, Jamnadhhar

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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 Jamnadhhar 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 Roiling Mills therein conveyed a portion of an area a little more or less 38733 sq.ft is equivalent to 53.79 Cottah situated at Mouza Liluah, Police Station Bally, at present-Liluah, District- Howrah, in R.S. Dag nos.2342 (Bagan), 2343 (Danga) and 2348 (Bastu) admeasuring an area about 33762 sq.ft, 2496 sq.ft and 2475 sq.ft respectively under R. S. Khatian nos. 1083 & 4115 (old), 6900 (new) J.L. no. 12 premises No. 2, Kumar Para Lane, within the Bally Municipality described in the SCHEDULE- B there under out of ALL THAT piece and parcel of land measuring an area a little more or less 05 Bighas 03 Cottahs 05 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, lispens, Demands. claims, hindrances, attachments, debts, dues, acquisitions and requisitions without any obstruction, disturbances in any manner whatsoever by virtue or a Sale Deed being No.09289 for the year 2012 executed and registered on 14.12.2012 at the office of the A.D.S.R. Howrah and delivered khan possession thereof in favour of the present owners viz. **M/S. SHREE VAISHNO DEVELOPERS**, a partnership firm having its principal place of business at 2, Kumar Para Lane, Liluah Howrah - 711204, represented by its partners namely **(1) M/s. SUMANGAL ENCLAVE PVT LTD** a company registered under the companies act, 1956 represented by its directors **(a) SRI PRABHU DAYAL BARWARIA** Son of Late Munindra Barwaria **(b) SRI BIJAY KUMAR AGARWAL** Son of

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Late Sobha Chand Agarwal both by faith Hindu, both by occupation Business, and are resident of 14, N.S. Road, Kolkata- 700 001 **(2) 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 Maniiktalla, Kolkata - 700067, **(3) AJAY 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 Maniiktalla, Kolkata -700067 **(4) SRI DEEPAK KUMAR PADIA**, son of Sri Hari Ram Padia, by faith Hindu, Forum Pravesh, Block-K, Flat No.1001, at holding No. 212, Girish Ghosh Road, Post office and Police station- Belur Howrah--711202, previously at 51/1/A/10, Rabindra Sarani, P.O. and Police Station-Liluah, District-Howrah- 711204 **(5) SRI GOVIND SHARMA**, son of Late Yudhister Sharma, residing at 124, Dhananjay Bhattacharjee Sarani, Pal Para, Ghosh Para, P.O. Bally, P.S- Nischinda, Howrah – 711227, herein, who after such purchase have mutated their names in the Assessment record of Bally Municipality under holding No.2/B, 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 157711 to 157773 being no-050205300 for the year 2017 hereinafter called and referred to as the Principal Development Agreement, followed by Development Power of Attorney dated 18.08.2017 duly registered in the office of the ADSR - Howrah and recorded in Book No -I, Volume No- 0502-2017, Pages 161889 to 161926 being no-050205471 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 224202 to 224223 being no-050207205 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

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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.

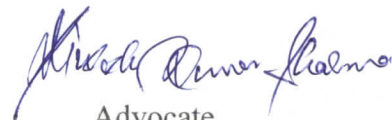
After perusal of the deeds and documents being supplied it is of my opinion that the above mentioned property of M/S. Shree Vaishno Developers, and others is free from encumbrances, charges, liabilities, liens and lispendents, attachment of any kind whatsoever and the said property comprised in holding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

I hereby certify that the property comprised in holding no.2/B, 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

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

No. REGN BB 300494

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 4784
2. Date of application 24/12/26
3. 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 I
6. Nature of document h
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 218 Kumar Panalone
PS Wlunon
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	0501002448/2026	Search No	0501002448/2026
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/B, Road: Kumar Para Lane, Holding: 2/B		
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	0501002447/2026	Search No	0501002447/2026
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/B, Road: Kumar Para Lane, Holding: 2/B		
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 District Record Keeper
at Howrah



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

Date of Application: 20-02-2026

Serial No of Application	0502000426/2026	Search No	0502000426/2026
Search for the Years	From 1917 To 2026	Record Available	From 19/09/2007 onwards
Property to be Searched	District: Howrah, PS: Liluya, Premises: 2/B, Road: Kumar Para ^{Home} Road, Holding: 2/B		
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)
A.D.S.R. HOWRAH
OFFICE OF THE A.D.S.R. 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 number of application - 2448, 2447, 426, 4796
Search for the years 2017 to 2026 D.S.R. A.D.S.R. & R.R. Kolkata
2/B Kumanpara ~~Howrah~~. Lome P.S. Liluah, Dist - Howrah

D.S.R. Howrah
2017 - by computer

2018 - "

2019 - "

2020 - "

2021 - "

2022 - ~~Dec'd 52K 7640 22334~~
" " 46

2023 - "

2024 - "

2025 - "

2026 - " Dated 23/2/026

D.S.R. Howrah
2018 - by computer

2019 - "

2020 - "

2021 - "

2022 - Dec'd 52K 7640
237334 46

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 - D. Reg'd 53.79K 5200 15774 73

DO - D. Reg'd " 5477 161889 26

2018 - by computer

2019 - "

2020 - "

2021 - "

2022 - "

2023 - D. Reg'd 53.79K 7205 224202 23

2024 - by computer

2025 - Dec'd 11740 12794 24

2025 - 1350 " "

DO - Dec'd 12000 12795 401075 112

DO DO 1350 " " "

2026 - by computer Dated 23/2/026

Pulin Dutta
Howrah 2026