

Protik Das

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Date : 25-02-2021

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re: ALL THAT piece and parcel of a land admeasuring 16 Decimal more or less out of 24 Decimal more or less in Mouza – Sonarpur, comprised in R.S. Dag no. 530, R.S. Khatian No. 230, J.L. No. 39, R.S. No. 13, Touzi No. 109, lying and situated at Municipal Holding No. 330, Mondalpara, under Ward no. 13, under Rajpur-Sonarpur Municipality, Police Station – Sonarpur, District – South 24 Parganas.


PRESENT OWNERS OF THE PROPERTY: Sri. Bidyut Naskar & Sri. Swapan Naskar;

Devolution of Title :

WHEREAS one Baroda Prasad Mondal was the sole and recorded owner of ALL THAT piece and parcel of land admeasuring 24 Decimals more or less in Mouza – Sonarpur, comprised in R.S. Dag no. 530, R.S. Khatian No. 230, J.L. No. 39, R.S. No. 13, Touzi No. 109, Police Station – Sonarpur, District – South 24 Parganas.

AND WHEREAS said Baroda Prasad Mondal during his lifetime had two wives namely Smt. Mrinalini Mondal and Bisakha Mondal. After the death of Baroda Prasad Mondal, his wife Smt. Mrinalini Mondal died intestate on 16-05-1965, leaving behind her only daughter Smt. Bijali Prova Naskar. Said Smt. Bisakha Mondal died intestate issueless on 28-06-1989.

AND WHEREAS after the death of Baroda Prasad Mondal, Smt. Mrinalini Mondal and Bisakha Mondal said Smt. Bijali Prova Naskar became the sole and absolute owner of land admeasuring 24 Decimals more or less in Mouza – Sonarpur, comprised in R.S. Dag no. 530, R.S. Khatian No. 230, J.L. No. 39, R.S. No. 13, Touzi No. 109, Police Station – Sonarpur, District – South 24 Parganas by way of heirship.


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AND WHEREAS during the course of her lifetime Smt. Bijali Prova Naskar had executed a Deed of Family Settlement on 05-07-1991 whereby she bequeathed a demarcated portion of land admeasuring 8 Decimal out of the above mentioned land unto and in favour of Swapan Naskar. The Deed were registered in the office ADSR Sonarpur and recorded in Book No.- I, CD Volume No.- 90, Pages 158-164 as Being No. 04592 for the year 1991.

AND WHEREAS similarly said Smt. Bijali Prova Naskar had executed another Deed of Family Settlement on 18-07-1991 whereby she bequeathed a demarcated portion of land admeasuring 8 Decimal out of the above mentioned land unto and in favour of Bidyut Bikash Naskar. The Deed were registered in the office ADSR Sonarpur and recorded in Book No.- I, CD Volume No.- 97, Pages 309-312 as Being No. 05040 for the year 1991.

AND WHEREAS subsequently said Smt. Bijali Prova Naskar died intestate on 25-01-2010 and after her death said Swapan Naskar and Biyut Bikash Naskar in accordance with the terms of Deed of Settlement being nos. 04592 for the year 1991 and 0040 for the year 1991 became owners of 16 Decimal land out of land admeasuring 24 Decimals more or less in Mouza – Sonarpur, comprised in R.S. Dag no. 530, R.S. Khatian No. 230, J.L. No. 39, R.S. No. 13, Touzi No. 109, Police Station – Sonarpur, District – South 24 Parganas.

AND WHEREAS while seized and possessed of the above mentioned land said Swapan Naskar and Biyut Bikash Naskar duly mutated the demarcated portion of land in the records of BL & LRO and also in the records of Rajpur-Sonarpur Municipality and got recorded as Municipal Holding No. 330, Mondalpara, under Ward no. 13, under Rajpur-Sonarpur Municipality and paid taxes thereon.

AND WHEREAS during the course of their enjoyment of the demarcated portion of land said Swapan Naskar and Biyut Bikash Naskar with the intention to commercially exploit ALL THAT piece and parcel of a land admeasuring 16 Decimal more or less out of 24 Decimal more or less in Mouza – Sonarpur, comprised in R.S. Dag no. 530, R.S. Khatian No. 230, J.L. No. 39, R.S. No. 13, Touzi No. 109, lying and situated at Municipal Holding No. 330, Mondalpara, under Ward no. 13, under Rajpur-Sonarpur Municipality, Police Station – Sonarpur, District – South 24 Parganas, have entered into a Development Agreement on 26-03-2014, SPS Infrarealty Private Limited, a private limited company being represented by its Directors namely Swapan Bhatta, Sajal Bhatta, Prem Chand Sethi being the Developer therein. The Deed was registered in the office of ADSR,


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Sonarpur and recorded in Book No.- I, CD Volume No.- 7, Pages 377-398 as Being No. 03240 for the year 2014. The land owners therein have also jointly executed a Development Power of Attorney unto and in favour of Sajal Bhatta, one of the Director of SPS Infreality Private Limited, a private limited company being the Developer therein. The Deed were registered in the office ADSR, Sonarpur and recorded in Book No.- I, CD Volume No.- 7, Pages 364-376 as Being No. 03242 for the year 2014.

Opinion: -

I, hereby certify that during the due course of searching, no adverse entries were found from the records of the below mentioned Registry Office and in the office of Urban Land Ceiling Department of Government of West Bengal with regard to the above mentioned property and it has been found that the property have not been acquired by any authority. After going through the photocopies of the documents and on relying upon the contents of the same and subject to the observations it is opined the present Owners i.e. **Swapan Naskar and Biyut Bikash Naskar** have a clear and marketable title in the said property.

I have caused necessary searches in the office of Additional District Sub-Registrar Sonarpur & District Sub-Registrar Alipore & in Additional Registrar of Assurance Kolkata from the period of 2007 till the date of 22.02.2021 through searching clerk Mr. B. Das and the original search receipt being nos. REGN AA 364930, REGN AA 404183, is enclosed herewith in original.

All the papers and documents are returned herewith.

Yours Truly,

Protik Das Adv.
Protik Das A/330/2013.
ADVOCATE
HIGH COURT, CALCUTA

No. REGN AA 364930

Receipt for Fees Deposited for Search or Inspection

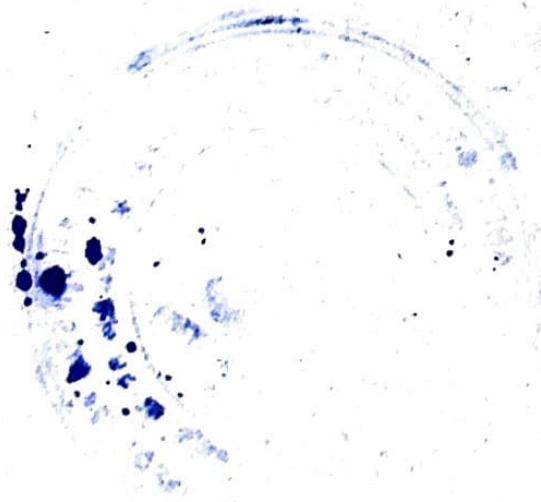
- 1. Serial Number of application..... 4830
- 2. Date of application 22/2/21
- 3. Search for the year (s) 2007-21
- 4. Name of office to which the record to be searched or inspected relates D P Sonarpur
- 5. Name of person or property to be searched 330 Mondalfara
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) II
- 8. From whom received P. Das
- 9. Fees paid under Article — 32/
- F (1) (i)
- F (2) (ii)
- F (2)



Registrar of

Forwarded to D.S.R./A.D.S.R.....
For searching from.....to.....

Forwarded to D.S.R./A.D.S.R.....
For searching from.....to.....



No. REGN AA 404183

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 11883
- 2. Date of application 22.12.21
- 3. Search for the year (s) 2021 - 21
- 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 2
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 330 Mandul of Pam

- 8. From whom received
- 9. Fees paid under Article —
- F (1) (i)
- F (2) (ii)
- F (2)

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 lc r

..... Registrar of

