

Litan Majumdar

Advocate

B. Com, LL.B. (Cal)

Alipore Judges Court & Police Court
Kolkata - 700 027

CHAMBER :

174/E, Regent Colony, P. S. : Jadavpur
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Vill. - Ramjibanpur, P.O.- R. C. Thakurani, Joka - I, P. S. - Haridevpur Kol 104

Ref. :

Date : 08/06/2024

No Encumbrances Certificate and detailed report on title

Ref.: **ALL THAT** piece and parcel of land measuring about 8 Cottahs 7 Chittaks 20 Sq. Ft. together with partly two storied and partly single storied brick built old building standing thereon, pargana khaspur, collectorate Touzi No.151, Mouza Shibpur, J.L. No.42, Police Station: Regent Park, Sub-Registration Office Alipore, District: South 24 Parganas now within the limit of The Kolkata Municipal Corporation Ward No.097, lying and situated at Premises No.4/20, Chanditala Lane, Assessee No.21-097-03-0032-6, Br.-X, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, under K.M.C. Ward No.097, District: South 24-Parganas.

Present Owner: SUSHWANI INFRA LLP. (PAN ACSFS3036N), a Limited Liability Partnership firm having its Principal Office at Flat No.10C, 10th Floor, 90A, Bakul Bagan Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata 700025, being represented by by its Principal Partner Shanti Lal Surana, son of Late Jatan Lal Surana, by faith Hindu, by occupation: Business, by Nationality Indian, residing at Flat No.10C, 10th Floor, 90A, Bakul Bagan Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata 700025, State: West Bengal.

WHEREAS one Gopi Nath Pandit became the absolute owner and was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land, measuring an area of 8 Cottahs 7 Chittaks 20 Sq. Ft. together with partly two storied and partly single storied brick built old building standing thereon, pargana khaspur, collectorate Touzi No.151, Mouza Shibpur, and according to settlement records of rights comprised in C.S. 158, C.S. Dag Nos.278 & 279, J.L. No.42, Police Station: Regent Park, Sub-Registration Office Alipore, District: South 24 Parganas now within the limit of The Kolkata Municipal Corporation Ward No.097, lying and situated at Premises No.4/20, Chanditala Lane, Assessee No.21-097-03-0032-6, Br.-X, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, under K.M.C. Ward No.097, District: South 24-Parganas.

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P.S., Alipore, Kolkata

Emp. No. Wa-1021/08/09

AND WHEREAS the legal heirs of Gopi Nath Pandit granted, sold, transferred, conveyed, assigned and assured ALL THAT piece and parcel of land, measuring an area of 8 Cottahs 7 Chittaks 20 Sq. Ft. together with partly two storied and partly single storied brick built old building standing thereon, pargana khaspur, collectorate Touzi No.151, Mouza Shibpur, and according to settlement records of rights comprised in C.S. 158, C.S. Dag Nos.278 & 279, J.L. No.42, Police Station: Regent Park, Sub-Registration Office Alipore, District: South 24 Parganas now within the limit of The Kolkata Municipal Corporation Ward No.097, lying and situated at Premises No.4/20, Chanditala Lane, Assessee No.21-097-03-0032-6, Br.-X, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, under K.M.C. Ward No.097, District: South 24-Parganas unto and in favour of SUSHWANI INFRA LLP. (PAN ACSFS3036N), a Limited Liability Partnership firm having its Principal Office at Flat No.10C, 10th Floor, 90A, Bakul Bagan Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata 700025, being represented by by its Principal Partner Shanti Lal Surana, son of Late Jatan Lal Surana, by faith Hindu, by occupation: Business, by Nationality Indian, residing at Flat No.10C, 10th Floor, 90A, Bakul Bagan Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata 700025, State: West Bengal by way of different deeds including Deed No.I-6821/2023.

During the period (2003-2024) of aforesaid searches I have found following entries in the A.D.S.R. Alipore office.

Sale - Deed No.I-160503860/2019, Vol. No.1605-2019, Page 131121 to 131153, Land Area: 9 Chatak 30 sq. Ft., Area of Structure: 286 sq. Ft.

Sale - Deed No.I-160503861/2019, Vol. No.1605-2019, Page 131154 to 131183, Land Area: 9 Chatak 30 sq. Ft., Area of Structure: 286 sq. Ft.

Sale - Deed No.I-160504733/2019, Vol. No.1605-2019, Page 161203 to 161231, Land Area: 9 Chatak 30 sq. Ft., Area of Structure: 286 sq. Ft.

Sale - Deed No.I-160504855/2019, Vol. No.1605-2019, Page 168479 - 168509, Land Area: 9 Chatak 30 sq. Ft., Area of Structure: 286 sq. Ft.

Sale - Deed No.I-160505207/2019, Vol. No.1605-2019, Page 178139-178170, Land Area: 9 Chatak 30 sq. Ft., Area of Structure: 286 sq. Ft.

Sale - Deed No.I-160505333/2019, Vol. No.1605-2019, Page 182129-182159, Land Area: 9 Chatak 30 sq. Ft., Area of Structure: 286 sq. Ft.

Sale - Deed No.I-160506054/2019, Vol. No.1605-2019, Page 208727-208758, Land Area: 9 Chatak 30 sq. Ft., Area of Structure: 286 sq. Ft.

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Sale - Deed No.I-160506303/2019, Vol. No.1605-2019, Page 215201 - 215235, Land Area: 9 Chatak 30 sq. Ft., Area of Structure: 286 sq. Ft.

Sale - Deed No.I-160506884/2019, Vol. No.1605-2019, Page 235264 - 235298, Land Area: 9 Chatak 30 sq. Ft., Area of Structure: 286 sq. Ft.

Sale - Deed No.I-160507060/2019, Vol. No.1605-2019, Page 241631 - 241665, Land Area: 9 Chatak 30 sq. Ft., Area of Structure: 286 sq. Ft.

Sale - Deed No.I-160507240/2019, Vol. No.1605-2019, Page 244922 - 244956, Land Area: 9 Chatak 30 sq. Ft., Area of Structure: 286 sq. Ft.

Sale - Deed No.I-160507456/2019, Vol. No.1605-2019, Page 2389 - 2418, Land Area: 9 Chatak 30 sq. Ft., Area of Structure: 286 sq. Ft.

Sale - Deed No.I-160500922/2020, Vol. No.1605-2020, Page 37312 - 37341, Land Area: 4 Chatak 38 sq. Ft., Area of Structure: 143 sq. Ft.

Sale - Deed No.I-160500807/2021, Vol. No.1605-2021, Page 38479 to 38511, Land Area: 3 Chatak 39 sq. Ft., Area of Structure: 172 sq. Ft.

Sale - Deed No.I-160500867/2021, Vol. No.1605-2021, Page 39403 to 39432, Land Area: 4 Chatak 30 sq. Ft., Area of Structure: 214 sq. Ft.

During the period (2003-2024) of aforesaid searches I have no found entry/entries in the D.S.R.-I Office.

During the period (2003-2024) of aforesaid searches I have found following entries in the D.S.R.-II Alipore office.

Sale - Deed No.I-160206821/2023, Vol. No.1602-2023, Page 220163 - 220201, Land Area: 261 Sq. Ft. , Area of Structure: 258 sq. Ft.

Declaration - Deed No.I-160211960/2023, Vol. No.1602-2023, Page 394678 to 394689, Land Area: 8 Cottahs 7 Chataks 20 sq. Ft.

Gift in f/o Govt./Local Bodies- Deed No.I-160211959/2023, Vol. No.1602-2023, Page 394867 to 394878, Land Area: 1009.5 sq. Ft..

Gift in f/o Govt./Local Bodies- Deed No.I-160203662/2024, Vol. No.1602-2024, Page 118515 to 118526, Land Area: 1011.55 sq. Ft..

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During the period (2003-2024) of aforesaid searches I have not found any entry/entries in the A.RA- Offices:And I have not found any civil case pending in the Court in respect of above premises.

I hereby certify that the above mentioned property is free from all sorts of encumbrances, charges liabilities liens and lispendents attachment of any kind whatsoever and the said premises has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned premises is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act. 1976 and the said is not under any claim of any other authority and is fit for equitable mortgage and/or others.

Search Receipt and ors receipts attached

Litan Majumdar
Signature

Dt-08/06/2021

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