

Rama Paul

B.A. L.L.B. Advocate
ALIPORE CRIMINAL & JUDGES COURT
KOLKATA-700 027

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Residence Chamber
71, Sallimpur Lane,
Kolkata-700 031.
7-9 A.M. & 8-10 P.M.

Ref. _____

Date 18.02.2022

NON- ENCUMBRANCE CERTIFICATE

Reference: An area of land measuring more or less, 12 (TWELVE) KATTAH 15 (FIFTEEN) SQUARE FEET, being MUNICIPAL PREMISES NO. 3539, NAYABAD, KOLKATA – 700094, under Mouza – Nayabad, under R. S. Dag No – 161 & 160 R. S. Khatian Nos. 2 & 75 Touzi No. 56, R. S. – 3, J. L. No. – 25, under Kolkata Municipal Corporation Ward No. - 109, P. S. – Purba Jadavpur, Dist: South 24 Parganas, West Bengal,

PRESENT OWNERS: 1) M/S. MIRIK PROPERTY PRIVATE LIMITED, Holding PAN : AAECM1860B, 2) M/S. MADHUR ENCLAVE PRIVATE LIMITED , Holding PAN : AAECM1851C and (3) M/S. NORTECH PROPERTY PRIVATE LIMITED Holding PAN : AACCN0602N, all Private Limited Companies incorporated under the provisions of Companies Act, 1956, as extended by Companies Act, 2013, having their

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respective Registered Offices at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. –
Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal.

MY REPORT IS AS FOLLOWS:

PART – I

WHEREAS one **SMT. MALATI SARKAR**, wife of Late Sachindra Nath Sarkar has been enjoying her right, title, interest and possession in respect of the Plot of land measuring more or less, 02 Kattahs 15 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 160, R. S. Khatian No. 2, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, in pursuance to purchase from one **SHRI ASIM KUMAR GUPTA**, son of Shri Baidya Nath Gupta, by virtue of a 'Deed of Conveyance' which was registered in the office of the D.S.R.- III on 06/06/2002 and which was duly recorded in Book No- I, Volume no- 108, pages- 369 to 384, Being no- 4644, for the Year 2002.

WHEREAS said **SMT. MALATI SARKAR**, wife of Late Sachindra Nath Sarkar, while enjoying her right, title, interest and possession in respect of the Plot of land measuring more or less, 2 Kattahs 15 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 160, R. S. Khatian No. 2, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, sold conveyed and transferred to same to one **M/S. MADHUR ENCLAVE PRIVATE LIMITED**, Owner No. 2 herein , by virtue of a 'Deed of Conveyance' being Deed No. 05805 for the year 2008, duly registered at the office of A. R. A. – Kolkata, recorded in Book No. - I, CD Volume No. 74, written in Page Nos. 8296 to 8312.

PART – II

WHEREAS one **SHRI RABIN MONDAL**, son of Late Rajen Mondal has been enjoying his right, title, interest and possession in respect of the undivided and undemarcated Plot of

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7-9 A.M. & 8-10 P.M.

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land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, in pursuance to purchase from one **SHRI BHUPATI POREL**, son of Late Ramesh Porel, by virtue of a 'Deed of Conveyance' which was registered in the office of the D.S.R. Alipore on 17/07/1981 and duly recorded in Book No-I, Volume No.- 288, pages in written 165 to 168, Being no- 8403 and for the Year 1981.

WHEREAS said **SHRI RABIN MONDAL**, son of Late Rajen Mondal, while enjoying his right, title, interest and possession in respect of the undivided and undemarcated Plot of land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, sold conveyed and transferred to same to 1) **M/S. MIRIK PROPERTY PRIVATE LIMITED**, 2) **M/S. MADHUR ENCLAVE PRIVATE LIMITED** and (3) **M/S. NORTECH PROPERTY PRIVATE LIMITED**, Owners herein, by virtue of a 'Deed of Conveyance' being Deed No. 6674 for the year 2010, duly registered at the office of A. R. A. – Kolkata, recorded in Book No. - I, CD Volume No. 16, written in Page Nos. 9620 to 9634.

PART – III

WHEREAS one **SHRI LALU MONDAL @ SANYASI**, son of Late Rajen Mondal has been enjoying his right, title, interest and possession in respect of the undivided and undemarcated Plot of land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, in pursuance to purchase from one **SHRI BHUPATI POREL**, son of Late Ramesh Porel, by virtue of a

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7-9 A.M. & 8-10 P.M.

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'Deed of Conveyance' which was registered in the office of the D.S.R. Alipore on 17/07/1981 and duly recorded in Book No-I, Volume No.- 288, pages in written 165 to 168, Being no- 8403 and for the Year 1981.

WHEREAS said **SHRI LALU MONDAL @ SANYASI**, son of Late Rajen Mondal, while enjoying his right, title, interest and possession in respect of the undivided and undemarcated Plot of land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, sold conveyed and transferred to same to 1) **M/S. MIRIK PROPERTY PRIVATE LIMITED**, 2) **M/S. MADHUR ENCLAVE PRIVATE LIMITED** and (3) **M/S. NORTECH PROPERTY PRIVATE LIMITED**, Owners herein , by virtue of a 'Deed of Conveyance' being Deed No. 7081 for the year 2010, duly registered at the office of A. R. A. – Kolkata, recorded in Book No. - I, CD Volume No. 17, written in Page Nos. 8718 to 8732.

PART – IV

WHEREAS one **SHRI BADAL MONDAL**, son of Late Rajen Mondal has been enjoying his right, title, interest and possession in respect of the undivided and undemarcated Plot of land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, in pursuance to purchase from one **SHRI BHUPATI POREL**, son of Late Ramesh Porel, by virtue of a 'Deed of Conveyance' which was registered in the office of the D.S.R. Alipore on 17/07/1981 and duly recorded in Book No-I, Volume No.- 288, pages in written 165 to 168, Being no- 8403 and for the Year 1981.

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WHEREAS said SHRI BADAL MONDAL, son of Late Rajen Mondal, while enjoying his right, title, interest and possession in respect of the undivided and undemarcated Plot of land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, sold conveyed and transferred to same to 1) **M/S. MIRIK PROPERTY PRIVATE LIMITED**, 2) **M/S. MADHUR ENCLAVE PRIVATE LIMITED** and (3) **M/S. NORTECH PROPERTY PRIVATE LIMITED**, Owners herein, by virtue of a 'Deed of Conveyance' being Deed No. 7082 for the year 2010, duly registered at the office of A. R. A. – Kolkata, recorded in Book No. - I, CD Volume No. 17, written in Page Nos. 8733 to 8747.

PART – V

WHEREAS one SHRI SANTI MONDAL, son of Late Rajen Mondal has been enjoying his right, title, interest and possession in respect of the undivided and undemarcated Plot of land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, in pursuance to purchase from one **SHRI BHUPATI POREL**, son of Late Ramesh Porel, by virtue of a 'Deed of Conveyance' which was registered in the office of the D.S.R. Alipore on 17/07/1981 and duly recorded in Book No-I, Volume No.- 288, pages in written 165 to 168, Being no- 8403 and for the Year 1981.

WHEREAS said SHRI SANTI MONDAL, son of Late Rajen Mondal, while enjoying his right, title, interest and possession in respect of the undivided and undemarcated Plot of land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, died intestate leaving behind his two sons, namely,

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Mr. Mongal Mondal and Mr. Arjun Mondal and Four daughters, namely, Putul Mondal, Shyamali Mondal, Harani Mondal and Rita Mondal, as his only legal heirs and thus, Mr. Mongal Mondal, Mr. Arjun Mondal, Putul Mondal, Shyamali Mondal, Harani Mondal and Rita Mondal became the joint owner in respect of the said undivided and undemarcated plot of land.

WHEREAS said **MR. MONGAL MONDAL, MR. ARJUN MONDAL, PUTUL MONDAL, SHYAMALI MONDAL, HARANI MONDAL AND RITA MONDAL**, all sons and daughters of Late Santi Mondal, while enjoying their right, title, interest and possession in respect of the undivided and undemarcated Plot of land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, sold conveyed and transferred to same to 1) **M/S. MIRIK PROPERTY PRIVATE LIMITED**, 2) **M/S. MADHUR ENCLAVE PRIVATE LIMITED** and (3) **M/S. NORTECH PROPERTY PRIVATE LIMITED**, Owners herein , by virtue of a 'Deed of Conveyance' being Deed No. 5814 for the year 2011, duly registered at the office of A. R. A. – Kolkata, recorded in Book No. - I, CD Volume No. 13, written in Page Nos. 9035 to 9052.

PART – VI

WHEREAS one **SHRI SUNDAR MONDAL**, son of Late Rajen Mondal has been enjoying his right, title, interest and possession in respect of the undivided and undemarcated Plot of land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, in pursuance to purchase from one **SHRI BHUPATI POREL**, son of Late Ramesh Porel, by virtue of a 'Deed of Conveyance' which was

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registered in the office of the D.S.R. Alipore on 17/07/1981 and duly recorded in Book No-I, Volume No.- 288, pages in written 165 to 168, Being no- 8403 and for the Year 1981.

WHEREAS said **SHRI SUNDAR MONDAL**, son of Late Rajen Mondal, while enjoying his right, title, interest and possession in respect of the undivided and undemarcated Plot of land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, died intestate leaving behind his wife, Smt. Kalpana Mondal, two sons, namely, Minor Tapas Mondal and Minor Akash Mondal, one daughter Priti Mondal, as his only legal heirs and thus, Smt. Kalpana Mondal, Minor Tapas Mondal, Minor Akash Mondal and Priti Mondal, became the joint owner in respect of the said undivided and undemarcated plot of land.

WHEREAS said **SMT. KALPANA MONDAL, MINOR TAPAS MONDAL, MINOR AKASH MONDAL AND PRITI MONDAL**, while enjoying their right, title, interest and possession in respect of the undivided and undemarcated Plot of land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, sold conveyed and transferred to same to 1) **M/S. MIRIK PROPERTY PRIVATE LIMITED**, 2) **M/S. MADHUR ENCLAVE PRIVATE LIMITED** and (3) **M/S. NORTECH PROPERTY PRIVATE LIMITED**, Owners herein, by virtue of a 'Deed of Conveyance' being Deed No. 5815 for the year 2011, duly registered at the office of A. R. A. – Kolkata, recorded in Book No. - I, CD Volume No. 13, written in Page Nos. 9053 to 9069.

PART – VII

WHEREAS one **SHRI GOPAL MONDAL**, son of Late Rajen Mondal has been enjoying his right, title, interest and possession in respect of the undivided and undemarcated Plot of

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land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, in pursuance to purchase from one **SHRI BHUPATI POREL**, son of Late Ramesh Porel, by virtue of a 'Deed of Conveyance' which was registered in the office of the D.S.R. Alipore on 17/07/1981 and duly recorded in Book No-I, Volume No.- 288, pages in written 165 to 168, Being no- 8403 and for the Year 1981.

WHEREAS said **SHRI GOPAL MONDAL**, son of Late Rajen Mondal, while enjoying his right, title, interest and possession in respect of the undivided and undemarcated Plot of land measuring more or less, 01 Kattahs 10 Chittak 30 Square feet, under **Mouza – Nayabad**, under R. S. Dag No - 161, R. S. Khatian No. 75, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, sold conveyed and transferred to same to 1) **M/S. MIRIK PROPERTY PRIVATE LIMITED**, 2) **M/S. MADHUR ENCLAVE PRIVATE LIMITED** and (3) **M/S. NORTECH PROPERTY PRIVATE LIMITED**, Owners herein, by virtue of a 'Deed of Conveyance' being Deed No. 10439 for the year 2011, duly registered at the office of A. R. A. – Kolkata, recorded in Book No. - I, CD Volume No. 23, written in Page Nos. 2775 to 2795.

PART – VIII

M/s. Mirik Property Private Limited, Owner No. 1 herein and M/s. Nortech Property Private Limited, Owner No. 3 herein, jointly, are absolutely seized and possessed of or otherwise well and sufficiently entitled to All That Piece and Parcel of Land measuring more or less **01 (One) Kattahs 05 (Five) Chittak 25 (Twenty) Square Feet** under **Mouza – Nayabad**, under R. S. Dag No - 160, R. S. Khatian No. 02, J. L. No. 25, Touzi No. 56, R. S. No. – 3, Police Station – **Purba Jadavpur**, under Ward No. 109 of Kolkata Municipal Corporation, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispences, attachments, trusts whatsoever or howsoever in pursuance to purchase, from

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One M/S. MADHUR ENCLAVE PRIVATE LIMITED, Owner No. 2 herein, in pursuance to purchase, by virtue of a 'Deed of Conveyance' being Deed No. 1454 for the year 2012, duly registered at the office of A. R. A. - Kolkata, recorded in Book No. - I, CD Volume No. 04, written in Page Nos. 241 to 258.

Thus by virtue of the aforesaid Deeds of Conveyance, M/s. Mirik Property Private Limited, Owner No. 1 herein became the owner of **04 (FOUR) KATTAHS 05 (FIVE) SQUARE FEET** of Land, M/s. Madhur Enclave Private Limited, Owner No. 2 herein became the owner of **04 (FOUR) KATTAHS 05 (FIVE) SQUARE FEET** of Land and M/s. Nortech Property Private Limited, Owner No. 3 herein, became the owner of **04 (FOUR) KATTAHS 05 (FIVE) SQUARE FEET** of Land and they have been, jointly, enjoying their right, title, interest and possession in respect of the said undivided and undemarcated scheduled land being **MUNICIPAL PREMISES NO. 3539, NAYABAD, KOLKATA - 700 094**, under **Mouza - Nayabad**, under R. S. Dag No - 161 & 160 R. S. Khatian Nos. 2 & 75 Touzi No. 56, R. S. - 3, J. L. No. - 25, under **Kolkata Municipal Corporation Ward No. - 109, P. S. - Purba Jadavpur**, Dist: South 24 Parganas, West Bengal.

I have gone through the purchase deeds, link deeds, 'Record of Rights', BL & LRO Records, KMC records and apart from it, I have caused necessary searches in the office of 'District Registrar Office', 'Sub Registrar Office' and 'Additional Sub Registrar office' etc. Besides it, I have also caused necessary searches in the respective Government offices i.e. LA Department, KMDA Department etc. and also searched in the competent court of law for any Title suit or Money Suit in respect of the above premises and thereafter made this 'Title Report' based on these documents.

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My Report is under :

That the said land is free from all encumbrances and its title is absolutely clear and marketable in nature. I did not find any entry for the same.

I did not find any Sale deed, Transfer Deed, Gift Deed and Mortgage Deed for the said land during my searches.

Encl: Search Receipts.

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West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN AA 065029

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 4829
- 2. Date of application 18/2/22
- 3. Search for the year(s) 2009-2022
- 4. Name of office to which the record to be searched or inspected relates Dr. B. Saha
- 5. Name of person or property to be searched 3539 Rajalad
- 6. Nature of document PS - Purba Jampur
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) II
- 8. From whom received B. Paul AR
- 9. Fees paid under Article 30/-

F (1) (i)
F (1) (ii)
F (2)



..... Registrar of

act

082053

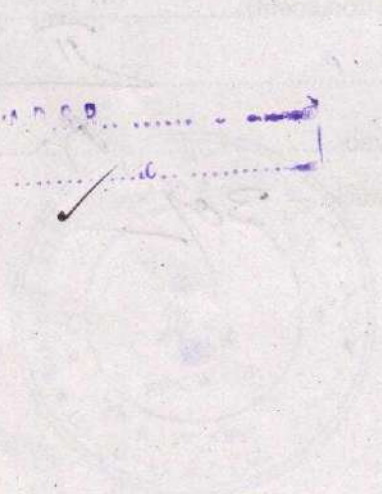
Forwarded to D.S.P./A.D.S.P.

For searching from 10

18/1/55

Forwarded to D.S.P./A.D.S.P.

For searching from 10



West Bengal Form No. 1557

[New Rule Form No. 20 (Appendix-I)]

No. REGN O 693072

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application..... 12372

Date..... 18/2/22

Received from..... 2007 - 22

On account of copy of Deed No..... R Akal

Registered in Book No..... II

Volume No..... Page..... Sale

For the year—

the..... office.....

Copying fee under Article..... 3539 Nayabad

G (a).....

G (b).....

Copying for preparing map or plan.....

Stamp paper (value).....

Stridge paper..... sheets.....

.....
R. Paul
Registrar of.....

17L



1978
10/10/78

2283 10/10/78

10/10/78
5