

No. REGN AA 251818

251818

Receipt for Fees Deposited for Search or Inspection

Inspection

- 1. Serial Number of application ..... 49518
- 2. Date of application ..... 6-5-18
- 3. Search for the year(s) ..... 88-18
- 4. Name of office to which the record to be searched or inspected relates ..... Ranch
- 5. Name of person or property to be searched ..... D
- 6. Nature of document ..... -
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... m - Dhawa, Df-216  
Kh-120,

- 18
- 5-18
- 18
- cted relates ..... Ranch

1608007  
From 13/1  
Plot N

- 8. From whom received .....
- 9. Fees paid under Article —  
F (1) (i) ..... 307
- F (1) (ii) ..... T. Mandal
- F (2) .....

volume and page in the  
Df-216

Kumar B  
SONAR  
A.D.S.R.

Registrar of .....

ar of .....

S. P. CONSTRUCTION  
Suyail Kumar  
Partner

No. REGN AA 164548

A 251818

Receipt for Fees Deposited for Search or Inspection

1 or Inspection

Serial Number of application ..... 20948

518

1608007

Date of application ..... 7/8/18

5-5-18

From 13/1

Search for the year(s) ..... 1989-18

18

Plot No.

Name of office to which the record to be searched or inspected relates ..... D. A. L. per.

inspected relates ..... R. D. M.

5. Name of person or property to be searched .....

6. Nature of document ..... M. Shalve.

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... Kh 720 D-216.

ok, volume and page in the ..... 10, Df-216

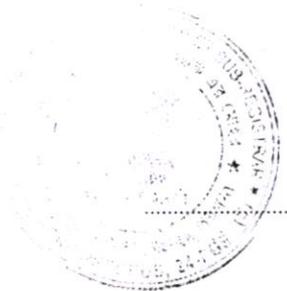
Kumar B  
SONAR  
A.D.S.R.

8. From whom received ..... R. N. Mithay.

9. Fees paid under Article —  
F (1) (i)  
F (1) (ii)  
F (2)

By

M. S. S.



Registrar of

strar of

S. P. CONSTRUCTION

Sunil Kamal Desai

Partner

No. REGN AA 251818

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application ..... 49518
- 2. Date of application ..... 6-5-19
- 3. Search for the year(s) ..... 88-19
- 4. Name of office to which the record to be searched or inspected relates ..... Rank
- 5. Name of person or property to be searched ..... D
- 6. Nature of document ..... - ,
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... M - Shalwa, Df-216  
Mh-120,

1608( From , Plc

Kuma SON/ A.D.S.

- 8. From whom received .....
  - 9. Fees paid under Article —
    - F (1) (i) 307
    - F (1) (ii)
    - F (2)
- T. Mandal  
Registrar of .....

PL

S. P. CONSTRUCTION  
Suman Kumar Mandal  
Partner

# No. REGN AA 164548

## Receipt for Fees Deposited for Search or Inspection

Serial Number of application ..... 20248

Date of application ..... 7/8/89

Search for the year(s) ..... 1989 - 1990

Name of office to which the record to be searched or inspected relates ..... D. A. L. pur.

Name of person or property to be searched ..... M. Sharma

Nature of document ..... M. Sharma

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... M-720 D-26

From whom received ..... R. N. Mittal

Fees paid under Article —

F (1) (i)

F (1) (ii)

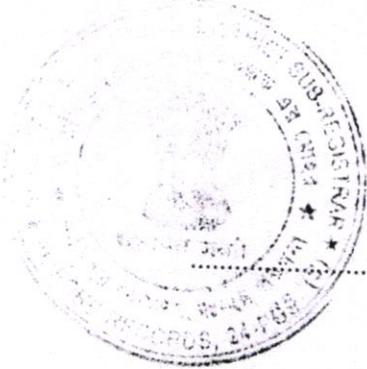
F (2)

BY ..... [Signature]

Registrar of ..... [Signature]

1608007  
From 13  
Plot N

Kumar B  
SONARF  
A.D.S.R. :



PL

**S. P. CONSTRUCTION**

*Suman Kumar*  
**Partner**

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

Date of Application: 14-05-2019

|                          |                                                                                |                  |                         |
|--------------------------|--------------------------------------------------------------------------------|------------------|-------------------------|
| Serial No of Application | 1608007102/2019                                                                | Search No        | 1608007102/2019         |
| Search for the Years     | From 1989 To 2014                                                              | Record Available | From 13/02/2008 onwards |
| Property to be Searched  | District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00216 |                  |                         |
| From whom Received       | Mr M Chakraborty                                                               |                  |                         |
| Fees Paid under Articles | F1(i) 2 /-                                                                     | F1(ii) 25 /-     |                         |

Search Result: No Record Found

( Mr Barun Kumar Bhunia )  
A.D.S.R. SONARPUR  
OFFICE OF THE A.D.S.R. SONARPUR

**S. P. CONSTRUCTION**

*Suyanti Kumar Das*  
**Partner**

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

Date of Application: 06-05-2019

|                          |                                                                                |                  |                         |
|--------------------------|--------------------------------------------------------------------------------|------------------|-------------------------|
| Serial No of Application | 1629001265/2019                                                                | Search No        | 1629001265/2019         |
| Search for the Years     | From 2014 To 2019                                                              | Record Available | From 13/11/2014 onwards |
| Property to be Searched  | District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00216 |                  |                         |
| From whom Received       | Mr DIBAKAR<br>BHATTACHARJEE                                                    |                  |                         |
| Fees Paid under Articles | F1(i) 2/-                                                                      | F1(ii) 5/-       |                         |

Search Result: No Record Found

( Mr Debasish Dhar )  
A.D.S.R. GARIA  
OFFICE OF THE A.D.S.R. GARIA

**S. P. CONSTRUCTION**  
*Suman Kumar Murshid*  
**Partner**

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549  
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

## NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring about **6 (six) cottahs 14 (fourteen) chittacks 22 (twenty two) sq. ft.** be the same a little more or less comprised in and formed under Mouza - Dhalua, J.L. No. 43, Touzi No. 340-342, R.S. Khatian No. 120, L.R. Khatian No. 2327/1, R.S. Dag No. 216, L.R. Dag No. 227, Holding No. 256, Dhalua (Paschim), within Ward No. 2, of Rajpur-Sonarapur Municipality under Sub-Registry Office- Garia, Police Station - Narendrapur (previously Sonarpur) within the District - 24 Parganas (South).

### PRESENT LAND OWNER:-

**SRI MALAY NATH**, son of- Late Atul Krishna Nath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Dhalua (West), P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152.

I have caused necessary searches in the office of Registrar of Assurances, Kolkata, District Registry Office, Alipore and Additional District Sub. Registry Office, Sonarpur & Garia for the period of last 30 (thirty) years and have inspected the records and all other relevant available documents in respect of the aforesaid property.

S. P. CONSTRUCTION

*Suyant Kumar Mondal*  
Partner

*Dibakar*

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

## MY REPORT IS AS FOLLOWS:-

- A.** Sri Bijoy Krishna Naskar and his other co-sharers while being the owner of the land measuring about 7 cottahs 4 chittacks in R.S. Dag No. 216, Mouza- Dhalua, sold the same to Motilal De and Sunil Kumar De by virtue of a Sale Deed registered on 14.11.1969 before Sub. Registrar, Sonarpur and recorded in Book No.- I, Volume No.- 38, Pages 152 to 155, Being No.- 2177 for the year 1969, and thereafter on 08.11.1974, Motilal De and Sunil Kumar Dey jointly sold the said land measuring about 7 cottahs 4 chittacks in R.S. Dag No. 216, Mouza- Dhalua to Atul Krishna Nath by virtue of a Sale Deed registered before Sub. Registrar, Sonarpur and recorded in Book No.- I, Volume No.- 72, Pages 55 to 58, Being No.- 4486 for the year 1974;
- B.** After purchasing the said land measuring about 7 cottahs 4 chittacks in R.S. Dag No. 216, Mouza- Dhalua, Atul Krishna Nath gifted the land measuring about 6 cottahs 14 chittacks 22 sq. ft. (after physical measurement which appears to be) to his son Malay Nath (the owner herein) by virtue of a Deed of Gift registered on 15.12.2004 before District Sub. Registrar- IV, Alipore and recorded in Book No.- I, Volume No.- 2, Pages 1099 to 1112, Being No.- 215 for the year 2005;

S. P. CONSTRUCTION

*Soumitra Kumar*  
Partner

*Shatt*

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

C. After acquiring the ownership of the said land measuring about 6 cottahs 14 chittacks 22 sq. ft. in R.S. Dag No. 216, Mouza- Dhalua, Malay Nath (the owner herein) mutated his name before the BL&LRO Sonarpur and L.R. Record-of-Rights (Parcha) has been published in his name in respect of the said land and the Landowner herein also mutated his name in the Assessment Register of Rajpur Sonarpur Municipality in respect of the said land at present the owner herein has been enjoying the ownership of the said land;

D. Thereafter, the owner herein in respect of the land as mentioned hereinabove entered into a Joint Venture Agreement with S.P. CONSTRUCTION, a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, Kolkata- 700152 (hereinafter referred to as the said Developer) which was registered on 18.06.2018 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2018, Pages 92016 to 92049, Being No. 2905 for the year 2018 and for smooth running of the construction work the owner executed a Power of Attorney which was registered on 18.06.2018 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2018, Pages 92069 to 92094, Being No. 2907 for the year 2018;

E. Thereafter, the said Developer herein submitted a building sanction plan in respect of the land measuring about 6 (six)

S. P. CONSTRUCTION

*Sugant Kumar Das*  
Partner

*Bhatt.*

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

cottahs 14 (fourteen) chittacks 22 (twenty two) sq. ft. morefully described hereinabove in the name of the owner herein and got the sanctioned building plan bearing sanction no. 279/CB/02/68 dated 19.03.2019 duly sanctioned from Rajpur Sonarpur Municipality;

**F.** Thereafter the said Developer started construction of the said G+3 storied building known as "AASHRAY BANGA" at Holding No. 256, Dhalua (Paschim);

I hereby certify that the above-mentioned land of the present Landowners herein are free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and is fit for equitable mortgage.

Enclosure:- Search Receipts.

**S. P. CONSTRUCTION**

*Sujanta Kumar Mishra*  
Partner

*Dibakar Bhattacharjee*  
ADVOCATE