



Ref. No.....

Date.....22/06/2023

'NON ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE'

Ref: - An area of land admeasuring – **03** Cottahs **13** Chittacks **19** Square feet be the same a little more or less being Plot No. 551 together with a Brick Built Two Storied Pucca building thereon measuring an area more or less 600 sq.ft. on the Ground Floor and on the First Floor respectively standing thereon, lying and situated at Mouza – Behala, Pargana – Balia, J.L. No. 2, comprising in Part of C.S. Plot Nos. 629 and 631 under Khatian No. 66, being Municipal Premises No. **40, Parnasree Pally** Road No. 1, P.O. – Parnasree Pally, P.S. – previously Behala now Parnasree, Kolkata – 700060, District – South 24 Parganas and Mailing Address 551, Parnasree Pally, P.O. – Parnasree Pally, P.S. – Parnasree, Kolkata – 700060, District – South 24 Parganas within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, A.D.S.R. Behala, South 24 Parganas.

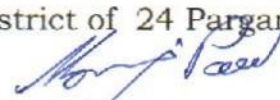
Present Owners of the said Land and Structure : -

SMT. RUMA DAS AND SMT. RINKU BHATTACHARJEE.

I have caused necessary searches in the Additional District Sub - Registrar – **Behala** for the period from **2005** to **2023** AND District Registrar – **Alipore** for the period from **2005** to **2023** AND Additional Registrar of Assurances – **Kolkata** for the period from **2005** to **2023** and have inspected the settlement Records, **B.L. & L.R.O. Mutation** and all other relevant documents in respect of the aforesaid property.

My Report is as follows: -

Whereas the State Government of West Bengal by its Land and Land Revenue Department Declaration No. 3176 L.Dev. datged 25.03.1950 and published in the Calcutta Gazette dated 30.03.1950, acquired land measuring more or less 74.77 acres, in area in Village – Behala, J.L. No. 2, Pargana – Balia, within P.S. Behala, in Sadar Sub – Division Alipore, in the District of 24 Parganas under the provisions of


MONOJ PAUL, LL.B.
Advocate
Alipore Police & Judges Court,
Alipore Criminal Court
District Bar Association, Koi-27



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the Land Development and Planning Act, 1948 for the PARNASREE PALLY SAMAVAYA SAMITI LIMITED, a Society registered under the Bengal Co-operative Societies Act, 1940 and having it's Office at Parnasree Pally in the Town of Behala, District - 24 Parganas, hereinafter called and referred to as the "SAMITI" and delivered possession to the said Samity on the 16th day of February, 1951 and subsequent dates.

And Whereas by a Memorandum of Agreement dated 16.12.1950, the said Samiti entered into an Agreement with the State Government of West Bengal inter-alia to execute and complete the Development Scheme annexed to the said Memorandum of Agreement.

And Whereas the said Samiti had accordingly developed the land, opened out roads and subdivided the same land into small plots for residential purposes under the schemes Nos. I, II, and III and offered for sale of such plots to its members.

And Whereas one Sri Pravat Kumar Balias Sri Provat Kumar Bhattacharya (since deceased), son of Late K.P. Bhattacharya, being a member of the said Samiti approached it for purchase of the Plot No. 551, measuring an area of land 03 Cottahs 13 Chittacks 19 sq.ft. more or less comprising in Part of C.S. Plot Nos. 629 and 631, Mouza - Behala, Pargana - Balia, J.L. No. 2 under Khatian No. 66, within the limits of the then South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S.Unit) under Ward No. 131, Police Station - previously Behala now Parnasree, District - previously 24 Parganas now South 24 Parganas and the said Samiti by virtue of a Deed of Conveyance dated 10th day of August, 1973, registered in the office of District Sub - Registrar, Alipore, 24 Parganas and duly recorded in Book No. I, Volume No. 55, Pages 248 to 255, Being No. 4708 for the year 1973.

And Whereas the said Sri Pravat Kumar Bhattacharya alias Sri Provat Kumar Bhattacharya (since deceased), became the sole and absolute owner, seized and

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possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu Land measuring an area 03 Cottahs 13 Chittacks 19 sq.ft. more or less, being Plot No. 551, lying and situated at Mouza – Behala, Pargana – Balia, J.L. No. 2, comprising in Part of C.S. Plot Nos. 629 and 631 under Khatian No. 66 by mutating his name in the Assessment Record of the Kolkata Municipal Corporation and the said property being known and numbered as of Municipal Premises No. 40, Parnasree Pally Road No. 1, P.O. Parnasree Pally, Police Station – previously Behala now Parnasree, Kolkata – 700060, District – South 24 Parganas and Mailing Address 551, Parnasree Pally, P.O. – Parnasree Pally, Police Station – Parnasree, Kolkata – 700060, District – South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131 vide Assessee No. 41-131-13-0040-8, A.D.S.R. Behala, South 24 Parganas and thereafter had constructed a Brick Built Two Storied Pucca Building thereon measuring an area more or less 600 sq.ft. on the Ground Floor and on the First Floor respectively and was enjoying the same by payment of rates and taxes to the appropriate Authorities.

And Whereas while seized and possessed of the said property, the said Pravat Kumar Bhattacharya alias Provat Kumar Bhattacharya died intestate on 12.06.2011, leaving behind his wife namely Smt. Manju Bhattacharya (since deceased) and his two married daughters namely 1. Smt. Ruma Das, the Landowner No. 1 herein and 2. Smt. Rinku Bhattacharjee, wife of Sri Somaknath Bhattacharya, the Landowner No. 2 herein, as his legal heirs and successors, who all duly inherited the undivided share of the aforesaid property left by said deceased Pravat Kumar Bhattacharya alias Provat Kumar Bhattacharya, as per the Hindu Succession Act, 1956 and each one having undivided 1/3rd share of the said property.

And Whereas while seized and possessed of the said property, the said Manju Bhattacharya died intestate on 16.01.2021, leaving behind her two married daughters namely 1. Smt. Ruma Das, the Landowner No. 1 herein and 2. Smt. Rinku



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Bhattacharjee, wife of Sri Somaknath Bhattacharya, the Landowner No. 2 herein as her legal heirs and successors, who both duly inherited the undivided share of the aforesaid property left by said deceased Manju Bhattacharya, as per the Hindu succession Act, 1956 and each one having undivided $\frac{1}{2}$ share of the said property.

And Whereas now the said 1. Smt. Ruma Das and 2. Smt. Rinku Bhattacharjee, the Landowners herein, become the absolute joint owners of the said property and have been possession the same by mutating their names jointly in the assessment Records of Kolkata Municipal Corporation (S.S.Unit) and the said property being known and numbered as of Municipal Premises No. 40, Parnasree Pally Road No. 1, P.O. Parnasree Pally, Police Station – previously Behala now Parnasree, Kolkata - 700060, District – South 24 Parganas and Mailing address 551, Parnasree Pally, P.O. – Parnasree Pally, P.S. – Parnasree, Kolkata – 700060, District – South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131 vide Assessee No. 41-131-13-0040-8, A.D.S.R. Behala, South 24 Parganas and paying taxes regularly and have been enjoying the same without any interruption whatsoever.

And Whereas now the Landowners herein, become the absolute joint owners in respect of the said property and have been enjoying the same without any interruption whatsoever.

And Whereas with a view to develop the said property and erect a Ground Plus Three Storied Building with Lift facility thereon the Owners herein invited the Developer M/s. E. Square Developer to undertake the charge of such development and/or constructional work over the land as described above free from all encumbrances. Therefore a Development agreement was made and registered by virtue of a registered Development Agreement made on **25th day of May, 2022**, it was recorded in Book No. I. Volume No. **1607-2022**, Page from **237894** to **237933**, Being No. **160707334** for the year **2022**.



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The said **SMT. RUMA DAS AND SMT. RINKU BHATTACHARJEE** after obtaining the aforesaid property became the absolute owners of a land measuring **03 Cottahs 13 Chittacks 19** Square feet be the same a little more or less being Plot No. 551 together with a Brick Built Two Storied Pucca building thereon measuring an area more or less 600 sq.ft. on the Ground Floor and on the First Floor respectively standing thereon, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, comprising in Part of C.S. Plot Nos. 629 and 631 under Khatian No. 66, being Municipal Premises No. 40, Parganasree Pally Road No. 1, P.O. - Parnasree Pally, P.S. - previously Behala now Parnasree, Kolkata - 700060, District - South 24 Parganas and Mailing Address 551, Parnasree Pally, P.O. - Parnasree Pally, P.S. - Parnasree, Kolkata - 700060, District - South 24 Parganas within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, A.D.S.R. Behala, South 24 Parganas as mentioned above / also mutated as a recorded owner in **B.L.& L.R.** Office & Municipal Office & paid the taxes up to date.

I hereby certify that the abovementioned land and structure **SMT. RUMA DAS AND SMT. RINKU BHATTACHARJEE** is free from all sorts of encumbrances, charges, liabilities, liens and lispendent attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the abovementioned land and structure is not subject to any restriction of Urban Land (Celling and Regulation) Act, 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith,

The Search Receipt No.

REGN BB 20217.

Dt. 21/06/23

Application no. 1901017231/23

Dt. 20/06/23

MONOJ PAUL LL.B.
Advocate
Alipore Police & Judges Court,
Alipore Criminal Court
District Bar Association, Kol-27

Signature of the concerning Advocate.