

TAPAJIT ROY
ADVOCATE
Alipore Police Court,
Near Bengal Lock – Up,
Kolkata-700027.

RESIDENCE AND CHAMBER AT:
SANTI PALACE, 2053, Brahmapur, Third Floor,
Ram Krishna Pally, Police Station Bansdroni,
Kolkata – 700096.
Mob: + 91 9830882206.
Email: advocatetapajitroy@gmail.com.

Date: 07.12.2022

TO WHOM IT MAY CONCERN

**NO ENCUMBRANCES CERTIFICATE AND DETAIL
REPORT ON TITLE**

RE : ALL THAT the piece and parcel of land containing an area measuring about 3 (Three) Cottahs 6 (Six) Chittaks 42 (Forty Two) Sq. ft. being Scheme Plot No. 63, lying and situate within the District South 24 Parganas, Additional District Sub Registrar at Alipore, Pargana - Magura, Mouza - Punja Sahapur, J. L. No. 9, R. S. No. 180, Touzi No. 439 B1, appertaining to Khatian No. 543, comprised under Part of Dag No. 447, within the limits of the Kolkata Municipal Corporation under Ward No. 117 being known and numbered as the Premises No. 27, Hari Das Dawn Road, Kolkata 700034 and assessed under Assessee No. 41-117-04-0027-0.

THE PRESENT OWNER : SRI PRADIP KUMAR, son of Late Kartick Chandra Sarkar, by occupation Business, by Nationality - Indian, by religion – Hindu and residing at 28A/1, Roy Bahadur Road, Post Office Behala, Police Station Behala, Kolkata 700034, District South 24 Parganas.

I have caused necessary searches through my deputed clerk, at the respective Offices of the A.D.S.R. at Alipore, D.S.R. at Alipore and R.A. Kolkata, in the name of Pradip Kumar Sarkar from 2008 to till date and also inspected necessary papers and documents related with the property as captioned above. On the basis such search and inspection I furnish my report on title as follows:

WHEREAS one HINDUSTHAN CO-OPERATIVE INSURANCE SOCIETY LIMITED, had owned, seized and possessed of ALL THAT THE piece and parcel of Land measuring about 3 (Three) Cottahs 6 (Six) Chittaks 42 (Forty Two) Sq. ft. being Scheme Plot No. 63, lying and situate within the District South 24



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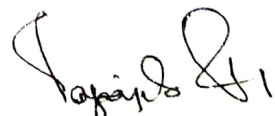
Parganas, Additional District Sub Registrar at Alipore, Pargana - Magura, Mouza - Punja Sahapur, J. L. No. 9, R. S. No. 180, Touzi No. 439 B1, appertaining to Khatian No. 543, comprised under Part of Dag No. 447, within the limits of the South Suburban Municipality, being known and numbered at the Part of Premises No. 51. Tollygunge Circular Road, together with all easement rights, benefits, privileges, powers, easements, right of way, liberties attached thereto, solely and absolutely and without any disturbances, hindrances and / or encumbrances from any corner.

AND WHEREAS while seized and possessed of the above mentioned Property, on receipt of a fair consideration amount, the said *HINDUSTHAN CO-OPERATIVE INSURANCE SOCIETY LIMITED* sold and / or conveyed ALL THAT the above mentioned Property, to and in favour of one *KALIPADA BAGCHI*, by virtue of a registered Deed of Sale dated 25th March 1939.

AND WHEREAS on the same date i.e., on 25.03.1939, the said Kalipada Bagchi mortgaged the said property as mentioned above to Hindusthan Co-Operative Insurance Society Limited and thereafter said *KALIPADA BAGCHI* sold and conveyed the said property subject to the aforesaid mortgage to and in favour of *MOGHI BAI* by virtue of a registered Deed of Sale dated 27th May 1939.

After purchasing the said Property under Mortgage, the said *MOGHI BAI* settled the loan amount with the said *HINDUSTHAN CO-OPERATIVE INSURANCE SOCIETY LIMITED* and the said *MOGHI BAI* redeemed the said Property solely and absolutely by virtue of a registered Deed of Release dated 26th November 1943, duly executed by the said Hindusthan Co-Operative Insurance Society Limited.

On and from the date of execution and registration of the said Deed of Release, the said *MOGHI BAI* have become the sole and absolute Owner and



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Possessor of the above mentioned Property and on the same date, the said *MOGHI BAI* on receipt of a fair consideration amount, sold and / or conveyed ALL THAT the above mentioned Property, to and in favour of one *SARKAR BAI*, by virtue of a registered Deed of Sale dated 26TH November, 1943.

AND WHEREAS in pursuance of the said Deed of Sale dated 26th November, 1943, the said *SARKAR BAI* have become the sole and absolute Owner and Possessor of the above mentioned Property and thereafter started to possess and the enjoy the said property solely and absolutely without any disturbance and/ or hindrance from anybody and while seized and possessed of the said Property solely and absolutely and while seized and possessed of the above mentioned Property, the said *SARKAR BAI* on receipt of a fair consideration amount, sold and / or conveyed ALL THAT the above mentioned Property, to and in favour of one *HARI SINGH AND FOWZDAR SINGH*, by virtue of a registered Deed of Sale dated 28TH April, 1948.

AND WHEREAS in pursuance of the said Deed of Sale dated 26th November, 1943, the said *HARI SINGH AND FOWZDAR SINGH* have become the joint and absolute Owners and Possessors of the above mentioned Property and while in peaceful possession and enjoyment of the said Property jointly and absolutely without any disturbance and/ or hindrance and encumbrances, the said *HARI SINGH AND FOWZDAR SINGH* on receipt of a fair consideration amount, sold and / or conveyed ALL THAT the above mentioned Property, to and in favour of one *PRATIVA GHOSH*, by virtue of a registered Indenture of Sale dated 20TH August, 1964, registered at the Office of the Registering Officer at Calcutta and recorded in Book No. I, and being Deed No. 5812 for the 1964.



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On and from the date of execution and registration of the said Indenture of Sale dated 20TH August, 1964, the said *PRATIVA GHOSH* have become the sole and absolute Owner and Possessor of the above mentioned Property and started to possess and the enjoy the said property solely and absolutely without any disturbance and/ or hindrance from anybody and thereafter the said Prativa Ghosh also mutated and recorded her name in the assessment register of the South Suburban Municipality now under Kolkata Municipal Corporation under Ward No. 117 and the said Property has been known and renumbered as the Premises No. 27. Hari Das Dawn Road (previously known and numbered as Premises No. 51, Tollygunge Circular Road), Kolkata 700034 and since then started to pay its taxes, rents and other payables to the Appropriate Authorities regularly.

Subsequently the said Prativa Ghosh have also constructed a Two Storied Building over the said Premises and enjoying the same peacefully without any interference and disturbances from others and exercising all right of ownership thereto free from all encumbrances.

AND WHEREAS while in peaceful possession and occupation thereof, the said Prativa Ghosh died intestate on 13th July 1992, leaving behind her surviving husband Sri Nirod Gopal Ghosh and one son namely Dr. Deba Prasad Ghosh as her only legal heirs and successors, upon whom the aforesaid property devolved in accordance with the provision of Hindu Succession Act. 1956.

AND WHEREAS while in peaceful joint possession and occupation thereof, one of the co-sharer and / co - owner namely Sri Nirod Gopal Ghosh died intestate on 31st July 1994, leaving behind him, his surviving only son namely Dr. Deba Prasad Ghosh as his only legal heir and successor, upon whom the aforesaid property devolved in accordance with the provision of Hindu Succession Act. 1956.



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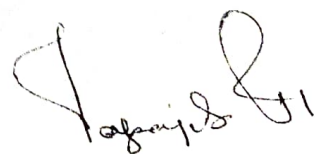
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AND WHEREAS in pursuance of the law of the Hindu Succession Act. 1956, the said *DR. DEBA PRASAD GHOSH* have become the sole and absolute Owner and Possessor of the above mentioned Property along with Two Storied Building standing thereon, by virtue of Inheritance and started to possess and the enjoy the said property solely and absolutely without any disturbance and/ or hindrance from anybody.

AND WHEREAS while seized and possessed of the above mentioned Property along with Two Storied Building standing thereon, on receipt of a fair consideration amount, the said *DR. DEBA PRASAD GHOSH* sold and / or conveyed ALL THAT the above mentioned Property along with Two Storied Building standing thereon, to and in favour of one *KARTICK CHANDRA SARKAR and PRADIP KUMAR SARKAR*, by virtue of a registered Deed of Sale dated 23rd May 2003, registered at the office of the Additional District Sub-Registrar at Behala, and registered in Book No. I, Volume No. 87, Pages 147 to 158 Pages, Being Deed No. 4139 for the year 2005.

On and from the date of execution and registration of the said Indenture of Sale dated 20TH August, 1964, the said *KARTICK CHANDRA SARKAR and PRADIP KUMAR SARKAR* have become the joint and absolute Owners and Possessors of the above mentioned Property and started to possess and the enjoy the said property jointly and absolutely without any disturbance and/ or hindrance from anybody and thereafter the said Kartick Chandra Sarkar and Pradip Kumar Sarkar also mutated and recorded their names in the assessment register of the Kolkata Municipal Corporation under Ward No. 117 and the said Property has continued to be known and renumbered as the Premises No. 27, Hari Das Dawn Road, Kolkata 700034 and the said Property has started to be assessed under Assessee No. 41-117-04-0027-0 and since then started to pay its taxes, rents and other payables to the Appropriate Authorities regularly.



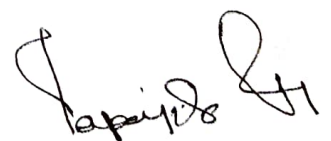
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AND WHEREAS while seized and possessed of the above mentioned Property jointly and absolutely, one of the co-sharer namely Sri Kartick Chandra Sarkar died intestate on 5th February 2006, leaving behind him, his surviving wife namely Smt. Sakuntala Sarkar and one son Sri Pradip Kumar Sarkar and one daughter namely Smt. Sarmila Sadhukhan as his legal heirs and successors and said legal heirs by law of succession and the said Smt. Sakuntala Sarkar, Sri Pradip Kumar Sarkar and Smt. Sarmila Sadhukhan have jointly inherited undivided and un - partitioned 50% (Fifty Percent) of the above mentioned property, as left by the Kartick Chandra Sarkar, since deceased.

AND WHEREAS while in peaceful joint possession and occupation thereof, the said Smt. Sakuntala Sarkar and Smt. Sarmila Sadhukhan, being the co - sharers and co- owners of the undivided and un- partitioned 50% (Fifty Percent) of the above mentioned property, out of natural love and affection, have jointly and voluntarily gifted and / or transferred, their share and interest of land measuring about 01 (One) Cottah 02 (Two) Chittacks and 14 (Fourteen) Sq. Ft., along with structure measuring about 866 (Eight Hundred and Sixty Six) Sq. Ft., in totality out of the entire Two Storied Building standing thereon, out of the total Land measuring about 3 (Three) Cottahs 6 (Six) Chittaks 42 (Forty Two) Sq. ft. being Scheme Plot No. 63, lying and situate within the District South 24 Parganas, Additional District Sub Registrar at Alipore, Pargana - Magura, Mouza - Punja Sahapur, J. L. No. 9, R. S. No. 180, Touzi No. 439 B1, appertaining to Khatian No. 543, comprised under Part of Dag No. 447, within the limits of the Kolkata Municipal Corporation under Ward No. 117 being known and numbered as the Premises No. 27, Hari Das Dawn Road, Kolkata 700034 and assessed under Assessee No. 41-117-04-0027-0, by virtue of a Deed of Gift scripted in Bengali dated 2 Agrahayan 1416 B. S. corresponding to dated 18 November 2009, registered at the office of the Additional District Sub Registrar of



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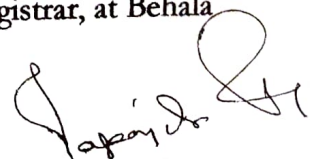
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Behala and recorded in Book No. I. C. D. Volume No. 32, from 3728 to 3747 Pages, Being Deed No. 11583, for the year 2009.

On and from the date of execution and registration of the said Indenture of Sale dated 20TH August, 1964, the said *PRADIP KUMAR SARKAR* have become the sole and absolute Owner and Possessor of the above mentioned Property more fully described as Schedule A hereunder and started to possess and the enjoy the said property solely and absolutely without any disturbance and/ or hindrance from anybody and thereafter the said Pradip Kumar Sarkar also mutated and recorded his names in the assessment register of the Kolkata Municipal Corporation under Ward No. 117 and the said Property has continued to be known and numbered as the Premises No. 27, Hari Das Dawn Road, Kolkata 700034 and continued to be assessed under Assessee No. 41-117-04-0027-0 and since then started to pay its taxes, rents and other payables to the Appropriate Authorities regularly.

AND WHEREAS the said *PRADIP KUMAR SARKAR* being the Land Owner, for the purpose of better utilization of the property and to gain something more out of his property, have decided to raise a multi – storied building there on his Schedule mentioned land property, but not having so much fund, man power and set-up, time to endeavor, as also with the intention to materialize his desire through a Developer, he has decided to entrust the above-named **BIG BRICKS DEVELOPERS**, to raise a multi – storied building there on their Schedule 'A' mentioned land property, under some specific terms and conditions.

Finding the project a viable one, the said **BIG BRICKS DEVELOPERS** has agreed to take charge of the project, under some settled terms and conditions as mentioned and entered into an Agreement for Development on 07.06.2016, which has been registered at the Office of the Additional District Sub Registrar, at Behala



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and recorded in Book No. I, Volume No. 1607 – 2016, from 155496 to 155529 Pages, Being No. 160704773 for the year 2016.

Thereafter the said *PRADIP KUMAR SARKAR* have also appointed and / or nominated *BIG BRICKS DEVELOPERS* a Partnership Firm, being represented by one of its Partners namely *Inder Kumar Sadhwani*, to act for him and / on behalf of him, as the Constituted Attorney, by virtue of execution and registration of the Development Power of Attorney dated 14.06.2016. The said Deed was registered at the Office of the Additional District Sub Registrar, at Behala and recorded in Book No. I, Volume No. 1607 – 2016, from 161383 to 161412 Pages, Being No. 160704996 for the year 2016.

At the time of searching the respective Registry office, I found the above mentioned entries in the respective offices.

Hence, on the basis of the available record of the respective registry offices and after perusing the papers and documents which are produced before me, I am of the opinion that the property as captioned above is good and marketable title and is otherwise free from all encumbrances.

• Search Receipt being nos. 35945 dated 06.12.2022 and No. 92659 dated 05.12.2022 is attached herewith.

Tapajit Roy
Advocate

No. REGN BB 382845

Receipt for Fees Deposited for Search or Inspection

Number of application.....

35945
61122

Application.....

2009 - 2012

Year for the year (s).....

Name of office to which the record to be searched or inspected relates.....

Dist. Behala

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

Prasid. Mr. Sankar

Description of document.....

Particulars of record to be inspected (year, number, book, volume and page in number of registered document).....

1

Sub

Amount received.....

Mode of payment under Article —

(1)

(2)

(3)



Registrar of.....

No. REGN BB 315159

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 32659

Date of application..... 5/12/22

Search for the year (s)..... 2021-22

Name of office to which the record to be searched or inspected relates P.P.KW

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

Nature of document.....

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Pradip Kr Sarkar

From whom received..... S. Sanyal

Fees paid under Article —

1) (i) 15/-

2) (ii)

2)

Registrar of

Santanu Sanyal

(Advocate)
ALIPORE POLICE & CIVIL COURT,
KOLKATA-700027.

{SEARCH REPORT ONLY}

Residence:

3 No. SINGHI GARDEN
(NANDI BAGAN)
P.O. HALTU, P.S. GARFA
KOLKATA-700073
(M) 9836301493

Date 07.12.2022

Ref : Sri Pradip Kr. Sarkar,
son of Kartick Ch. Sarkar.

Property : Premises No. 27, Haridas Dawn Road,
P.S. Behala, Kolkata.

Area - 3 Cottahs 6 Chittacks 42 Sft. along-
with 2 Storied Building, each floor measuri
1400 Sft. more or less.

This is to certify that I have caused necessary searches through my clerk, in Index No. I, in the records of D.R.O. Alipore A.D.S.R.O. at Behala and R.A. Kolkata, from the period of 2010 to 2022 upto date and have inspected all other relevant documents in respect of the above mentioned name/property.

During the period of aforesaid searches I have found the following entries as per available records of the above mentioned registration offices.

1. The Deed of Gift vide Book No. I, Volume No. 32, Pages from 3728 to 3747, Being No. 11583 for the year 2009 at A.D.S.R.O. Behala, as Donee.
2. The Deed of Development Agreement vide Book No. I, Being No. 4773 for the year 2016 AND
3. The Deed of Development Power vide Book No. I, Being No. 4996 for the year 2016, both are recorded at A.D.S.R.O. at Behala, both as Landlord.
4. The Deed of Sale vide Book No. I, Being No. 9843 for the year 2022 at D.S.R. III Alipore as Vendor.

Save and except the aforesaid entries I have found no other entry or entries as per available records of the above mentioned registration offices.

Relevant Search Receipts are enclosed herewith.

Santanu Sanyal
Santanu Sanyal
Advocate
Alipore Police Court
Regd. No.-WB/143/1986