

Ref:

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**NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE**

**Ref:-** ALL THAT TOTAL AREA OF THE LAND (AS PER DEED) MEASURING 61 COTTAHS 11 CHITTACKS 16 SQ. FT. I.E. 4127.741 SQ. M. AND THE TOTAL AREA OF THE LAND (AS PER PHYSICAL MEASUREMENT) MEASURING 61 COTTAHS 10 CHITTACKS 38 SQ. FT. i.e. 4125.629 SQ. M. WITHIN DISTRICT - SOUTH 24 PARGANAS, P.S. - SONARPUR, MOUZA - RAJPUR, J.L. NO. 55, COMPRISING IN R.S. & L.R. DAG NOS.- 120 & 121 UNDER R.S. KHATIAN NOS. 2623 & 2516, L.R. KHATIAN NOS. 4806, 4807, 4808, 4809, 4376, 4377, 4379, 4380, 4568 & 4599, PRESENTLY HOLDING NO. 133, NETAJI SUBHAS ROAD, WITHIN THE LIMITS OF RAJPUR SONARPUR MUNICIPALITY, WARD NO. 17, KOLKATA - 700149;

**DETAILS OF LAND OWNERS:-**

**(1) SHRI BISWAJIT SAHA** (PAN - AJCPS4171R), (Aadhaar No.- 5447 2889 3128), Son of Rajbehari Saha alias Rasbihari Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, resident of 113, N. S. C. Bose Road, P.O. - Rajpur, P.S. - Sonarpur, Pin- 700149, District - South 24 Parganas, State of West Bengal, **(2) SHRI PANKAJIT SAHA** (PAN - AJCPS4168A), (Aadhaar No.- 2839 0557 0621), Son of Rajbehari Saha alias Rashbihari Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of Daily Bazar, P.O. & P.S. Naharkatiya, Dibrugarh, Pin- 786610, State- Assam, **(3) SHRI APU SAHA** (PAN - AMAPS3395L), (Aadhaar No. - 8590 6171 9971), Son of Rajbehari Saha alias Rashbihari Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of Nebutala Lane, Rajpur, P.S. - Sonarpur, Kolkata - 700149, District -24 Parganas (S), **(4) SHRI SANJOY SAHA** (PAN - AJCPS4172N), (Aadhaar No. - 8399 8200 2475), Son of Rajbehari Saha alias Rasbihari Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of Naharkatia Nagar, Area-4, P.S. - Naharkatia, Dibrugarh - 786610, State of Assam, **(5) SHRI TAPAN SAHA alias SHRI JOYJIT SAHA** (PAN - AJCPS4169B), (Aadhaar No. - 5539 2497 5690), Son of Rajbehari Saha alias Rashbihari Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of Kamakhya Saw Mills, P.O. & P.S. - Naharkatia, Dibrugarh, Pin- 786610, State of Assam, **(6) SHRI SUBHASH CHANDRA SAHA** (PAN - AVPPS6468J), (Aadhaar No. -

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433570574764), Son of Late Swadesh Chandra Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of Amulapatty, P.O. & P.S. – Sivasagar, PIN – 785640, District – Sivasagar, State of Assam, **(7) SHRI SUBAL CHANDRA SAHA** (PAN - ANIPS1515K), (Aadhaar No. – 538723791729), Son of Late Swadesh Chandra Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of Amulapatty, P.O. & P.S. – Sivasagar, PIN – 785640, District – Sivasagar, State of Assam, **(8) SHRI NIRMAL CHANDRA SAHA** (PAN- ANIPS1525R), (Aadhaar No. – 528363029036), Son of Late Swadesh Chandra Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of Amulapatty, P.O. & P.S. – Sivasagar, PIN – 785640, District – Sivasagar, State of Assam, **(9) SMT. ILA SAHA** (PAN - RKCPS4260K), (Aadhaar No. – 5348 4610 8650), wife of Late Kamal Chandra Saha, by faith- Hindu, by occupation- Homemaker, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. – Sivasagar, PIN – 785640, District – Sivasagar, State of Assam, **(10) MISS MEGHA SAHA** (PAN – JXGPS5008J), (Aadhaar No.- 6954 3792 3340), daughter of Late Kamal Chandra Saha, by faith- Hindu, by occupation- Student, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. – Sivasagar, PIN – 785640, District – Sivasagar, State of Assam and **(11) MISS ISHA SAHA** (PAN – QSOPS4470J), (Voter ID- OAN0042119), daughter of Late Kamal Chandra Saha, by faith- Hindu, by occupation- Student, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. – Sivasagar, PIN – 785640, District – Sivasagar, State of Assam, **(12) SHRI SANDIP PRAMANIK** (PAN - APCPP5996D), (Aadhaar No.- 5748 8928 9202), son of Sri Biswanath Pramanik, aged about 43 years, by faith – Hindu, by occupation – Service, residing at "Pareshnath Dham", 14, Garia Place ( North), P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata – 700084, District – South 24 Parganas, **All the above** are represented by their lawful constituted Attorney **GANGULY HOME SEARCH PRIVATE LIMITED** (PAN - AADCG2860J) a Company registered under the provisions of Companies Act, 1956 having its registered office at- 167, Garia Station Road, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata- 700084, District- South 24 Parganas and represented by one of its Director **SHRI RUPESH RANJAN PRASAD**, (PAN - AKLPP5810A), (Aadhaar No- 6316 5314 3502) son of- Sri Makeswar Prasad, by faith – Hindu, By occupation – Business, residing at- 12 Garia Place, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata- 700084, District – South 24 Parganas;

  
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**DETAILS OF DEVELOPER :-**

**GANGULY HOME SEARCH PRIVATE LIMITED** (PAN - AADCG2860J) a Company registered under the provisions of Companies Act, 1956 having its registered office at- 167, Garia Station Road, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata- 700084, District - South 24 Parganas and represented by its Director **SHRI RUPESH RANJAN PRASAD**, (PAN- AKLPP5810A), (Aadhaar No- 6316 5314 3502) son of- Sri Makeswar Prasad, by faith - Hindu, By occupation - Business, residing at- 12 Garia Place, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata- 700084, District - South 24 Parganas;

**HISTORY OF TITLE :-**

1. **R.S. & L.R. Dag No. 120** of Mouza - Rajpur, J.L. No. 55, Land measuring 72 decimal

**WHEREAS**, by virtue of a Kobala executed by Ramsundar Bhandari registered in the office of the 24 Parganas Sadar and recorded in Book No. 1, Volume No.15, Pages from 92 to 95 being Deed No. 1239 for the year 1913, One Smt. Tarangini Debi alias Tarangini Chakraborty, wife of Haran Chandra Chakraborty became the absolute owner, title holder and possessor in respect of land measuring 76 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 her name was duly recorded in RS Khatian No. 2623, 2516 and 18 of Mouza - Rajpur along with her other properties;

**AND WHEREAS**, the said Smt. Tarangini Debi alias Tarangini Chakraborty while possessing her said land measuring 76 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza - Rajpur for the purpose of gifting 50% share of the same in favour of her grandson Sri Binoy Kumar Chakraborty, son of Late Amarendra Nath Chakraborty, she executed a Deed of Gift scripted in Bengali language and handed over possession of 50% share in said land measuring 76 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41



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decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza - Rajpur to said Sri Binoy Kumar Chakraborty and the said Deed was registered in the office of the SR Baruipur and recorded in Book No. 1, Volume No. 87, Pages from 161 to 162 Bearing Deed No. 7560 for the year 1957;

**AND WHEREAS**, the said Smt. Tarangini Debi alias Tarangini Chakraborty while possessing her rest land in land measuring 76 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza - Rajpur for the purpose of gifting rest 50% share of the same in favour of her grandsons i) Sri Biman Chakraborty, ii) Sri Bijan Chakraborty and iii) Sri Bibhuti Bhusan Chakraborty all sons of Late Jogesh Chandra Chakraborty, she executed a Deed of Gift scripted in Bengali language and handed over possession of 50% share in said land measuring 76 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza - Rajpur to said i) Sri Biman Chakraborty, ii) Sri Bijan Chakraborty and iii) Sri Bibhuti Bhusan Chakraborty and the said Deed was registered in the office of the SR Baruipur and recorded in Book No. 1, Volume No. 87, Pages from 161 to 162 Bearing Deed No. 7561 for the year 1957;

**AND WHEREAS**, said Sri Binoy Kumar Chakraborty by executing a Deed of Sale dated 22-06-1962, she sold, transferred and handed over possession of said 50% share in said land measuring 76 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza - Rajpur to one Smt. Anima Dhar, wife of Sri Swadesh Ranjan Dhar and the said Deed was registered in the office of the DR South 24 Parganas and recorded in Book No. 1, Volume No. 54, Pages from 145 to 150 Bearing Deed No. 2745 for the year 1962;

**AND WHEREAS**, due to mentioning of wrong Dag Numbers in their aforesaid Deed, the said i) Sri Biman Chakraborty, ii) Sri Bijan Chakraborty and iii) Sri Bibhuti Bhusan Chakraborty for the purpose of correction of the said dag Numbers in the said Deeds





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executed by said Smt. Tarangini Debi alias Tarangini Chakraborty and for Declaration of their Title, Ownership and possession over said 50% share in said land measuring 76 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza – Rajpur, on 20-06-1962 they initiated a Civil suit bearing T.S. no. 214 of 1962 before the Ld. 2nd Court of Ld. Civil Judge (Junior Division) at Baruipur against said 1) Binoy Kumar Chakraborty, 2) Biswanath Chakraborty, 3) Sankar Chakraborty, 4) Bani Chakraborty, 5) Minu Chakraborty, sons and daughter of Amarendra Nath Chakraborty 6) Amala Devi, wife of Kanailal Bhattacharyya, 7) Santasila Devi, wife of Santosh Chakraborty, 8) Ranu devi, wife of Govinda Bhattacharjee and 9) Smt. Anima Dhar, wife of Sri Swadesh Ranjan Dhar;

**AND WHEREAS**, the said suit bearing T.S. no. 214 of 1962 was decreed by the Ld. 2nd Court of Ld. Civil Judge (junior Division) at Baruipur on the basis of a solenama executed by all the parties to the suit and the said solenama along with the attached Map/Plan were made part of the said Decree;

**AND WHEREAS**, in terms of the aforesaid solenama decree and attached Plan, the said i) Sri Biman Behari Chakraborty, ii) Sri Bijan Chakraborty and iii) Sri Bibhuti Bhusan Chakraborty were declared absolute owners, title holder and possessor in respect of a specific demarcated land measuring 71.5 Decimal out of land measuring 4.5 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza – Rajpur, and said Smt. Anima Dhar, wife of Sri Swadesh Ranjan Dhar was declared absolute owners, title holder and possessor in respect of a specific demarcated land measuring 71.5 Decimal out of land measuring 76 decimal in RS Dag No. 120 in RS Khatian No. 2623 of Mouza – Rajpur ;

**AND WHEREAS** the said Smt. Anima Dhar while possessing 71.5 Decimal out of land measuring 76 decimal in RS Dag No. 120 in RS Khatian No. 2623 of Mouza – Rajpur by executing a Bengali Kobala dated 14-03-1986, she sold, transferred and handed over possession of land measuring 33 decimal in RS and LR Dag No. 120 under RS Khatian



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No. 2623 in favour of Sri Biswajit Saha, Pankajit Saha, and Apu Saha, all sons of Sri Rajbehari Saha and the said deed was registered in the office of the DSR South 24 Parganas and recorded in Book No. 1, Volume No. 104, Pages 395 to 403 Bearing Deed No. 5492 for the year 1986;

**AND WHEREAS** the said Smt. Anima Dhar by executing another Bengali Kobala dated 4-07-1986, she sold, transferred and handed over possession of land measuring 7 Katha 12 Chittak or 13 decimal in RS and LR Dag No. 120 under RS Khatian No. 2623 in favour of Sri Sanjoy Saha, son of Sri Rajbehari Saha and the said deed was registered in the office of the DSR South 24 Parganas and recorded in Book No. 1, Volume No. 236, Pages 130 to 139 Bearing Deed No. 12011 for the year 1986;

**AND WHEREAS** the said Smt. Anima Dhar by executing another Bengali Kobala dated 4-07-1986, she sold, transferred and handed over possession of land measuring 7 Katha 12 Chittak or 13 decimal in RS and LR Dag No. 120 under RS Khatian No. 2623 in favour of Sri Tapan Saha alias Joyjit Saha son of Sri Rajbehari Saha and the said deed was registered in the office of the DSR South 24 Parganas and recorded in Book No. 1, Volume No. 236, Pages 151 to 160 Bearing Deed No. 12013 for the year 1986;

**AND WHEREAS** the said Smt. Anima Dhar by executing another Bengali Kobala dated 4-07-1986, she sold, transferred and handed over possession of land measuring 7 Katha 12 Chittak or 13 decimal in RS and LR Dag No. 120 under RS Khatian No. 2623 in favour of Smt. Pramila Saha, Wife of Sri Rajbehari Saha and the said deed was registered in the office of the DSR South 24 Parganas and recorded in Book No. 1, Volume No. 236, Pages 140 to 150 Bearing Deed No. 12012 for the year 1986;

**AND WHEREAS** the said Smt. Pramila Saha while possessing her said 13 decimal of land, she died intestate on 28-12-2021 leaving behind her, her 5 sons and one daughter namely Sri Pankajit Saha, Sri Biswajit Saha, Sri Apu Saha, Sri Tapan Saha alias Joyjit saha, Sri Sanjoy Saha and Smt. Maya Rani Saha, wife of Uttam Saha as her only legal heirs and successors who jointly and equally inherited the property of said Smt. Pramila Saha, since deceased;





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**AND WHEREAS** the said Smt. Maya Rani Saha, wife of Uttam Saha by virtue of inheritance, she became the owner of undivided 1/6<sup>th</sup> share equivalent to land measuring 2.167 decimal in Mouza - Rajpur, J.L. No. 55, District - South 24 Parganas and while seized and possessed of her said land, said Maya Rani Saha by dint of a registered Deed of Gift dated 27.12.2022 handed over possession of the same to Sri Sandip Pramanik and the said Deed was duly registered before the Office of DSR - III, South 24 Parganas and recorded in Book I, Volume 1603-2022, Page from 634118 to 634135, being No. 20054 for the year 2022;

**AND WHEREAS** said Sri Pankajit Saha, Sri Biswajit Saha, Sri Apu Saha, Sri Tapan Saha alias Joyjit Saha, Sri Sanjoy Saha and Sri Sandip Pramanik became the joint owners and possessors in respect of land measuring 72 decimal comprising in R.S. & L.R. Dag No. 120 and they all mutated their names which was duly recorded and finally published under L.R. Khatian Nos. 4380, 4379, 4376, 4568, 4377 & 4599, in Mouza- Rajpur, J.L. No. 55;

2. **R.S. & L.R. Dag No. 121** of Mouza - Rajpur, J.L. No. 55, Land measuring 33.05 decimal

**WHEREAS**, in terms of the aforesaid solenama decree and attached Plan, the said i) Sri Biman Behari Chakraborty, ii) Sri Bijan Chakraborty and iii) Sri Bibhuti Bhusan Chakraborty were declared absolute owners, title holder and possessor in respect of a specific demarcated land measuring 71.5 Decimal out of land measuring 4.5 decimal in RS Dag No. 120 and Land measuring 26 decimal in R.S. Dag No. 121, and Land measuring 41 decimal in R.S. Dag No. 122 in RS Khatian No. 2623, 2516 and 18 of Mouza - Rajpur, J.L. No. 55

**AND WHEREAS** the said Sri Biman Behari Chakraborty while possessing his share in the said properties, he died intestate leaving behind him, his wife Smt. Shefali Chakraborty and only son Prabir Chakraborty as his only legal heirs who joint and equally inherited the properties left by said Biman Behari Chakraborty, since deceased;



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**AND WHEREAS** thus the said Smt. Shefali Chakraborty, Prabir Chakraborty, Sri Bijan Chakraborty and Sri Bibhuti Bhusan Chakraborty while possessing said specific demarcated land measuring 71.5 Decimal they by executing an Indenture dated 12-02-1986 sold, transferred, conveyed and handed over possession of specific demarcated plot of land measuring 12 Katha 00 chittak 00 sq. ft. in RS Dag No. 121 under RS Khatian No. 2516 of Mouza - Rajpur to M/S Yatayat Equipments Pvt. Ltd. and the said deed was registered before Registrar of Calcutta and recorded in Book No. 1, Bearing Deed No. 2118 for the year 1986;

**AND WHEREAS** thus the said Smt. Shefali Chakraborty, Prabir Chakraborty, Sri Bijan Chakraborty and Sri Bibhuti Bhusan Chakraborty by executing another Indenture dated 25-02-1986 sold, transferred, conveyed and handed over possession of specific demarcated plot of land measuring 4 Katha 03 chittak 20 sq. ft. in RS Dag No. 121 under R.S. Khatian No. 2516 and land measuring 3 Katha 12 chittak 25 sq. ft. in RS Dag No. 120 under RS Khatian No. 2623 of Mouza - Rajpur to Sri Ravi Prakash Malpani and the said deed was registered before Registrar of Calcutta and recorded in Book No. 1, Bearing Deed No. 2753 for the year 1986;

**AND WHEREAS** the said M/S Yatayat Equipments Pvt. Ltd. represented by its Directors 1) Sri Hari Ratan Chandak, son of Late Amolakh Chand Chandak and 2) Sri Bachhraj Mohta, son of Late Ratan Lal Mohta and Sri Ravi Prakash Malpani, son of Late Malchand Malpani while possession their said land jointly as Vendors, by executing a Deed of Indenture dated 18-02-1993 against valuable consideration price sold, transferred and conveyed land measuring 4 Katha 15 Chittak 14 sq. ft. in said RS and LR Dag No. 120 and 121 under RS Khatian No. 2516, 2623 of Mouza - Rajpur, J.L. No. 55, District - South 24 Parganas to Sri Nirmal Saha, the Landowner No. 1 herein and the said Deed was registered in the office of the DSR South 24 Parganas and recorded in Book No. 1, Volume No. 40, Pages from 421 to 438 Being Deed No. 2270 for the year 1993;

**AND WHEREAS** the said M/S Yatayat Equipments Pvt. Ltd. represented by its Directors 1) Sri Hari Ratan Chandak, son of Late Amolakh Chand Chandak and 2) Sri Bachhraj Mohta, son of Late Ratan Lal Mohta while possessing the said land and Sri Ravi Prakash





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Malpani, son of Late Malchand Malpani while possession their said land jointly as Vendors, by executing a Deed of Indenture dated 18-02-1993 against valuable consideration price sold, transferred and conveyed land measuring 5 Katha 1 Chittak 12 sq. ft. in said RS and LR Dag No. 120 and 121 under RS Khatian No. 2623, 2516 of Mouza - Rajpur, J.L. No. 55, District - South 24 Parganas to Sri Subal Saha, the Landowner No. 2 herein and the said Deed was registered in the office of the DSR South 24 Parganas and recorded in Book No. 1, Volume No. 40, Pages from 452 to 464 Being Deed No. 2272 for the year 1993;

**AND WHEREAS** the said M/S Yatayat Equipments Pvt. Ltd. represented by its Directors 1) Sri Hari Ratan Chandak, son of Late Amolakh Chand Chandak and 2) Sri Bachhraj Mohta, son of Late Ratan Lal Mohta while possessing the said land and Sri Ravi Prakash Malpani, son of Late Malchand Malpani while possession their said land jointly as Vendors, by executing a Deed of Indenture dated 18-02-1993 against valuable consideration price sold, transferred and conveyed land measuring 4 Katha 15 Chittak 44 sq. ft. in said RS and LR Dag No. 121 under RS Khatian No. 2516 of Mouza - Rajpur, J.L. No. 55, District - South 24 Parganas to Sri Subhas Saha, the Landowner No. 3 herein and the said Deed was registered in the office of the DSR South 24 Parganas and recorded in Book No. 1, Volume No. 40, Pages from 439 to 451 Being Deed No. 2271 for the year 1993;

**AND WHEREAS** the said M/S Yatayat Equipments Pvt. Ltd. represented by its Directors 1) Sri Hari Ratan Chandak, son of Late Amolakh Chand Chandak and 2) Sri Bachhraj Mohta, son of Late Ratan Lal Mohta while possessing the said land and Sri Ravi Prakash Malpani, son of Late Malchand Malpani while possession their said land jointly as Vendors, by executing a Deed of Indenture dated 18-02-1993 against valuable consideration price sold, transferred and conveyed land measuring 4 Katha 15 Chittak 19 sq. ft. in said RS and LR Dag No. 120 and 121 under RS Khatian No. 2623, 2516 of Mouza - Rajpur, J.L. No. 55, District - South 24 Parganas to Sri Kamal Saha, son of Late Swadesh Chandra Saha and the said Deed was registered in the office of the DSR South



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24 Parganas and recorded in Book No. 1, Volume No. 40, Pages from 408 to 420 Being Deed No. 2269 for the year 1993;

**AND WHEREAS** said Nirmal Chandra Saha, Subal Chandra Saha, Subhash Chandra Saha and Kamal Chandra Saha jointly became owners and possessors of land measuring 20 Cottahs 00 Chittaks 00 Sq. Ft. equivalent to 33.05 Decimal within District - South 24 Parganas, P.S.- Sonarpur, ADSR - Sonarpur, DR- Alipore, Mouza - Rajpur, J.L. No. 55, out of which land measuring 3 Katha 13 Chittak 23 sq. ft. or 6.35 decimal in R.S. Dag No. 120, under RS Khatian No. 2516 and land measuring 16 Katha 2 Chittak 22 sq. ft. or 26.7 decimal in R.S. and L.R. Dag No. 121, under RS Khatian No. 2623 presently under Rajpur-Sonarpur, Ward No. 17, (on N. S. Road) Kolkata - 700149;

**AND WHEREAS** the present Landowners being desirous of constructing multi-storied building over their respective landed properties, they approached the Developer herein and executed several Development Agreements and Development Power of Attorney unto and in favour of the Developer herein which are as follows:-

- 1) Sri Biswajit Saha and Sri Sanjoy Saha entered into a Development Agreement on 28.11.2022 with the Developer herein which was duly registered before the Office of the D.S.R.- III, South 24 Parganas and recorded in Book I, Volume No. 1603-2022, Pages from 586415 to 586461, being No. 18159 for the year 2022, along with a Development Power of Attorney dated 28.11.2022 in favour of the Developer herein which was duly registered before the Office of the D.S.R.- III, South 24 Parganas and recorded in Book I, Volume No. 1603-2022, Pages from 586462 to 586482, being No. 18159 for the year 2022;
- 2) Sri Pankajit Saha, Sri Apu Saha & Sri Tapan Saha alias Joyjit Saha entered into a Development Agreement on 19.10.2022 with the Developer herein which was duly registered before the Office of the D.S.R.- III, South 24 Parganas and recorded in Book I, Volume No. 1603-2022, Pages from 528358 to 528405, being No. 16344 for the year 2022, along with a Development Power of Attorney dated 19.10.2022 in favour of the Developer herein which was duly registered before the Office of the

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D.S.R.- III, South 24 Parganas and recorded in Book I, Volume No. 1603-2022, Pages from 528280 to 528301, being No. 16353 for the year 2022;

- 3) Sri Nirmal Chandra Saha, Sri Subal Chandra Saha, Sri Kamal Chandra Saha and Sri Subhash Chandra Saha entered into a Development Agreement on 20.10.2022 with the Developer herein which was duly registered before the Office of the D.S.R.- III, South 24 Parganas and recorded in Book I, Volume No. 1603-2022, Pages from 528656 to 528706, being No. 16412 for the year 2022, along with a Development Power of Attorney dated 19.10.2022 in favour of the Developer herein which was duly registered before the Office of the D.S.R.- III, South 24 Parganas and recorded in Book I, Volume No. 1603-2022, Pages from 528632 to 528655, being No. 16416 for the year 2022;

**AND WHEREAS** the present Landowners mutually amalgamated their respective landed properties for better utilization and construction of multi-storied building upon their amalgamated land by virtue of a Deed of Amalgamation dated 31.01.2023 which was duly registered before the Office of the DSR-III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2023, Page from 50219 to 50245, being No. 160301447 for the year 2023;

**AND WHEREAS** it came to the knowledge of the Landowners that there were certain typographical errors in the said Deed of Amalgamation and therefore for rectification of the said errors, the Landowners herein along with other Landowners of the amalgamated total properties executed a Deed of Declaration dated 27.09.2023 which was duly registered before the Office of the DSR-III, South 24 Parganas and recorded in Book No. IV, Volume No. 1603-2023, Page from 12657 to 12675, being No. 160300723 for the year 2023;

**AND WHEREAS** the Landowners herein along with other Landowners of the amalgamated total properties executed a Boundary Declaration dated 15.04.2024 to properly define the correct boundaries and area of their property, which was duly registered before the Office of the DSR-III, South 24 Parganas, and recorded in Book I,

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Volume No. 1603-2024, Page from 153371 to 153387, being No. 160306293 for the year 2023 and the landed property is distinguished as Municipal Holding No. 133, N. S. Road, within the limits of Rajpur Sonarpur Municipality under Ward No. 17, Kolkata - 700149;

**AND WHEREAS**, the Developer on behalf of and as attorney of the all the Landowners aforementioned, obtained the Building Plan Sanctioned by the Rajpur- Sonarpur Municipality vide **Sanction Plan No. SWS-OBPAS/2207/2024/0756 Dated 24.05.2024;**

**AND WHEREAS** during the process of constructing of the said Multi-storied building as per the sanctioned plan, Kamal Chandra Saha died intestate on 09.03.2024 leaving behind him his wife namely Smt. Ila Saha and 2 (two) daughters namely Miss Megha Saha, Miss Isha Saha as his only legal heirs and successors who jointly and equally inherited the share of said Kamal Chandra Saha, since deceased;

**AND WHEREAS** under certain changed circumstances and due to death of one of the previous Landowners and for the purpose of specifying the Landowners' and Developer's Allocated areas in the building project :-

- 1) Sri Pankajit Saha, Sri Apu Saha & Sri Tapan Saha alias Joyjit Saha entered into a Development Agreement on 14.06.2024 with the Developer herein which was duly registered before the Office of the D.S.R.- III, South 24 Parganas and recorded in Book I, Volume No. 1603-2024, Pages from 251397 to 251441, being No. 9714 for the year 2024, along with a Development Power of Attorney dated 14.06.2024 with the Developer herein which was duly registered before the Office of the D.S.R.- III, South 24 Parganas and recorded in Book I, Volume No. 1603-2024, Pages from 251375 to 251396, being No. 9718 for the year 2024;
- 2) Sri Nirmal Chandra Saha, Sri Subal Chandra Saha, Sri Subhash Chandra Saha, along with the legal heirs of Late Kamal Chandra Saha namely Smt. Ila Saha, Miss Megha Saha and Miss Isha Saha entered into a Development Agreement on 11.07.2024 with the Developer herein which was duly registered before the Office of the D.S.R.- III,





*Ref:*

*Date: 02.08.2024*

South 24 Parganas and recorded in Book I, Volume No. 1603-2024, Pages from 304930 to 304979, being No. 11396 for the year 2024, along with a Development Power of Attorney dated 11.07.2024 in favour of the Developer herein which was duly registered before the Office of the D.S.R.- III, South 24 Parganas and recorded in Book I, Volume No. 1603-2024, Pages from 304905 to 304929, being No. 11400 for the year 2024;

- 3) Sri Sandip Pramanik entered into a Development Agreement Coupled with Development Power of Attorney on 18.07.2024 with the Developer herein which was duly registered before the Office of the D.S.R.- III, South 24 Parganas and recorded in Book I, Volume No. 1603-2024, Pages from 304930 to 304979, being No. 11396 for the year 2024, along with a Development Power of Attorney dated 11.07.2024 in favour of the Developer herein which was duly registered before the Office of the D.S.R.- III, South 24 Parganas and recorded in Book I, Volume No. 1603-2024, Pages from 309010 to 309055, being No. 160311856 for the year 2024;

**SEARCH REPORT :-**

That I have caused necessary searches in respect of R.S. Dag Nos. 120 & 121 in the following:-

- A) Office of the Kolkata (ARA – I) for the last 22 years from the year 2002 to the year 2024,
- B) Office of the DSR – IV, South 24 Parganas, at Allipore for the last 21 years from the year 2003 to the year 2024,
- C) Office of the ADSR at Sonarpur for the period of 16 years from the year 2008 to the year 2024 and have inspected the records and all other relevant available documents in respect of the aforesaid property;



*Ref:*

*Date: 02.08.2024*

I hereby certify that the afore-mentioned land of present landowners is free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said land has an absolutely clear, free and marketable title;

I hereby also certify that the afore-mentioned land is not subject to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim from any authority and is fit for equitable mortgage;

Enclosure: Search Receipts

  
ADVOCA TE