

Dated: 19<sup>th</sup> April 2024

**No Encumbrances Certificate and detailed report on title**

Re.: Land admeasuring 07 cottahs 10 chittacks and 37 sq. ft. more or less lying situate at and/or being municipal premises No. 55/3C, Ballygunge Circular Road, Kolkata 700 019 PO & PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation.

Present owners of the property: **Mrs. Indira Sarkar &  
Mr. Avijit Sarkar**

I have caused necessary searches in respect of the aforesaid property since 2011 to 2024 till date at the A. R. A. – 1, A. D. S. R. Sealdah, D. S. R. – I, South 24 Parganas Alipore and D. S. R. – III, South 24 Parganas Alipore.

**My report is as follows: -**

- A. By an Indenture dated 20<sup>th</sup> October 2001 and registered with the Additional Registrar of Assurances I, Kolkata in Book No. 1, volume No. 1 to 26 being No. 04996 for the year 2003 Vijoy Pal Gambhir, Sanjay Gambhir and Shalini Gambhir sold transferred and conveyed unto and in favour of Bina Sarkar, Abhijit (Avijit) Sarkar and Subir Sarkar **ALL THAT** the piece or parcel of land measuring 07 cottahs 10 chittacks and 37 sq. ft. be the same a little more or less together with the three storied building all lying situate at and/or being municipal premises No. 55/3C, Ballygunge Circular Road, Kolkata 700 019 PS Ballygunge in ward No. 69 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) for the consideration and in the manner as contained and recorded therein.
- B. The said Bina Sarkar during her lifetime made and published her last will and testament dated 22<sup>nd</sup> September 2008 whereby and wherein the said Bina Sarkar gave and bequeathed upon her death unto her husband namely Usha Ranjan Sarkar all present and future movable and immovable properties that included the undivided one third share in the said Premises.
- C. The said Bina Sarkar died testate on 2<sup>nd</sup> December 2008.
- D. The Executor to the said Last Will and Testament dated 22<sup>nd</sup> September 2008 of the said Bina Sarkar applied before the Hon'ble High Court at Calcutta in its Testamentary & Intestate Jurisdiction for grant of probate in respect of the said Last Will and Testament dated 22<sup>nd</sup> September 2008 of the said Bina Sarkar and the same was duly granted on 14<sup>th</sup> June 2012 in P. L. A. No. 91 of 2011 vide order dated 11<sup>th</sup> July 2012.



- E. Thus, the said Usha Ranjan Sarkar became the owner in respect of undivided one third part and/or share into or upon the said Premises.
- F. By the Deed of Gift dated 02<sup>nd</sup> August 2016 and registered with the District Sub – Registrar – III, Alipore, South 24 Parganas, in book No. I, volume No. 1603 -2016 page from 110612 to 110629 being No. 160303608 for the year 2016 the said Usha Ranjan Sarkar gave and transferred unto in favour of his daughter in law namely Indira Sarkar **ALL THAT** the undivided one third part and/or share into or upon the said Premises in the manner as contained and recorded therein.
- G. By the Deed of Conveyance dated 08<sup>th</sup> February 2021 and registered with the District Sub – Registrar – V, Alipore, South 24 Parganas, in book No. I, volume No. 1630 -2021 page from 30955 to 30982 being No. 163000716 for the year 2021 the said Subir Sarkar sold transferred and conveyed unto and in favour of Avijit Sarkar **ALL THAT** the undivided one third part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.

I hereby certify that the abovementioned land of the abovenamed owners on page 1 of this certificate is free from all sorts of encumbrances, charges, liabilities, liens and lispendens attachment of any kind whatsoever and the said premises has an absolutely clear free and marketable title.

I also hereby certify that the abovementioned land is not subject to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the erstwhile KIT or any other authority having jurisdiction and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Thanking You,

*Sumita Bhowmik*

(Sumita Bhowmik)  
Advocate

*22/01/2024*

Government of West Bengal  
Office of the KOLKATA (A.R.A. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 18-04-2024

|                                 |  |                         |                         |
|---------------------------------|--|-------------------------|-------------------------|
| <b>Serial No of Application</b> | 1901012468/2024  | <b>Search No</b>        | 1901012468/2024         |
| <b>Search for the Years</b>     | From 2011 To 2024  | <b>Record Available</b> | From 10/11/2008 onwards |
| <b>Property to be Searched</b>  | District: South 24-Parganas, PS: Ballygunge, , Premises: 55/3C, Road: Ballygunge Circular Road |                         |                         |
| <b>From whom Received</b>       | S SANYAL   |                         |                         |
| <b>Fees Paid under Articles</b> | F1(i) 2 /-   | F1(ii) 13 /-            |                         |

**Search Result:** No Record Found

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( Mr Pradipta Kishore Guha )  
A.R.A. - I KOLKATA  
OFFICE OF THE A.R.A. - I KOLKATA



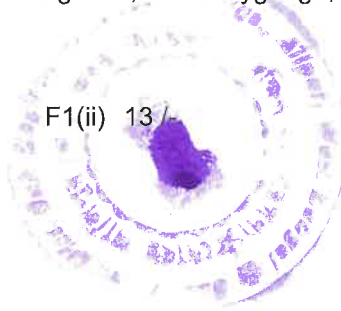
Government of West Bengal  
Office of the SOUTH 24-PARGANAS (D.S.R. - I)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 15-04-2024

|                                 |  |                         |                         |
|---------------------------------|--|-------------------------|-------------------------|
| <b>Serial No of Application</b> | 1601004068/2024  | <b>Search No</b>        | 1601004068/2024         |
| <b>Search for the Years</b>     | From 2011 To 2024  | <b>Record Available</b> | From 08/12/2008 onwards |
| <b>Property to be Searched</b>  | District: South 24-Parganas, PS: Ballygunge, , Premises: 55/3C, Road: Ballygunge Circular Road |                         |                         |
| <b>From whom Received</b>       | S SANYAL   |                         |                         |
| <b>Fees Paid under Articles</b> | F1(i) 2/-  | F1(ii) 13/-             |                         |
| <b>Search Result:</b>           | <b>No Record Found</b>   |                         |                         |



( Mr Md Tabis Ansari )

D.S.R. - I SOUTH 24-PARGANAS

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS



## Government of West Bengal

Office of the SOUTH 24-PARGANAS (D.S.R. - III)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 16-04-2024

**Serial No of Application** 1603007279/2024 **Search No** 1603007279/2024  
**Search for the Years** From 2011 To 2024 **Record Available** From 23/02/2009 onwards  
**Property to be Searched** District: South 24-Parganas, PS: Ballygunge, , Premises: 55/3C, Road: Ballygunge Circular Road  
**From whom Received** S SANYAL  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 13/-

**Search Result:**

| SI.No.                | Property Location   | Property Type & Transaction   | Plot & Khatian No and Zone   | Area of Property   |
|-----------------------|---|---|--|--|
| 1                     | District: South 24-Parganas, PS; Ballygunge, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 55/3C, Road: Ballygunge Circular Road,             | Property Type: Land<br>Transaction: [0201] Gift, Gift in Favour of family members   | Plot No :<br>Khatian:<br>Zone: (A. J. C. Bose Rd -- Rainy Park Off Road) | Area of Land : 4.22201 decimal (1842.33 Sqft)<br>Area of Structure: 2200 Sq Ft             |
| <b>Deed Details :</b> |   | Deed No: I-160303608/2016, Query No: 16030001041224/2016, Serial No: 1603004185/2016, Page: 110612 - 110629, Date of Registration: 02/08/2016, Date of Completion: 03/08/2016, Date of Delivery: 18/08/2016 |  |  |
| 2                     | District: South 24-Parganas, PS; Ballygunge, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 55/3C, Road: Ballygunge Circular Road, , Ward: 069 | Property Type: Land<br>Transaction: [0110] Sale, Development Agreement or Construction agreement  | Plot No :<br>Khatian:<br>Zone: (Rainy Park -- A.C. Avenue Off Road)      | Area of Land : 12.666 decimal (7 Katha,10 Chatak,37 Sqft)<br>Area of Structure: 6600 Sq Ft |
| <b>Deed Details :</b> |   | Deed No: I-160303534/2021, Query No: 16032000779829/2021, Serial No: 1603003627/2021, Page: 117554 - 117588, Date of Registration: 22/04/2021, Date of Completion: 13/05/2021,                              |  |  |
| 3                     | District: South 24-Parganas, PS; Ballygunge, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 55/3C, Road: Ballygunge Circular Road, , Ward: 069 | Property Type: Land<br>Transaction: [1102] Bond, Indemnity Bond   | Plot No :<br>Khatian:<br>Zone: (Rainy Park -- A.C. Avenue Off Road)      | Area of Land : 12.666 decimal (7 Katha,10 Chatak,37 Sqft)<br>Area of Structure: 6600 Sq Ft |
| <b>Deed Details :</b> |   | Deed No: I-160303531/2021, Query No: 16032000794969/2021, Serial No: 1603003629/2021, Page: 117445 - 117460, Date of Registration: 22/04/2021, Date of Completion: 13/05/2021,                              |  |  |
| 4                     | District: South 24-Parganas, PS; Ballygunge, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 55/3C, Road: Ballygunge Circular Road, , Ward: 069 | Property Type: Land<br>Transaction: [0901] Declaration, Declaration relating to immovable property  | Plot No :<br>Khatian:<br>Zone: (Rainy Park -- A.C. Avenue Off Road)      | Area of Land : 12.666 decimal (7 Katha,10 Chatak,37 Sqft)                                  |
| <b>Deed Details :</b> |   | Deed No: I-160303532/2021, Query No: 16032000817494/2021, Serial No: 1603003628/2021, Page: 117461 - 117474, Date of Registration: 22/04/2021, Date of Completion: 13/05/2021,                              |  |  |
| 5                     | District: South 24-Parganas, PS; Ballygunge, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 55/3C, Road: Ballygunge Circular Road, , Ward: 069 | Property Type: Land<br>Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement   | Plot No :<br>Khatian:<br>Zone: (Rainy Park -- A.C. Avenue Off Road)      | Area of Land : 12.666 decimal (7 Katha,10 Chatak,37 Sqft)<br>Area of Structure: 6600 Sq Ft |
| <b>Deed Details :</b> |   | Deed No: I-160304116/2021, Query No: 16038000834639/2021, Serial No: 1603004238/2021, Page: 140786 - 140803, Date of Registration: 10/05/2021, Date of Completion: 22/07/2021,                              |  |  |



( Mr Debasish Dhar )

D.S.R. - III SOUTH 24-PARGANAS



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

Date of Application: 18-04-2024

|                                 |  |                         |                         |
|---------------------------------|--|-------------------------|-------------------------|
| <b>Serial No of Application</b> | 1606002472/2024  | <b>Search No</b>        | 1606002472/2024         |
| <b>Search for the Years</b>     | From 2012 To 2024  | <b>Record Available</b> | From 06/11/2008 onwards |
| <b>Property to be Searched</b>  | District: South 24-Parganas, PS: Ballygunge, , Premises: 55/3C, Road: Ballygunge Circular Road |                         |                         |
| <b>From whom Received</b>       | S SANYAL   |                         |                         |
| <b>Fees Paid under Articles</b> | F1(i) 2/-  | F1(ii) 12/-             |                         |

**Search Result:** No Record Found

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( Mr Amitava Ghosal )  
A.D.S.R. SEALDAH  
OFFICE OF THE A.D.S.R. SEALDAH

