

MR. KANAI LAL MONDAL

Advocate
High Court at Calcutta

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Date :

NO ENCUMBRANCES CERTIFICATE & DETAILS REPORT ON TITLE

An area of land measuring **06 cottah 09 chittack 40 sq.ft.** more or less with **three** storied building standing thereon, situated and lying in C.S. Khatian No.- 83, and R.S. Khatian no. 75, and comprising in C.S. Dag No. 130/204 , R.S. dag no. – 160, J.L. No. 26, Mouza - Chakgaria, in Kolkata Municipal Corporation Premises No. 423, Chak Garia, under KMC Ward No.109 , P.S. - Panchasayar , Kolkata - 700094, Dist South 24 Parganas Present owner of the said land **SRI NIRMAL DAS**, son of Late Nitya Gopal Das, residing at J-17, Sreenagar Main Road, Chak garia, P.O. – Panchasayar, P.S. – Purba Jadavpur now Panchasayar, Kolkata 700094 I have caused necessary searches in the Sub - Registry Office at Alipur from the period from 1967, in the District Sub - Registrar - I Office at Alipur from 1967, and in D.S.R. - III , Alipore south 24 parganas, from 2015 and all the other relevant documents in respect of the aforesaid property My report is as follows : -

WHEREAS by a Saf Bikroy Kobala dated 14.12.1967 one Nitya Gopal Das, son of Rajendra Kumar Das sold, transferred and conveyed all that piece and parcel of land measuring **15 Decimals more or less.** Registered at D.S.R. III, Alipore, Book no. –I, Volume no – 160, Page from 153 to 155, being no. – 8877 for the year 1967.

WHEREAS by a Saf Bikroy Kobala dated 11.may.2015 said Smt. Bishnupriya Das, Smt. Kajal Dey (Das), Smt. Mamata Bhattacharjee (Das) and Smt. Mithu Dutta (Das) gifted their 4/5th undivided share to their brother Sri Nirmal Das land measuring about **05 cottah 04 chittack 32 sq.ft.** along with 432 sq.ft. Asbestos shed building thereon lying and situated at C.S. Khatian No.- 83, and R.S. Khatian no. 75, and comprising in C.S. Dag No. 130/204, R.S. dag no. – 160, J.L. No. 26, Mouza - Chakgaria, in Kolkata Municipal Corporation Premises No. 423, Chak Garia, under KMC Ward No.109, P.S. - Panchasayar, Kolkata - 700094, Dist South 24 Parganas deed of gift registered at D.S.R. III, Alipore, Book no. –I, Volume no – 8, Page from 7031 to 7043, being no. – 03433 for the year 2015, then K.M.C. Premises No. 423, Chak Garia, under KMC Ward No.109, P.S. - Panchasayar, Kolkata - 700094,

AND WHEREAS the owners herein while in joint possession and enjoyment of the aforesaid property in Premises No. 423, Chak Garia, under KMC Ward No.109 , P.S. -

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Panchasayar , Kolkata - 700094, entered into a Development Agreement **B.B.S. DEVELOPER**, a Partnership firm having its registered office at 29, Shib Das Bhaduri Street, P.O. Shyambazar, P.S. Shyampukur, Kolkata 700004, being represented by its partners (1) **Sri Bappa Sadhukhan** son of Late Gabinda Sadhukhan, by faith-Hindu, by occupation Business, residing at 1/1A, Shib Das Bhaduri Street, P.O. Shyambazar, P.S. Shyampukur, Kolkata - 700004, and (2) **Sri Biswajit Paul** son of Late Sambhu Nath Paul, by faith Hindu, by Nationality Indian, by occupation Business. residing at 16/1, Nandalal Bose Lane, P.O. Bagbazar, P.S. Shyampukur, Kolakata - 700003, (3) **Sri Subrata Paul**, son of Rabindra Nath Paul, by faith Hindu, by Nationality Indian, by occupation Business, residing at, 16/1, Nandalal Bose Lane, P.O. Bagbazar, P.S. Shyampukur, Kolakata - 700003, being the promoter of the above project and the said Development Agreement Cum Power of Attorney was registered in the Office D.S.R.III south 24 Parganas Alipore and has been recorded in Book No. I, Volume No.1603-2021, pages 60253 to 60319, being No.160302376 f the year 2021.

During the course of my searches as per available records registration offices in respect of the above premises and also the deeds, I have found no entry in the aforesaid offices as p available records in the said office concerned.

I, also certify that the above mentioned land of **SRI NIRMAL DAS**, is free from all sorts of encumbrances, charges, liabilities, liens and lispensens attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable.

Prepared and certified by
me.

Kanai Lal Mondal,
Adv.

High Court at Calcutta.

Enrolment No.

F - 1136 of 1996