

Simron Bhattacharya.

ADVOCATE

Residence :

519, Sahid Biswanath Sarani,

Bosepukur More,

Kolkata:-700149,

Mob:- 9132942125/8274839323

Chamber :

2B, Sahanagar Road

Kolkata:-700026

Near Keoratala Burning Ghat

(6p.m-9p.m) Kolkata-700027

Office :

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NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref: All that piece and parcel of bastu land measuring about 4 (Four) cottahs 10 (Ten) chittack 20 (Twenty) sq. ft. be the same a little more or less together with under construction G+4 storied structures standing thereon within District 24 Parganas(s), P.S- Purba Jadavpur, A.D.S.R. Sealdah, Sub-Registrar, Alipore, South 24 - Parganas (s) Mouza- Barakhola, J.L. no. 21, Khatian no. 147, R.S. Dag no. 143, being Kolkata Municipal Premises No. 482, Bara Khola, Mukundapur, (Road zone: (EM By Pass off Road -- AMRI), Ramkrishna Pally, Kolkata-700099 within the municipal limits of the Kolkata Municipal Corporation Ward no. 109, being assesses no. 311090265068 PRESENT OWNERS of the said property: SMT. ANITA SENGUPTA, (PAN: BVMPS 9552H), wife of late Rajibmoy Sengupta, by faith Hindu, by occupation housewife residing at 171/H, Rash Behari Avenue, police station- gariahat, Post office-Ballygunge, Kolkata-700119.

I have caused necessary searches by the Learned Advocate Smt. Simron Barman in the offices of the DSR-III Alipore, South 24 Parganas and A.D.S.R Sealdah, 24-Parganas (South) and ARA-II, Kolkata, for the years 2010 to 2014 in respect of Premises No. 482, Mukundapur, Police Station- formerly Kasba at present Mukundapur, Kolkata- 700042 within the limits of Kolkata Municipal Corporation under Ward No. 109, being assesses no. 311090265068, District : South 24 Parganas and I have inspected the original title deed, tax receipts issued by KMC, B.L.R.O, mutation and also copy of sanctioned building Plan, development agreement, and registered power of attorney executed by the land

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owner in favour of the developer and all other relevant document in respect of the above property.

Originally one Gangadas Pal was seized possessed of or otherwise well and sufficiently entitled to 11.32 acres of Sali land under R.S Khatian no. 147, in Mouza Borakhola, J.L. no. 21, R.S.no. 40, Touzi no. 169, at present within P.S Purba Jadavpur, district- South 24 Parganas, in different dag nos. Including R.S Dag nos. 138 and 143 and the said property was recorded in finally published Records of Rights in the name of the Gangadas Pal.

That by virtue of a registered deed of conveyance dated 05.02.1968 registered in the office of Sub-Registered at Alipore in book no.I, volume no. 14, pages no. 215 to 221, being no. 794 of the year 1968, Sri Kanailal Mondal, son of late Tarapada Mondal of village Garfa, P.S Jadavpur, district- South 24 Parganas, purchased 87 decimals of land of R.S Dag No.138. 3.00 acres of land in eastern part of Dag no.143 i.e. 3.87 acres of land in R.S. Khatian no. 147 and 2.76 acres of land in other Khatians, total admeasuring 6.63 acres of land against valuable consideration mentioned therein from the legal heirs and successors of said Gangadas Pal.

That by virtue of above purchase Sri Kanailal Mondal became the absolute owner of the aforesaid land and hereditaments admeasuring 6.63 acres in Mouza Borakhola and thus seized and possessed of or is otherwise well and sufficiently entitled to the said property free from all encumbrances.

That the said Sri Kanailal Mondal thereafter divided the said land into various plots of different sizes and declared for absolute sale of those plots and one Sri Chittaranjan Singh Sarma of Gardenreach, Kolkata- 700024, therein the purchaser, purchased one of such plots being scheme plot no. P- 78 containing an

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area of 5 cottahs of land and 11 chittacks 5 sq. ft of land meant for internal road total admeasuring 5 cottahs 11 chittacks 5 sq.ft in part of R.S dag no. 143, under R.S khatian no. 147, in Mouza Borakhola, J.L no. 21, R.S.no. 40, Touzi no. 169, at present within P.S Purba Jadavpur, District- South 24 Parganas together with all easements rights attached thereto free from all charges, encumbrances and attachments, by virtue of a registered Deed of Conveyance dated 13.11.1973 registered at the office of the District Registrar at Alipore and entered in book no. 1, volume no. 159, pages 169 to 172, being Deed No. 5659 for the year 1973 from said Sri Kanailal Mondal at or for the price or consideration specifically mentioned therein.

That after purchase of the aforesaid property, the same as also the other plots under the scheme was substantially developed by constructing internal roads and other infrastructures and as such said scheme plot no 78 became a plot of land containing an area of 4 cottahs 10 chittacks 20 sq.ft. on physical measurement which has more fully and particularly described in the schedule hereunder written and hereinafter referred to as the 'said property' and having thus lawfully seized and possessed of or is otherwise well and sufficiently entitled to the said property free from all encumbrances, said Sri Chittaranjan Singh Sarma died intestate on 18.08.1990 leaving behind his wife Smt. Bithi Singh Sarma and daughter Smt Mita Singh Sarma as his legal heirs and successors and thus Smt. Bithi Singh Sarma and Smt. Mita Singh Sarma seized and possessed of the same by making construction of a kancha structure admeasuring more or less 140 sq. ft. thereon.

That by virtue of a registered Deed of Conveyance dated 22.12.2000 Smt. Poushali Misra, the vendor no. 1 therein; purchased eastern side half portion of the said property admeasuring more or less 2 cottahs 5 chittacks 10 sq.ft. of land of the said scheme plot no. P-78 against valuable consideration mentioned therein from

Urbhan Bhattacharya.

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said Smt Bithi Singh Sarma and Smt. Mita Singh sarma, the legal heirs and successors of said Sri Chittaranjan Singh Sarma and the said Deed was duly registered in the office of DSR-III, Alipore and entered in book no. I, volume no. 59, pages 89 to 100, being no. 2398 for the year 2001.

THAT by virtue of another registered deed of Conveyance dated 22.12.2000 Sri Avijit Dutta, the vendor no.2 therein, purchased western side half portion of the said property admeasuring more or less 2 cottahs 5 chittacks 10 sq.ft of land said scheme plot no. P-78 against valuable consideration mentioned therein from said Smt. Bithi Singh Sarma and Smt. Mita Singh Sarma, the legal heirs and successors of said Sri Chittaranjan Singh Sarma and the said Deed was duly registered in the office of DSR-III, Alipore and entered in book no. I, volume no. 65, pages 204 to 218, being no. 2677 for the year 2001.

THAT Sri Avijit Dutta, the vendor no.2 therein, duly appointed his father Sri Diptesh kumar Dutta as his constituted Attorney for sale of his purchased portion of the said property by virtue of the REGISTERED GENERAL POWER of Attorney dated 24.05.2005 registered in the office of ADSR, Alipore and entered in book no IV, volume no. 13, pages 271 to 280, being no 39 for the year 2005.

THAT being thus in possession of the said property the above named Poushali Misra and Avijit Dutta by a registered Deed of Conveyance dated 08.07.2005 sold, transferred, conveyed, released and assigned the property described in the schedule A hereunder unto and in favour of Sri Rajibmoy Sengupta now herein and the said Deed of Conveyance dated 08.07.2005 was duly registered in the office of the DSR-III, Alipore, recorded in book no. I, volume no. 7, pages 1110 to 1130, being no. 2650 for the year 2005.

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THAT said Rajibmoy Sengupta died on 03.12.07 leaving his widow Smt. Anita Sengupta, the present owner herein, his only son Deep Sengupta and two daughters Smt. Sharmista Banerjee nee Sengupta, wife of Biplab Banerjee and Sharmila Sengupta nee Basu, wife of Tirtha Pratim Basu as his legal heirs and successors according to the Hindu law of Succession;

THAT said Rajibmoy Sengupta during lifetime executed a Will in respect of his moveable and immoveable properties on 17.10.2006 and upon his demise the owner as the executrix of the Will applied for grant of probate of the said Will left by her husband Rajibmoy Sengupta before the Ld. District Delegate at Alipore and the probate of the said Will was granted on 9th day of June, 2009 in Act XXXIX (PROBATE) case no 102 of 2008 and said Rajibmoy Sengupta in his said Will dated 17.10.2006 bequeathed all his moveable and immoveable properties unto and in favour of the owner above named and by the said Will the owner above named Smt. Anita Sengupta acquired absolute ownership in respect of the property described in the Schedule 'A' hereunder free from all encumbrances, attachments, charges, liens, lispendens, suits or proceedings in any manner whatsoever;

THAT the owner above named has decided to raise construction of a proposed building as per the building plan to be sanctioned or approved by the building department, Kolkata municipal Corporation and having no such requisite fund, experience and workmanship, the owner above named has decided to place the responsibility for construction of the proposed building in the said property unto and in favour of ROYAL SHELTERS, a partnership firm, having its office at 10, Ruby Park, Post Office Haltu, Police Station Kasba, Kolkata - 700078, District South 24-Parganas, represented by partners (1) SRI BIBHAS CHANDRA DAS, son of Late Jyotindra Mohan Das, residing at 459, P. Majumdar Road, P.O. Haltu, P.S. Garfa, Kolkata - 700078, (2) SRI SHOMBIHU BANERJEE, son of

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late Chittaranjan Banerjee, residing at P-4, Purba Pally, P.O. Haltu, Police Station - Kasba, Kolkata - 700078, and (3) SRI AVISHEK CHAKRABORTY alias SRI AVISHEK CHAKRABARTY, son of Sri Ashok Kumar Chakraborty, (4) SRI ARIJIT CHAKRABORTY, son of Sri Ashok Kumar Chakraborty, 3 and 4 both residing at 10, Ruby Park, P.O. Haltu, Police Station - Kasba, Kolkata - 700078, by a registered agreement for development dated 13th day of May, 2019 duly registered in the office of the A. D. S. R. Sealdah, South 24 Parganas, recorded in Book No. 1, Volume No. 1606 - 2019, Pages from 66672 to 66716, being No. 160601849 for the year 2019 and the owner also executed a registered Development Power of Attorney dated 15th day of January, 2016 duly registered in the Office of Additional District Sub-Registrar, Sealdah, South 24-Parganas, recorded in Book - I, Volume number 1606-2019, Page from 66749 to 66779, being No.160601851 for the year 2019;

THAT thereafter said Anita Sengupta, the vendor herein, mutated her name in the assessment records of Kolkata Municipal Corporation, and also mutated and converted the land in Bastu from the B.L.& L.R.O. and the aforesaid property, become known and number as K.M.C. Premises No. 482, Bara Khola, P.S.- Purba Jadavpur, Kolkata-700099, within the municipal limits of the Kolkata Municipal Corporation Ward no. 109,

THAT thereafter the developer applied for and obtained a sanctioned building plan from The Kolkata Municipal Corporation Building Department and the Building Permit No. 2021120252 dated 18.11.2021 of a G+4 storied building consisting of several flats/units and car parking spaces in respect of the said property.

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THAT in terms of such agreement for development the confirming party as developer of the said G+4 storied building is entitled to sale out of the developer's allocation.

That during the period of search, I found only a registered agreement for development dated 13th day of May, 2019 duly registered in the office of the A. D. S. R. Sealdah, South 24 Parganas, recorded in Book No. I, Volume No. 1606 - 2019, Pages from 66672 to 66716, being No. 160601849 for the year 2019 and a registered Development Power of Attorney dated 15th day of January, 2016 duly registered in the Office of Additional District Sub-Registrar, Sealdah, South 24-Parganas, recorded in Book - I, Volume number 1606-2019, Page from 66749 to 66779, being No.160601851 for the year 2019;

That besides the above, no entries would be traced out such as Sale, Gift or any other transfer during the period of search in the above mentioned offices so far the records were available.

That in view of the searches so far the records were available in the abovementioned registration offices I am of the opinion that All that piece and parcel of bastu land measuring about 4 (Four) cottahs 10 (Ten) chittack 20 (Twenty) sq. ft. be the same a little more or less together with under construction G+4 storied structures standing thereon within District 24 Parganas(s), P.S- Purba Jadavpur, A.D.S.R. Sealdah, Sub- Registrar, Alipore, South 24 - Parganas (s) Mouza- Barakhola, J.L. no. 21, Khatian no.147, R.S Dag no. 143, being Kolkata Municipal Premises No. 482, Bara Khola, Mukundapur, (Road zone: (EM Bye Pass off Road -- AMRI), Ramkrishna Pally, Kolkata-700099 within the municipal limits of the Kolkata Municipal Corporation Ward no. 109, being assesses no. 311090265068 is free from all sorts of encumbrances, charges, liabilities, liens and

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dispendens 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 is not subject to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the CMDA/KMDA and the CIT/KIT and any other authority and is fit for equitable mortgage.

This report is valid till 25/05/2024

Anirban Bhattacharya
(ANIRBAN BHATTACHARYA)

Advocate

WB/773/2003

ANNEXURE

The receipts for the relevant searches is enclosed herewith.

Encls: Receipt Nos. 1902015574 dt.20.05.24,
1603009409 dt.21.05.2024 and 1606003215 dt.
20/05/2024