

**Sudarsan Roy**

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Ref. No. ....

Date : 07-10-2023

**TO WHOM IT MAY CONCERN**

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

**Reference - ALL THAT** the piece and parcel of land measuring 4 Cottahs more or less with the under construction Multi-storied building lying and situated at 16E, Sitalatola Lane, P.S. Narkeldanga, Kolkata - 700011, comprised in holding No. 133, Division no. 3, Sub-Division - 12, Touzi No. 1298/2833, ADSR Office, Sealdah, within the Jurisdiction of Ward no. 30, Kolkata Municipal Corporation, under Assessee No. 110301600227 in the District 24 Parganas (South)

**Present Owner:**

The Present owners are Sukanta Maji and Subir Kumar Patra.

This is to certify that I have caused necessary searches in the offices of Additional Registrar of Assurances, Kolkata, District Registrar, Alipore and Additional District Sub-Registrar Sealdah for the period from 1990 to 2023. I have meticulously verified all relevant documents relating to the abovesaid land

On the basis of the aforesaid search and documents my report is as follows:

1. By virtue of a Deed of Sale written in Bengali dated 09.02.2008, registered at the office of A.R.A. - I, Kolkata and recorded in Book No. I, CD Volume No. 2, Page from 2411 to 2422, Being No. 00769 for the year 2014, the said Sukanta Maji and Subir Kumar Patra purchased the piece and parcel of land measuring 4 Cottahs more or less with the kancha structure having tin shed admeasuring 150 sq. ft. situated at 16E, Sitalatola Lane, P.S. Narkeldanga, Kolkata - 700011, comprised in Holding No. 133, Division no. 3, Sub-Division 12, Touzi No. 1298/2833, ADSR office at Sealdah within the jurisdiction of Kolkata Municipal Corporation, ward No. 30 in the District South 24 Parganas from one Alok Ranjan Nayek, son of Late Bijay Krishna Nayek of 184, Ray Bahadur Road, Flat 1C, Second Floor, P.S. Behala, Kolkata - 700034, District North 24 Parganas

2. The said Sukanta Maji and Subir Kumar Patra obtained mutation certificate in respect of the said property from Kolkata Municipal



CHAMBER / OFFICE : "TEMPLE CHAMBERS" 6, Old Post Office Street, 2nd floor, Room No. 72, Kolkata - 700 001

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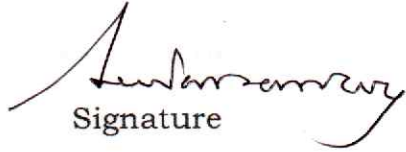
Corporation and recorded their names jointly thereon being the Assessee No. 110301600227 and this is as per Mutation Certificate dated 31.03.2014.

3. Sukanta Maji and Subir Kumar Patra were not in a position to develop the said property personally due to inadequate fund and for which they have contacted with M/S. Krishna Construction and requested for erection of a new project over the said property by its own fund and resources

4. At the request of the said owners the said Developer agreed to develop the said property situated at Premises No. 16E, Sitalatola Lane, P.O. & P.S. Narkeldanga, Kolkata - 700011. The Owners entered into development agreement with Developer, on 13.03.2023 and owners also executed a Power of Attorney in favour of the Sri Sushil Sharma on 13.03.2023 . Said Development agreement registered in the office of ARA II, Kolkata and recorded in Book No. I, Volume No.1902-2023 pages 114676 to 114703, being No.190203508 for the year 2023 and Power of Attorney was registered in the office ARA II, Kolkata and recorded in Book No. I, Volume No.1902-2023, pages 114715 to 114732, being No.190203523 for the year 2023.

I accordingly certify that Premises 16E, Sitalatola Lane, P.O. & P.S. Narkeldanga, Kolkata - 700011 respectively, is presently owned absolutely by Sukanta Maji and Subir Kumar Patra and the plot of land is free from encumbrances, charges, liabilities, liens, lispens and attachment of any kind, whatsoever, and bears a clear and marketable title.

Date : 07/10/23  
Place : Kolkata

  
Signature