



SANJUKTA DAS CHAKRABORTY

ADVOCATE



+91 9830894665



sanjuktac30@gmail.com



perficientsolutions.com

Chamber : 35C BONDEL ROAD, KOLKATA-700019

Date:

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

RE: ALL THAT piece and parcel of Bastu land, measuring about Katha 4 Chatak 37 Sqft +3 Katha 11 Chatak 37 Sft + 1 Katha 4 Chatak 1 Katha 5 Chatak) along with Structure considering land & structural area of Premises No 144F, 144B/1 1.44B, Ganapati Sur Sarani, vide Assessee No: 11-002-25-05154, 11-002-25-08465, 11-002-25-04319, P.S. & P.O. Sinthi, Kolkata-700050.

Present Owner of the Said Property: 1). MR PRAKASH SAMANTA , 2) MR SUBHASH SAMANTA, 3) MR BIKASH SAMANTA, 4) MR ABHASH SAMANTA , 5) SMT SABITA SAMANTA, 6) SMT NAMITA SAHA. , 7) SMT ANJU SAMANTA, , 8) MR ARPAN SAMANTA, 9) MR ARUP KUMAR DALUI , 10) SMT PRIYAMITA DALUI, 11)MRS KUM KUM DAS.

I have caused necessary searches in the offices of District Sub Registry Office, Additional District Sub Registry offices and Registrar of Assurances, Kolkata, for a period from 2011-2024, and have inspected in the settlement records B.L.& L.R.O , and all other relevant offices and departments and all other relevant documents in respect of the aforesaid property.

My Report is as follows -

WHEREAS One Mr Rajendra Nath Samanta became the owner of Bastu Land measuring about 5 Katha 4 Chatak 37 Square Feet against Premises No 144B & 144C, South Sinthee Road by way of Deed of Partition which was executed in the Office of Sub Registrar Cossipore Dum Dum, Book No 1. Volume No 52, Being No 3137 for the year 1947.

AND WHEREAS said Mr Rajendra Samanta duly mutated his name in the record of Calcutta Corporation and his portion of land with structure was renumbered as 144F, South Sinthee Road, P.S. & P.O. Sinthee, Calcutta - 700050 in the record of Calcutta Corporation for an area of land measuring about 5 Katha 4 Chatak 37 Square Feet of Bastu Land with structure on it.

AND WHEREAS said Rajendra Nath Samanta sold out an area of land measuring about 1 Katha 8 Chatak of Bastu Land with structure on it to one Mr Sib Chandra Das & others by way of Deed of Conveyance which was executed in the office of Sub Registrar Cossipore Dum Dum and recorded in Book No 1, Being No 8160 for the year 1955.

AND WHEREAS said Mr Rajendra Nath Samanta thus became the owner of remaining portion of land as per physical measurement measuring about 3 Katha 11 Chatak 37 Sft of land with single storied building standing thereon measuring about 1500 Sft in the Ground Floor and continued payment of KMC tax regularly

Sanjukta Das Chakraborty
Advocate
Regn. No. F-1615/03

SANJUKTA DAS CHAKRABORTY
ADVOCATE

+91 9830894665
sanjuktac30@gmail.com
perficientsolutions.com

Chamber : 35C BONDEL ROAD, KOLKATA-700019

Date:

AND WHEREAS said Rajendra Nath Samanta died intestate and his wife Renuka Samanta also died intestate leaving behind them five sons and three daughters namely Prabhat Samanta, Subhash Samanta, Abhash Samanta, Prakash Samanta, Bikash Samanta and Smt Sabita Samanta, Sant Namita Samanta & Smt Sumita Samanta as their legal heirs and heiresses connection with the property at 144F, South Sinthee Road PS & P.O. Sinthee, Kolkata 700050.

AND WHEREAS Prabhat Samanta died intestate on 25/01/2023. Leaving Behind him wife Smt Anju Samanta & only son Mr Arpan Samanta as his legal heiress/heir in connection with his undivided right, title and interest in the Property at 144F, South Sinthee Road (Now Ganapati Sur Sarani. PS & PO. Sinthee, Kolkata 700050, vide Assessee No 11-002-25-05154

AND WHEREAS Smt Sumita Samanta (Dalui) died intestate on 10/12/2015 leaving behind her husband Mr Arup Dalui & daughter Priyamita Dalui as her legal heir/heiress in connection with her undivided share of right. Title and interest in the property at Premises No 144F, South Sinthee Road Now Ganapati Sur Sarani), P.S. & P.O. Sinthee, Kolkata 700050, vide Assessee No 11-002-25-05154.

AND WHEREAS present owners of the property namely Mr Subhash Samanta, Mr Abhash Samanta, Mr Prakash Samanta, Mr Bikash Samanta, Mrs Anju Samanta, Mr Arpan Samanta, Mrs Sabita Samanta, Mrs Namita Samanta, Mr Arup Dalui & Smt Priyamita Dalui have not yet mutated their names in the record of K.M.C. due to some unavoidable circumstances though they have taken necessary measures for mutation of their names in place of deceased Rajendra Nath Samanta though they are making payment of KMC tax regularly.

AND WHEREAS the present owners of the premises intend to develop the premises as referred to above following usual prescribed procedure of K.M.C. for which they were in search of a reputed Developer having strong financial background as they are not financially in a position to develop their premises out of their own fund as well as for lack of technical expertise.

AND WHEREAS One Smt Jogomaya Mullick and her son in law Sri Rajkumar Mullick became the owner of a plot of land measuring about 1 Katha 4 Chatak with single storied structure on it by way of Deed of Gift which was executed in the Office of Sub Registrar Cossipore Dum Dum and recorded in Book No 1, Volume No 117, Pages from 92 to 96, Being No 6275 the year 1973.

AND WHEREAS said Smt Jogomaya Mullick and Sri Rajkonar Mullick duly mutated their names in the record of Calcutta Municipal Corporation and their portion was renumbered as 144B/1, South Sinthee Road under Ward No-002, Kolkata 700050 and being seized and possessed of the said property they began to reside in the said premises and continued payment of K.M.C. Tax

AND WHEREAS said Smt Jogomaya Mullick and Sri Rajkumar Malack sold out their property at 14413/1, South Sinthee Raad measuring about 1 Katha 4 Chatak with single storied structure on it to One Smt Ratna Lahiri by way of Deed of Conveyance which was executed in the Office of Sub Registrar Cossipore Dum Dum and recorded in Book. No 1, Volume No. 91. Pages from 221 to 238, Being No 4441 for the year 1988 and she duly mutated her name in the record of K.M.C. against Premises No 145/1 Ganapati Sur Sarani under Ward No-002 of K.M.C.

Sanjukta Das Chakraborty
Advocate
Regn. No. F-1615/03



SANJUKTA DAS CHAKRABORTY

ADVOCATE

+91 9830894665
sanjuktac30@gmail.com
perficientsolutions.com

Chamber : 35C BONDEL ROAD, KOLKATA-700019

Date:

AND WHEREAS said Smt Ratna Lahiri again sold out her property at 144B/1, South Sinthee Road measuring about 1 Katha 4 Charak with sunce storied structure on it to Subhash Samanta, Bikash Samanta & Prakash Samanta by way of Deed of Conveyance which was executed in the Office of A.D.S.R. Cossipore Dum Dum and recorded in Book No 1, Volume No 132, Pages from 389 to 106, Being No 1073 for the year 11.

AND WHEREAS said Subhash Samanta, Bikash Samanta & Prakash Samanta duly mutated their names in the record of K.M.C. against Premises No 144B/1 South Sinthee Road, (Now Ganapati Sur Sarani) P.S. & P.O. Sinthee, Kolkata 700050 vide Assessee No 11-002-25-08465 and they being seized and possessed of the said property continued payment of K.M.C. Tax regularly without any encumbrances from any corner.

AND WHEREAS the present owners of the premises intend to develop their premises as referred to above following usual prescribed procedure of K.M.C. for which they were in search of a reputed Developer having strong financial background as they are not financially in a position to develop their premises out of their own fund as well as for lack of technical expertise.

WHEREAS One Mr Santosh Kumar Maity purchased a plot of Bastu Land from its previous owner Smt Bijaya Jana against Premises No 144B, South Sinthee Road, P.S. & P.O. Sinthee, Kolkata 700050 for an area of land measuring about 1 Katha 5 Chatak of land with cement flooring 45 years old single storied R.C.C. Building standing there on by way of Deed of Conveyance which was executed in the Office of A.D.S.R. Cossipore Dum Dum and recorded in Book No 1, Volume No 113, Pages '103 to 112, Being No 3964 for the year 2006 and she duly mutated her name in the record of K.M.C. for the said Plot of land with structure and continued payment of K.M.C. Tax regularly as owner of the Premises.

AND WHEREAS said Santosh Kumar Maity sold out his property at Premises No 144B, South Sinthee Road, P.S. & P.O. Sinthee, Kolkata 700050 to one Smt Kum Kum Das wife of Mr Prashanta Das by way of Deed of Conveyance which was executed in the Office of A.D.S.R. Cossipore Dum Dum and recorded in Book No 1, Volume No 7, Pages from 65 to 74 & Being No 222 for the year 2008 and she duly mutated her name against said property at Premises No 144B, South Sinthee Road, P.S. & P.O. Sinthee, Kolkata-700050 vide Assessee No 11-002-25-04319.

AND WHEREAS the present owner of the premises intend to develop her Premises as referred to above following usual prescribed procedure of K.M.C.

AND WHEREAS the present owner of the premises intend to develop her premises as referred to above following usual prescribed procedure of K.M.C. for which they were in search of a reputed Developer having strong financial background as she is not financially in a position to develop her premises out of her own fund as well as for lack of technical expertise

AND WHEREAS all the owners of the above mentioned three Premises have decided to amalgamate the three Premises for better use of the plots and they have also decided to entrust the Development work of the three Premises by way of Registered Development Agreement with the Developer SATYAKRISHNA ENTERPRISE a Partnership Firm having its registered Office at 145A/2, Ganapati Sur Sarani, P.S. & P.O. Sinthi, Kolkata-700050, District- North 24 Parganas, being represented by its Partners (1) MR RAJENDRA NATH BANERJEE son of Late Rajendra Nath Banerjee, residing at 145A/2, Ganapati Sur Sarani, Previously South Sinthee Road) P.S. & P.O, Sinther, Kolkata MR TIRTHANKAR BANERJEE, son of Mr. Rajendra Nath Banerjee, residing at 1454/2, Ganapati Sur Sarani, PS, & P.O. Sinthi, Kolkata-700050.

Sanjukta Das Chakraborty
Advocate
Regn. No. F-1615/03

SANJUKTA DAS CHAKRABORTY
ADVOCATE

+91 9830894665
sanjuktac30@gmail.com
perficientsolutions.com

Chamber : 35C BONDEL ROAD, KOLKATA-700019

Date:

AND WHEREAS 1) MR PRAKASH SAMANTA , 2) MR SUBHASH SAMANTA, 3) MR BIKASH SAMANTA, 4) MR ABHASH SAMANTA all being sons of Late Rajendra Nath Samanta, , 5) SMT SABITA SAMANTA, 6) SMT NAMITA SAHA, both(S15&6) being daughters of Late Rajendra Nath Samanta, 7) SMT ANJU SAMANTA, wife of Late Pravat Samanta, 8) MR ARPAN SAMANTA, son of Late Pravat Samanta, 9) MR ARUP KUMAR DALUI , husband of Late Sumita Samanta (Dalui), residing at 144F, Ganapati Sur Sarani, PS 800 Sinthi, Kolkata 700050, District North 24 Parganas, term referred to and called as the OWNERS of the PARTY OF THE FIRST PART executed a Registered Development Agreement cum Development Power of Attorney in favour of the Developer, and the said Registered Development Agreement was registered at the Office of the A.D.S.R. COSSIPORE and recorded in Book No.- I, Volume No.- 1506-2023, Pages from 284782 to 284827, being No.- 150609885, for the year 2023.

AND WHEREAS 1). MR PRAKASH SAMANTA, 2) MR SUBHASH SAMANTA, 3) MR BIKASH SAMANTA all being sons of Late Rajendra Nath Samanta, residing at Ganapati Sur Sarani, P.S. & P.O. Sinthi, Kolkata 700050, District North 24 Parganas, hereinafter referred to and called as the OWNERS of the PARTY OF THE SECOND PART, executed a Registered Development Agreement cum Development Power of Attorney in favour of the Developer, and the said Registered Development Agreement was registered at the Office of the A.D.S.R. COSSIPORE and recorded in Book No.- I, Volume No.- 1506-2023, Pages from 285472 to 285507, being No.- 150609923, for the year 2023.

AND WHEREAS MRS KUM KUM DAS, wife of Mr Prashanta Das, residing at 144B, Ganapati Sur Sarani, P.S. & P.O. Sinthi, Kolkata 700050, District North 24 Parganas, hereinafter referred to and called as the OWNER of the PARTY OF THE THIRD PART, executed a Registered Development Agreement cum Development Power of Attorney in favour of the Developer, and the said Registered Development Agreement was registered at the Office of the A.D.S.R. COSSIPORE and recorded in Book No.- I, Volume No.- 1506-2023, Pages from 283450 to 283482, being No.- 150609875, for the year 2023.

AND WHEREAS 1) MR PRAKASH SAMANTA , 2) MR SUBHASH SAMANTA, 3) MR BIKASH SAMANTA, 4) MR ABHASH SAMANTA all being sons of Late Rajendra Nath Samanta, , 5) SMT SABITA SAMANTA, 6) SMT NAMITA SAHA, both(S15&6) being daughters of Late Rajendra Nath Samanta, 7) SMT ANJU SAMANTA, wife of Late Pravat Samanta, 8) MR ARPAN SAMANTA, son of Late Pravat Samanta, 9) MR ARUP KUMAR DALUI , husband of Late Sumita Samanta (Dalui), residing at 144F, Ganapati Sur Sarani, PS 800 Sinthi, Kolkata 700050, District North 24 Parganas, term referred to and called as the OWNERS of the PARTY OF THE FIRST PART, 1). MR PRAKASH SAMANTA, 2) MR SUBHASH SAMANTA, 3) MR BIKASH SAMANTA all being sons of Late Rajendra Nath Samanta, residing at Ganapati Sur Sarani, P.S. & P.O. Sinthi, Kolkata 700050, District North 24 Parganas, hereinafter referred to and called as the OWNERS of the PARTY OF THE SECOND PART, MRS KUM KUM DAS, wife of Mr Prashanta Das, residing at 144B, Ganapati Sur Sarani, P.S. & P.O. Sinthi, Kolkata 700050, District North 24 Parganas, hereinafter referred to and called as the OWNER of the PARTY OF THE THIRD PART, being the owners of Premises No 141, 1448/1 1443, Ganapati Sur Sarani all under Ward No-002, P.S. Sinthi, Kolkata 700050 vide Assessee Nos 11-002-25-05154, 11-002-25-08-102. 11-002-25-01319, intend to amalgamate

Sanjukta Das Chakravarty
Advocate
Regn. No. 510154

SANJUKTA DAS CHAKRABORTY
ADVOCATE

+91 9830894665
sanjuktac30@gmail.com
perficientsolutions.com

Chamber : 35C BONDEL ROAD, KOLKATA-700019

Date:

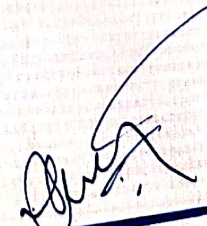
all that three Premises for the purpose of better use of all the Premises by development of said three premises in its amalgamated forms after obtaining necessary sanctioned building Plan from Kolkata Municipal Corporation with the help of said Developer and all the co owners will enjoy the property portion podimed t retain Premises No 144F, Ganapati Sur Sarani (Assessee No:11-002 28 051541, Kolkata 700050 after the proposed Mutation/Amalgamation of all The three Premises as referred to above and Premises No. 144B/1, Ganapati Sur Sarani vide Assessee No 11-002-25-08465 Premises No 1448, Ganapati Sur Sarani vide Assessee No 11-002-25-04319 may be deleted from K.M.C record after amalgamation of all the premises and after the proposed amalgamation total area of the amalgamated area of three premises will be 6 Katha 4 Chatak 37 Sqft under Ward No-002, P.S. & P.O. Sinthi, Kolkata 700050 with old structure standing on it as detailed in the Schedule mentioned below.

AND WHEREAS a Deed of Amalgamation had been executed by and between THE FIRST PART, THE SECOND PART and THE THIRD PART, and the said Deed was executed at the Office of the A.D.S.R. COSSIPORE, DUM DUM, and recorded in Book No. - I, Volume No.- 1506-2023, Pages from 284828 to 284880, being No.- 150609886, for the year 2023.

AND WHEREAS said property of The Present Owners 1). MR PRAKASH SAMANTA , 2) MR SUBHASH SAMANTA, 3) MR BIKASH SAMANTA, 4) MR ABHASH SAMANTA , 5) SMT SABITA SAMANTA, 6) SMT NAMITA SAHA, , 7) SMT ANJU SAMANTA, , 8) MR ARPAN SAMANTA, 9) MR ARUP KUMAR DALUI , 10) SMT PRIYAMITA DALUI, 11)MRS KUM KUM DAS, is free from all sorts of encumbrances, charges, liabilities, liens and Lis pendens attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above-mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The Receipts of the relevant searches are enclosed herewith:


Sanjukta Das Chakraborty
Advocate
Regn. No. F-1615/03