



**SANJUKTA DAS CHAKRABORTY**

ADVOCATE

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sanjuktac30@gmail.com

Chamber: 35C, BONDEL ROAD, KOLKATA-700019

13/8A, C.N. ROY ROAD, KOLKATA-700039

Date: 19.10.22

**NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE**

**REF:** ALL THAT a piece or parcel of land measuring more or less 3 Cottahs along with a tile shed structure measuring 400 sq.ft standing thereon lying situated at Mouza-Behala, J.L.No.2, R.S. No. 83, Touzi-346, under R.S. Khatian No. 159, in C.S. Dag No. 3934, appertaining to R.S. Dag No. 13452, being Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.S. previously Behala now Parnasree, Kolkata-700060, under Ward No. 131.

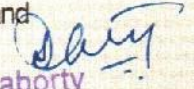
**Present Owners of the Said Property :** "M/S SQUARE DEVELOPER" a Proprietorship Concern, having its registered office at 2/2, Siddhinath Chatterjee Road, Police Station:- Parnasree, P.O. Behala, Kolkata-700034, represented by its Sole Proprietor SRI ANJAN DUTTA, Son of Late Ashim Kumar Dutta, by faith Hindu, by Nationality-Indian, by Occupation-Business, residing at "PERONA" 211E, Unique park, P.O. Behala, P.S. Parnasree, Kolkata-700034 .

I have caused necessary searches in the all of the offices of District Sub Registry Office, Additional District Sub Registry, and Assurances of Registrar, Kolkata, for a period from 2009- 2022, and have inspected the settlement Records, JLRO Mutation and all other relevant documents in respect of the aforesaid Property.

**My Report is as follows –**

WHEREAS by virtue of one Registered Deed of Partition, duly registered in the Office of the A.D.S.R. Behala, 24 Parganas and recorded therein Book No.1, Volume No. 26, Pages from 1 to 12, Being No. 1059, for the year 1966, one Sri Bankim Chandra Chattopadhyay and Others, exclusively got ALL THAT piece and parcel of demarcated land measuring more or less 3 Cottahs 3 Chittacks 7 Sq.ft, lying and situated at Mouza Behala, J.L. No. 2, R.S. No. S3, District Collectorate Touzi No. 346, comprising in Part of C.S. Dag Nos. 3934 and 3935, under C.S. Khatian Nos. 140S and 159, being previously Holding No.1, Gabtala Lane, P.O. Parnasree pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas at present Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. unit) now the Kolkata Municipal Corporation (S.S.Unit) under Ward No. 131, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas.

AND WHEREAS by virtue of a Registered Deed of Sale (written in Bengali), the said Sri Bankim Chandra Chattopadhyay and Others, sold, transferred and conveyed ALL THAT piece and parcel of demarcated land measuring more or less 3 Cottahs 3 Chittacks 7 Sq.ft along with a Tiles Shaed structure measuring more or less 80 sq.ft standing thereon, lying and situated at Mouza Behala, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, comprising In Part of C.S. Dag Nos. 3934 and 3935, under C.S. Khatian Nos. 1408 and 159, being previously Holding No.1, Gabtala Lane, P.O.

  
Sanjukta Das Chakraborty  
Advocate  
Reg. No.: F-1615/03





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Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas at present Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. unit) now the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 131, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas, in favour of one Smt. Purnima Debi, wife of Sri Tridib Kumar Chattopadhyay and the said Deed of Sale was duly registered in the Office of the A.D.S.R. Behala, and recorded in Book No.1, Volume No. 20, Pages 168 to 172, Being No. 1060, for the year 1966, at a valuable consideration mentioned therein.

AND WHEREAS after purchase of the said property, the said Smt. Purnima Debi, seized and possessed the same as absolute owner thereof and mutated her name in the Assessment Record of the then Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit), Ward No. 131 and the said property known and numbered as of previously Holding No.1, Gabtala Lane, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas at present Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. unit) now the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 131, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas.

AND WHEREAS by virtue of a Registered Deed of Gift dated 22nd day of December, 2005, registered with the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas and the same had been duly recorded in Book No.1, Volume No.25, Pages from 228 to 244, Being No. 01258 for the year 2006, the said Smt. Purnima Debi gifted, transferred and assured her entire share of ALL THAT said piece and parcel of land measuring more or less 3Cottahs 3 Chittacks 7 sq.ft but a present the physical measurement of the said Land is 3 Cottahs more or less along with a Tiles Shed Structure measuring more or less 80sq.ft standing thereon lying and situated at Mouza Behala, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, comprising in Part of C.S. Dag Nos. 3934 and 3935, under C.S. Khatian Nos. 1408 and 159, being previously Holding No.1, Gabtala Lane, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas at present Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. unit) now the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 131, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas together with right, title and interest in the said property, in favour of her son namely Sri Arup Ratan Chattopadhyay alias Sri Arup Ratan Chatterjee, the Vendor herein, which he had already accepted.

  
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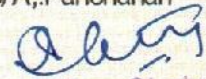
AND WHEREAS the said Sri Arup Ratan Chattopadhyay alias Sri Arup Ratan Chatterjee, become the absolute Owner of the said property and has been possessing the same by mutating his name in the record of Kolkata Municipal Corporation (S.S.Unit) and the said property being now known and numbered as of Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131 vide Assessee No. 41-131-18-0127-6, A.D.S.R. Behala, South 24 Parganas and also the Vendor herein by paying R.O.R. in Land Revenue duly mutated and record his name in respect of his above mentioned land in the records of BL and LRO operation under R.S. Khatian No. 159, C.S. Dag No. 3934, R.S. Dag No. 13452 and thereafter the Vendor herein constructed one Tiles Shed structure measuring more or less 400 sq.ft over the said land used the same as Bastu land and paying taxes regularly.

AND WHEREAS after acquiring right title and interest in the manner aforesaid Mr. Arup Ratan Chattopadhyay alias Arup Ratan Chatterjee duly mutated his name with all competent authority and while seised and possessed of or otherwise well and sufficiently entitled to ALL THAT a piece or parcel of land measuring more or less 3 Cottahs along with a tile shed structure measuring 400 sq.ft standing thereon lying an situated at Mouza-Behala, J.L.No.2, R.S. No. 83, Touzi-346, under R.S. Khatian No. 159, in C.S. Dag No 3934, appertaining to R.S. Dag No. 13452, being Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.S. previously Behala now Parnasree, Kolkata-700060, under Ward No. 131, hereinafter called the said property.

AND WHEREAS being in need of money for other difficulties the said Mr. Arup Ratan Chattopadhyay alias Arup Ratan Chattopadhyay by a registered Deed of Conveyance dated 09.08.2021, sold, conveyed and transferred all of his right title and interest in respect of the said property unto and in favour of "M/S SQUARE DEVELOPER" a Proprietorship Concern, having its registered office at 2/2, Siddhinath Chatterjee Road, Police Station: Parnasree, P.O. Behala, Kolkata-700034, represented by its Sole Proprietor SRI ANJAN DUTTA, Son of Late Ashim Kumar Dutta, by faith Hindu, by Nationality-Indian, by Occupation-Business, residing at "PERONA" 211E, Unique park, P.O. Behala, P.S. Parnasree, Kolkata-700034. The said Deed of Sale was registered in the Office of the A.D.S.R. Behala and recorded in Book No.1, Volume No. 1607-2021, Page from 323005 to 323036 being No. 160708810 for the year 2021.

AND WHEREAS after purchasing the property the partly hereto of the one part is in possession and enjoyment of the said property by excising all rights and by mutating his name in the records of Kolkata Municipal Corporation and paying taxes thereof.

AND WHEREAS being desirous of developing the said property the owner decided to erect/construct a multistoried building upon their said property is measuring more or less 3 Cottahs along with a tile shed structure measuring 400 sq.ft building for development and while the owners were in search of a good developer, they came across with the developer "GOPAKRISH PROJECTS PRIVATE LIMITED", a Private Limited Company having its registered office at 155/A, Panchanan

  
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Tala Lane, Police Station:- Behala,- Kolkata-700034, represented by its Director MRS. BAISHALI HALDER, PAN: AATPH1618J, Aadhaar No. 3430 2683 4227 ) wife of Sri Gopal Chandra Haider, residing at, 155/A, Panchanan Tala Lane, Police Station:- Behala, Kolkata-700034, and on the basis of the discussions had between the parties, and after perusal of all the documents of the title of the owners and having been primarily satisfied thereof, the developer has accepted the proposal of the Owners to develop the said property on the terms and conditions being mentioned in the Registered Development Agreement, being registered at A.D.S.R.- Behala, and recorded in Book No.-I, Being No.- 1732, for the year 2022.

**AND WHEREAS** The Present Owner "M/S SQUARE DEVELOPER" is free from all sorts of encumbrances, charges, liabilities lines and Lispendens attachment of any kind whatsoever and the said property have 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  
Reg. No.: F-1615/03