

Niloy Prokash Gangoli
Gautam Deo

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

Dated : 19.06.2023

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : ALL THAT piece and parcel of a Bastu land measuring about 3 (Three) Cottahs 6 (Six) Chittacks 34.515 (Thirty four Point five one five) Sq.ft. more or less situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, Scheme Plot No. 3 comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, corresponding to L.R. Dag No.365, under L.R. Khatian No.787, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata - 700 099.

PRESENT LAND OWNER:

SRI ANIRBAN BHAUMIK, son of Late Manabendra Narayan Bhaumik, residing at P-44, Dr. Sundari Mohan Avenue, P.O. Entally, P.S. Beniapukur, Kolkata - 700 014.

I have caused the necessary searches the above mentioned property of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2008 to 19.06.2023 and I have gone through the title Deed, link Deeds, Record of Right, copy of the mutation certificate of B.L.&L.R.O., Conversion Certificate and K.M.C. Mutation Certificate, paid up tax bill of K.M.C., Sanctioned Building Plan of K.M.C. etc. in respect of the property. My search report is as follows.

WHEREAS by virtue of a registered Deed of Sale dated 28th September, 1984 registered with the District Registrar at Alipore being recorded in Book No.1, Volume No. 123, at pages 451 to 460, Being No. 12496 for the year 1984, one Smt. Usha Rani Das and her husband Kumaresh Chandra Das, since deceased, jointly purchased one plot of land measuring an area of 3 (Three) Cottahs 09 (Nine) Chittacks 19 (Nineteen) Sq.ft. more or less being Scheme plot No. 3 situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, K.M.C.

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SOMESH MISHRA,
Advocate, High Court, Kolkata

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Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata - 700 099, from one Sri Ajit Kumar Deb, son of Late Brajaraj Deb and recorded their property in the record of K.M.C. known as Premises No.295, Kalikapur.

AND WHEREAS said Kumaresh Chandra Das, died intestate on 7th April, 1995 leaving behind his wife namely Smt. Usha Rani Das, and one son namely Sri Dipak Kumar Das and two daughters namely Smt. Lipika Das and Smt. Samita Laha, as his only heirs and successors and they jointly succeeded as per Hindu Succession Act, 1956 the half share of said Kumaresh Chandra Das in the said property and thus the said Smt. Usha Rani Das has become the owner of undivided un-demarcated five-eighth share of the said property and the said Sri Dipak Kumar Das Smt. Lipika Das and Smt. Samita Laha, have become the Owners of undivided un-demarcated there eighth share of the said property.

AND WHEREAS by virtue of a registered Deed of Gift dated 07.07.2004, registered in the Office of A.R.A. I, Kolkata and recorded into Book No. 1, Volume No.1, at Pages 1 to 12, Deed No.5136 for the year 2004, said Smt. Samita Laha obtained undivided 7/8th share of the property out of 3 (Three) Cottahs 09 (Nine) Chittacks 19 (Nineteen) Sq.ft. more or less being Scheme Plot No. 3 situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, known as K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata - 700 099, from said Smt. Usha Rani Das, wife of Late Kumaresh Chandra Das, residing at 19, Mahendra Sarkar Street, P.S. Mucipara, Kolkata - 700012, (2) Sri Dipak Kumar Das, son of Late Kumaresh Chandra Das, residing at 19, Mahendra Sarkar Street, P.S. Mucipara, Kolkata - 700012 and (3) Smt. Lipika Das, wife of Sri Prantosh Ranjan Das, residing at A2/2, Ananda Apartment, Jainnuddin Mistry Lane, Kolkata - 700027 and the said Smt. Samita Laha was the owner of undivided 1/8th share of the total property out of the total land measuring an area of 3 (Three) Cottahs 09 (Nine) Chittacks 19 (Nineteen) Sq.ft. more or less and after the said Deed of Gift, said Smt. Samita Laha was the absolute owner of the total property i.e. 3 (Three) Cottahs 9 (Nine) Chittacks 19 (Nineteen) Sq.ft.

AND WHEREAS said Smt. Samita Laha has recorded her name in the record of The Kolkata

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Municipal Corporation in respect of her total land within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109 known as K.M.C. Premises No.295, Kalikapur, and Assessee No.31-109-06-0295-4, P.S. Purba Jadavpur, Kolkata - 700 099.

AND WHEREAS said Smt. Samita Laha was the absolute owner of the said plot of land measuring an area of 3 (Three) Cottahs 09 (Nine) Chittacks 19 (Nineteen) Sq.ft. more or less situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, Scheme Plot No. 3 comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, known as K.M.C. Premises No.295, Kalikapur, within the KMC ward No.109, P.S. Purba Jadavpur, Kolkata - 700 099.

AND WHEREAS said Smt. Samita Laha has taken physical measurement of her total property and it is found that actual land area as per present physical measurement is 3 (Three) Cottahs 6 (Six) Chittacks 34.515 (Thirty four Point five one five) Sq.ft. and the land area measuring 2 (Two) Chittacks 29.485 (Twenty nine Point four eight five) Sq.ft. has been decreased due to extension of adjacent road and also encroachment of neighboring plot holders.

AND WHEREAS said Smt. Samita Laha, desired to sell the said property in favour of Third Party for that reason she divided the above mentioned plot of land into two separate part one part land area is 1 (One) Cottahs 11 (Eleven) Chittacks 15.433 (Fifteen Point Four Three Three) Sq.ft. more or less and another part land area is 1 (One) Cottahs 11 (Eleven) Chittacks 19.082 (Nineteen Point zero eight two) Sq.ft. i.e. totaling land area of 3 (Three) Cottahs 6 (Six) Chittacks 34.515 (Thirty four Point five one five) Sq.ft.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 30.03.2021, registered in the Office of District Sub-Registrar-III, Alipore and recorded into Book No.1, Volume No.1603-2021, Pages from 91260 to 91288, Being No.160302782 for the year 2021, said Smt. Samita Laha, sold, conveyed, transferred, assigned and grated part of the land measuring net land area of 1 (One) Cottahs 11 (Eleven) Chittacks 15.433 (Fifteen Point Four Three Three) Sq.ft. more or less out of her said property as per present physical measurement land area measuring 3 (Three) Cottahs 6 (Six) Chittacks 34.515 (Thirty four Point five one five) Sq.ft. situated in Mouza :

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Kalikapur, J.L. No.20, Touzi Nos.3-5,12, part of the Scheme Plot No. 3 comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, known as K.M.C. Premises No.295, Kalikapur, within the KMC ward No.109, P.S. Purba Jadavpur, Kolkata - 700 099, in favour of the Land Owner herein.

AND WHEREAS by virtue of another registered Deed of Conveyance dated 16.04.2021, registered in the Office of D.S.R. - V, Alipore and recorded into Book No. 1, Volume No.1630-2021, Pages from 78519 to 78548, Being No.163002098 for the year 2021, said Smt. Samita Laha, sold, conveyed, transferred, assigned and granted remaining/rest part of the land measuring net land area of 1 (One) Cottahs 11 (Eleven) Chittacks 19.082 (Nineteen Point zero eight two) Sq.ft. situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, part of the Scheme Plot No. 3 comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, known as K.M.C. Premises No.295, Kalikapur, within the KMC ward No.109, P.S. Purba Jadavpur, Kolkata - 700 099, in favour of the Land Owner herein.

AND WHEREAS by virtue of the above mentioned two separate registered Deed of Conveyance as mentioned above Land Owner herein purchased the total land area measuring 3 (Three) Cottahs 6 (Six) Chittacks 34.515 (Thirty four Point five one five) Sq.ft. as per present physical measurement situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, part of the Scheme Plot No. 3 comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, known as K.M.C. Premises No.295, Kalikapur, within the KMC ward No.109, P.S. Purba Jadavpur, Kolkata - 700 099.

AND WHEREAS after registration of both Deeds some error was found and the said error has been rectified by virtue of registered Deed of Declaration dated 24.08.2021, registered at D.S.R. III, Alipore, recorded into Book No.1, Volume No.1603-2021, at Pages 208901 to 208918, Deed No.7322 for the year 2021.

AND WHEREAS thereafter the land Owner herein recorded his land in the record of the KMC known as K.M.C. Premises No.295, Kalikapur, within the KMC Ward No.109, P.S. Purba Jadavpur, Kolkata - 700 099. *Niloy Prokash Gangoli*

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AND WHEREAS thereafter the present Land Owner herein mutated his name in the L.R. Record of Right vide L.R. Khatian No.787, of Mouza-Kalikapur, J.L. No.20.

AND WHEREAS thereafter the present OWNER herein has taken the Conversion of his Land (Shali to Bastu) vide Conversion Case Nos.CN2021/1630/769 (Memo No.17/845/B L & L R O/KOL dated 28.03.2022) from the B.L. & L.R.O. Kolkata.

AND WHEREAS the present OWNER herein is the absolute owner and seized and possessed of All That the net land area measuring 3 (Three) Cottahs 6 (Six) Chittacks 34.515 (Thirty four Point five one five) Sq.ft. as per present physical measurement situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, part of the Scheme Plot No. 3 comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, corresponding to L.R. Dag No.365, under L.R. Khatian No.787, known as K.M.C. Premises No.295, Kalikapur, within the KMC ward No.109, P.S. Purba Jadavpur, Kolkata - 700 099.

AND WHEREAS being desirous of the promotion work of his said premises the OWNER entered into a registered Development Agreement alongwith Development Power of Attorney dated 21.04.2022, registered at D.S.R. IV, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.1604-2022, at Pages 146151 to 146188, Deed No.160404059 for the year 2022 with the Developer namely M/S. N S Construction, a Partnership firm, having its office address at 70(23A/2), Purbachal Main Road, Police Station - Garfa, (formerly P.S. Kasba), Kolkata - 700 078 and having its local mailing address 70/3, Purbachal Main Road, Police Station - Garfa, (formerly P.S. Kasba), Kolkata - 700 078, represented by its partners namely (1) Smt. Suchismita Mukherjee, daughter of Sri Surajit Tagore, residing at URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, Post Office - E.K.T.P., Police Station - Anandapur, Kolkata - 700 107, (2) Sri Niloy Prokash Gangoli, son of Late Jaso Prokash Gangoli, residing at 27, Dehi Serampur Road, P.O. Linton Street, P.S. Beniapur, Kolkata - 700 014 and (3) Sri Gautam Dey, son of Sajit Kumar Dey, residing at Bosepukur Road, Rajpur, Sonarpur, Kolkata - 700 149 for develop the land.

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AND WHEREAS the **OWNER** has taken sanction of a Ground Plus Four Storied Building plan with Lift facility from the K.M.C. Borough Office - XII, Vide sanctioned building Permit No.2022120372 dated 10.11.2022.

During investigations the available records from 2008 to 19.06.2023 in the office of D.R. Alipore and A.D.S.R. Sealdaha and R.A. Kolkata no adverse entry is found in respect of the above mentioned property.

I hereby certify that the above mentioned property of **SRI ANIRBAN BHAUMIK**, is free from all sorts of encumbrances, charges, liabilities, lives and lispendents, 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 the equitable mortgage.

Two Search Receipt Nos.(i)REGN-BB-200149 dated 14.06.2023 issued by D.R. Office Alipore and (ii)REGN-BB-374103 dated 14.06.2023 issued by R.A. Kolkata are enclosed herewith.

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