

SOMESH MISHRA,
Advocate, High Court, Kolkata

Office :
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High Court, Calcutta

Residence-cum-Chambers :
69/1, Baghajatin Place
Kolkata-700 086

Mobile : 9051446430
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Dated : 25.09.2024

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : All that piece and parcel of land measuring an area of 3 (Three) Cottahs 4 (Four) Chittacks 37 (Thirty seven) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.191, under R.S. Khatian No.145, within The K.M.C. Ward No.109, known as K.M.C. Premises No.1194, Nayabad, Police Station – Panchasayar, Kolkata – 700 094.

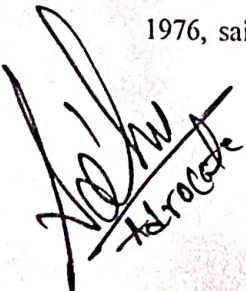
PRESENT OWNERS:

(1)SRI ATANU CHATTERJEE, son of Sri Dipankar Deogharia, residing at Narayani Apartment 4th Floor, 809, Madurdah, P.O. E.K.T.P., Police Station- Anandapur, Kolkata- 700 107 AND (2) SRI ASHIM GHOSH, son of Late Anil Kumar Ghosh, residing at Village-Langalberia, P.O. Dakshin Gobindapur, P.S. Sonarpur, Kolkata - 700145.

I have caused necessary searches the above mentioned property in the office of D.R. Alipore and A.D.S.R. Sealdaha and R.A. Kolkata from 2011 to 25.09.2024 and I have gone through the Title Deed, Link Deed, Mutation Certificate, etc. My search report is as follows :-

WHEREAS by virtue of a registered Deed of Sale registered in the office of District Sub-Registrar, Alipore and recorded into Book No.1, Deed No.5315 for the year 1975, one Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of West Rajapur, Kolkata and Sri Gopal Dey, son of Late Rasik Chandra Dey jointly purchased one plot of land measuring an area of 10 (Ten) Cottahs situated in **Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Pargana- Khaspur, Touzi No. 56, comprising in R.S. Dag No.191, under R.S. Khatian No.145,** within the jurisdiction of present K.M.C. Ward No.109, from the previous Owner namely Sri Malay Kumar Mondal, who acquired the right title interest of the said plot of land by virtue of Partition Decree of 1941 as the legal heirs of Pratul Chandra Mondal for a valuable consideration as morefully mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale registered in the office of A.D.S.R. Barasat and recorded into Book No.1, Volume No.26, at Pages 1 to 6, Deed No.1231 for the year 1976, said Sri Kanti Ranjan Chakraborty and Sri Gopal Dey, jointly sold, conveyed, transferred,


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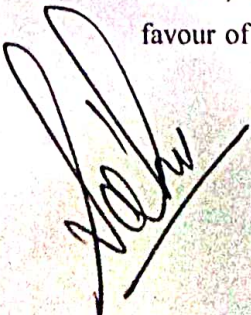
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assigned and granted the said purchased plot of land measuring an area of 10 (Ten) Cottahs situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Pargana- Khaspur, Touzi No. 56, comprising in R.S. Dag No.191, under R.S. Khatian No.145, within the jurisdiction of present K.M.C. Ward No.109, in favour of one Smt. Sarojini Mukhrjee, wife of Sri Satish Mukherjee, residing at 1, No. S.P.B. Block, Chittaranjan Colony, P.S. Jadavpur, Kolkata – 700 032 for a valuable consideration as morefully mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale dated 05.08.1987, registered in the office of District Sub-Registrar, Alipore and recorded into Book No.1, Volume No.261, at Pages 21 to 29, Deed No.12508 for the year 1987, said Smt. Sarojini Mukhrjee, sold, conveyed, transferred, assigned and granted part of the land measuring net land area of 1 (One) Cottah 10 (ten) Chittacks 26 (twenty six) Sq.ft. and road area measuring 6 (Six) Chittacks 20 (twenty) Sq.ft. more or less i.e. totalling gross land area of 2 (two) Cottahs 1 (One) Chittack 1 (One) Sq.ft. situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Pargana- Khaspur, Touzi No. 56, comprising in R.S. Dag No.191, under R.S. Khatian No.145, within the jurisdiction of present K.M.C. Ward No.109, in favour of one Sri Priyabrata Roy, son of Late Pramatha Nath Roy, residing at 24B, Lans Down Place, P.S. Lake, Kolkata – 700 029 for a valuable consideration as morefully mentioned therein and thereafter he also recorded his name in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.1214, Nayabad**, within Ward No.109, Assessee No.31-109-08-1214-6, presently Police Station – Panchasayar, Kolkata – 700 094.

AND WHEREAS by virtue of a registered Deed of Sale dated 05.08.1987, registered in the office of District Sub-Registrar, Alipore and recorded into Book No.1, Volume No.261, at Pages 1 to 10, Deed No.12506 for the year 1987, said Smt. Sarojini Mukhrjee, again sold, conveyed, transferred, assigned and granted part of the land measuring net land area of 1 (One) Cottah 10 (Ten) Chittacks 26 (Twenty Six) Sq.ft. and road area measuring 6 (Six) Chittacks 20 (twenty) Sq.ft. more or less i.e. totalling gross land area of 2 (two) Cottahs 1 (One) Chittack 1 (One) Sq.ft. situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Pargana- Khaspur, Touzi No. 56, comprising in R.S. Dag No.191, under R.S. Khatian No.145, within the jurisdiction of present K.M.C. Ward No.109, in favour of one Smt. Gauri Roy, wife of Sri Priyabrata Roy, residing at 24B, Lans Down Place, P.S.



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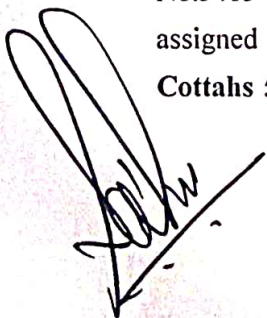
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Lake, Kolkata – 700 029 for a valuable consideration as morefully mentioned therein and thereafter she also recorded her name in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.1194, Nayabad**, within the K.M.C. Ward No.109, Assessee No.31-109-08-1194-4, presently Police Station – Panchasayar, Kolkata – 700 094.

AND WHEREAS by virtue of a registered Deed of Sale dated 18.12.1995, registered in the Office of District Sub-Registrar, Alipore, South 24 Parganas and entered into Book No.1, Deed No.1341 for the year 1995, said Sri Priyabrata Roy and Smt. Gauri Roy jointly sold, conveyed, transferred, assigned and grated their entire purchased plot of land measuring net land area of **3 (Three) Cottahs 5 (Five) Chittacks 7 (Seven) Sq.ft.** together with two tile shed measuring an area of 200 (Two hundred) Sq.ft. situated in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.191, under R.S. Khatian No.145**, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, being **KMC Premises No.1214, Nayabad, measuring net land area of 1 (One) Cottah 10 (Ten) Chittacks 26 (Twenty six) Sq.ft. AND KMC Premises No.1194, Nayabad, measuring land area of 1 (One) Cottah 10 (Ten) Chittacks 26 (Twenty Six) Sq.ft.** under Police Station – Panchasayar, Kolkata – 700 094 in favour of Sri Hirendra Guin, son of Late Gyanendra Kumar Guin, residing at 40/1, Prince Gulam Hussain Shah Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700 032.

AND WHEREAS thereafter said Sri Hirendra Guin, recorded his entire purchased plot of land measuring net land area of **3 (Three) Cottahs 5 (Five) Chittacks 7 (Seven) Sq.ft.** situated in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.191, under R.S. Khatian No.145**, in the record of the K.M.C. known as **K.M.C. Premises No.1194, Nayabad**, within the K.M.C. Ward No.109, Assessee No.31-109-08-1194-4, presently Police Station – Panchasayar, Kolkata – 700 094.

AND WHEREAS by virtue of a registered Deed of Sale dated 16.12.2020, registered in the Office of District Sub-Registrar IV, Alipore, South 24 Parganas and entered into Book No.1, Deed No.5415 for the year 1920 thereafter said Sri Hirendra Guin jointly sold, conveyed, transferred, assigned and granted their entire purchased plot of land measuring net land area of **3 (Three) Cottahs 5 (Five) Chittacks 7 (Seven) Sq.ft.** together with two tile shed measuring an area of 200



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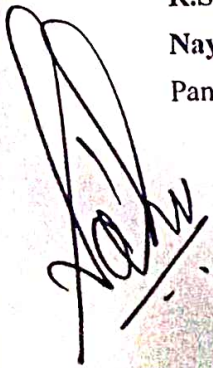
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(Two hundred) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.191, under R.S. Khatian No.145, in the record of the K.M.C. known as K.M.C. Premises No.1194, Nayabad, within the K.M.C. Ward No.109, Assessee No.31-109-08-1194-4, Police Station – Panchasayar, Kolkata – 700 094 in favour of Sri Atanu Chatterjee and Sri Ashim Ghosh the present land Owners herein.

AND WHEREAS in order to develop in respect of the said plot of land measuring more or less 3 (Three) Cottahs 5 (Five) Chittacks 7 (Seven) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.191, under R.S. Khatian No.145, in the record of the K.M.C. known as K.M.C. Premises No.1194, Nayabad, within the K.M.C. Ward No.109, Assessee No.31-109-08-1194-4, presently Police Station – Panchasayar, Kolkata – 700 094 the OWNERS herein entered into a registered Development Agreement with a Developer Power of Attorney dated 04.10.2023, registered at D.S.R. V, Alipore, South 24 Parganas and recorded into Book No.1, Deed No.3155 for the year 2023 with the Developer herein “M/s Aryan”, a proprietorship firm, having its registered office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, represented by its Proprietor namely Sri Atanu Chatterjee, son of Sri Dipankar Deogharia, residing at Narayani Apartment 4th Floor, 809, Madurdah, Police Station- Anandapur, Kolkata- 700 107.

AND WHEREAS after execution and registration of the Development Agreement along with Power of Attorney said Developer namely “M/s Aryan” represented by its Proprietor namely Sri Atanu Chatterjee, has taken the sanction of the Ground Plus three storied building plan with lift facility in respect of the property vide Building Permit No.2023120181 dated 13.07.2023 from The Kolkata Municipal Corporation.

AND WHEREAS the OWNERS herein is the owner of the entire plot of land measuring an area of 3 (Three) Cottahs 5 (Five) Chittacks 7 (Seven) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.191, under R.S. Khatian No.145, in the record of the K.M.C. known as K.M.C. Premises No.1194, Nayabad, within the K.M.C. Ward No.109, Assessee No.31-109-08-1194-4, Police Station – Panchasayar, Kolkata – 700 094.



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During investigations the available records from 2011 to 25.09.2024 in the office of D.R. Alipore and A.D.S.R. Seldaha 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 Atanu Chatterjee and Sri Ashim Ghosh, are** 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 Receipts vide No.CC 014886 dated 23.09.2024 issued by D.R. Office Alipore and another Search No.1901030111/2024 dated 23.09.2024 issued by R.A. Kolkata are enclosed herewith.


[MR. SOMESH MISHRA]

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Enrol No. F/985/2008



No. REGN CC 014886

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 23886
- 2. Date of application 23-9-24
- 3. Search for the year (s) 2011-24
- 4. Name of office to which the record to be searched or inspected relates
DR Alipore
- 5. Name of person or property to be searched ... 1194 Nayabad
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in
the case of registered document) II

8. From whom received S. Misra. Adv

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)

30/-



Registrar of

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 23-09-2024

Serial No of Application	1901030110/2024	Search No	1901030111/2024
Search for the Years	From 2010 To 2024	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 1194, Road: Nayabad		
From whom Received	S MISRA		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 14 /-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA

