



SANKAR SAHOO

Advocate, High Court, Calcutta

Chamber : 123B, South Sinthee Road, Kolkata - 700 030

Mobile : 98311 12474

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Dated 16.08.2022

DETAILED REPORT ON TITLE


REF- ALL THAT land measuring about 3 Cottah 8 Chittacks more or less lying and situated at Premises No. 2/1, Harish Chandra Paul Lane, P.S. – Sinthee, Kolkata – 700050 within the limits of Kolkata Municipal Corporation, Ward No. 02.

Present owners of the said property are 1. SMT. BANASHRI GHOSH, wife of Sri Naba Kumar Ghosh, residing at 167/4, South Sinthee Road, P.O. & P.S.- Sinthee, Kolkata-700 050, 2. “JDR INFRASTRUCTURE”, a partnership firm having its office 185, S.K. Deb Road, P.O & P.S. Lake Town, Kolkata – 700 048, District – North 24 Parganas, West Bengal, being represented by its partners namely 1. SRI DEBJIT BHATTACHARYA, son of Subikash Bhattacharya, residing at 21, Hara Kumar Tagore Stand, P.O. & P.S.- Baranagar, Kolkata-700036, District – North 24 Parganas, 2. SRI RONJOY SAHA, son of Jayanta Kumar Saha, residing at BE-48, Salt Lake City, Sector – 1, P.O - BE Block, P.S. Bidhannagar, Kolkata – 700 064.

I have caused necessary searches in the Addl. District Sub Registry Office Cossipore Dum Dum for the period from 2009 to 2022 and the District Registry Office Barasat for the period from 2009 to 2022, and also at Registrar of Assurance Kolkata for the period from 2009 to 2022, in index II through my representative T. Ghosh, and have inspected the other relevant documents in respect of the aforesaid property .

MY REPORT IS AS FOLLOWS :-

I. BRIEF HISTORY OF DEVOLUTION OF TITLE OF THE PROPERTY:


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WHEREAS One Surendra Nath Neogi was purchased a plot of land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks more or less, lying and situated at Premises No.- 2/1, Harish Chandra Paul Lane, P.S.- Cossipore now Sinthee, Kolkata-700050, within the limits of Kolkata Municipal Corporation, Ward No.- 2.

AND WHEREAS thereafter said Surendra Nath Neogi died intestate in the year of 1942 leaving behind his only one son Tarapada Neogi leaving behind his only one son namely Tarapada Neogi and two unmarried daughters namely Miss Rama Neogi and Miss. Uma Neogi.

AND WHEREAS as per provision of the law of Hindu succession Act 1925, said Tarapada Neogi became the sole and absolute owner of the said property and mutated his name in the record of Kolkata Municipal Corporation and also he was seized and possessed thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS during peaceful physical possession of the said property said Tarapada Neogi died intestate on 09.08.1986 as a bachelor leaving behind his only one sister Miss Uma Neogi and she was died intestate on 31.10.1986 and her another sister pre deceased died intestate on 26.02.1986 and both are the unmarried.

AND WHEREAS after demise of the said Uma Neogi, her property inherited by her paternal aunt's (Sailabala Sarkar) sons, daughters


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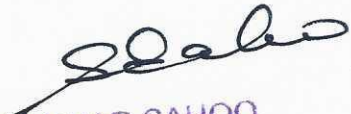
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and grand -sons, grand - daughters and they are inherited the said property according to Hindu succession Act 1956, Section 15, Sub section -4.

AND WHEREAS that the said Sailabala Sarkar was pre-deceased and her six sons i,e i) Birendra Nath Sarkar, ii) Hirendra Nath Sarkar, iii) Chandi Charan Sarkar, iv) Kalicharan Sarkar, v) Sachindra Nath Sarkar, and vi) Nripendra Nath Sarkar, and three married daughters namely i) Susma Sur, ii) Nilima Neogi, and iii) Sukha Ghosh were jointly became the owners of the said premises and each having undivided 1/9th share thereof.

AND WHEREAS thereafter said Birendra Nath Sarkar died intestate on 11.12.1983 leaving behind his wife namely Sovarani Sarkar, one son Sri Kamal Baran Sarkar and two daughters namely Smt. Swapna Sur and Smt. Sila Majumder as his legal heirs and successors to the property and estate left by the said Birendra Nath Sarkar and they were jointly become the owners undivided 1/9th share of the said property and each of them were became the owner of undivided 1/36th share of the said property.

AND WHEREAS thereafter said Hirendra Nath Sarkar died intestate on 30.09.1987 leaving behind his wife namely Smt. Shefali Sarkar, three sons namely Sri Tapan Kumar Sarkar, Sri Tapas Sarkar, Sri


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Manas Sarkar and three daughters namely Smt. Supriya Sur, Miss. Bela Sarkar and Smt. Supriti Sengupta as his legal heirs and successors to the property and estate left by the said Hirendra Nath Sarkar and they were jointly became the owners undivided $1/9^{\text{th}}$ share of the said property and each of them were became the owner of undivided $1/63^{\text{rd}}$ share of the said property.

AND WHEREAS thereafter said Chandi Charan Sarkar died intestate on 26.05.1997 leaving behind his two daughters Smt. Sipra Mandal and Smt. Sikha Ghosh, two sons namely Sri Ujjawal Kumar Sarkar and Sri Somanth Sarkar as his legal heirs and successors to the property and estate left by the said Chandi Charan Sarkar and they were jointly became the owners undivided $1/9^{\text{th}}$ share of the said property and each of them were became the owner of undivided $1/36^{\text{th}}$ share of the said property.

AND WHEREAS thereafter said Kali Charan Sarkar died intestate on 31.07.2005 leaving behind his one son namely Sri Arup Ratan Sarkar and one daughter namely Smt. Banani Karak as his legal heirs and successors to the property and estate left by the said Kali Charan Sarkar and they were jointly became the owners undivided $1/9^{\text{th}}$ share of the said property and each of them were became the owner of undivided $1/18^{\text{th}}$ share of the said property.


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AND WHEREAS thereafter said Nripendra Nath Sarkar died intestate on 22.05.1991 leaving behind his wife namely Smt. Beby Sarkar and two daughters namely Miss. Swati Sarkar and Miss. Sukti Sarkar as his legal heirs and successors to the property and estate left by the said Nripendra Nath Sarkar and they were jointly became the owners undivided 1/9th share of the said property and each of them were became the owner of undivided 1/27th share of the said property.

AND WHEREAS thereafter said Sushama Sur died intestate on 01.01.1999 leaving behind her four sons namely Sri Amal Sur, Sri Ashok Sur, Sri Arun Sur, Sri Achin Sur and three daughters namely Smt. Rekha Ghosh, Miss. Sriti Sur and Smt. Shyamali Ghosh as her legal heirs and successors to the property and estate left by the said Sushama Sur and they were jointly became the owners undivided 1/9th share of the said property and each of them were became the owner of undivided 1/63rd share of the said property.

AND WHEREAS thereafter said Sukha Ghosh died intestate in the year 1960 leaving behind her one son namely Sri Chanchal Ghosh and one daughter namely Smt. Chandra Mitra as her legal heirs and successors to the property and estate left by the said Sukha Ghosh and they were jointly became the owners undivided 1/9th share of the


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said property and each of them were became the owner of undivided 1/18th share of the said property.

AND WHEREAS thereafter said Smt. Sovarani Sarkar, Sri Kamal Baran Sarkar, Smt. Swapna Sur, Smt. Sila Majumder, Smt. Shefali Sarkar, Sri Tapan Kumar Sarkar, Sri Tapas Sarkar, Sri Manas Sarkar, Smt. Supriya Sur, Miss. Bela Sarkar, Smt. Supriti Sengupta, Smt. Sipra Mandal, Smt. Sikha Ghosh, Sri Ujjawal Kumar Sarkar, Sri Somanth Sarkar, Sri Arup Ratan Sarkar, Smt. Banani Karak, Sri Sachindra Nath Sarkar, Smt. Beby Sarkar, Miss. Swati Sarkar, Miss. Sukti Sarkar, Sri Amal Sur, Sri Ashok Sur, Sri Arun Sur, Sri Achin Sur, Smt. Rekha Ghosh, Miss. Sriti Sur, Smt. Shyamali Ghosh, Smt. Nilima Neogi, Sri Chanchal Ghosh, Smt. Chandra Mitra, were jointly became the owners of the said area of land measuring about 3 Cottah 8 Chittacks more or less together with partly one storied building having covered area of 400 sq.ft. more or less and partly R.T. shed having covered area of 300 sq.ft. more or less lying and situated at Premises No. 2/1, Harish Chandra Paul Lane, P.S. – Sinthee, Kolkata – 700050 within the limits of Kolkata Municipal Corporation, Ward No. 02.

AND WHEREAS thereafter by a Deed of Sale dated 09.09.2006 registered at the office of the A.D.S.R. – Cossipore Dum Dum and duly


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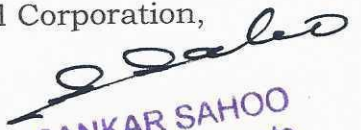
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recorded in Book No. I, Volume No. 218, Pages from 153 to 162, Being No. 7899 for the year 2007, said Smt. Sovarani Sarkar, Sri Kamal Baran Sarkar, Smt. Swapna Sur, Smt. Sila Majumder, Smt. Shefali Sarkar, Sri Tapan Kumar Sarkar, Sri Tapas Sarkar, Sri Manas Sarkar, Smt. Supriya Sur, Miss. Bela Sarkar, Smt. Supriti Sengupta, Smt. Sipra Mandal, Smt. Sikha Ghosh, Sri Ujjawal Kumar Sarkar, Sri Somanth Sarkar, Sri Arup Ratan Sarkar, Smt. Banani Karak, Sri Sachindra Nath Sarkar, Smt. Beby Sarkar, Miss. Swati Sarkar, Miss. Sukti Sarkar, Sri Amal Sur, Sri Ashok Sur, Sri Arun Sur, Sri Achin Sur, Smt. Rekha Ghosh, Miss. Sriti Sur, Smt. Shyamali Ghosh, Smt. Nilima Neogi, Sri Chanchal Ghosh, Smt. Chandra Mitra, therein described as the vendors of the one part and Smt. Banashri Ghosh and Sri Ajit Kumar Bhowmick therein described as the purchaser of the other part said vendors for the valuable consideration mentioned therein granted, sold, transferred and conveyed unto and in favour of the said purchaser all that piece and parcel of land measuring about 3 Cottah 8 Chittacks more or less together with partly one storied building having covered area of 400 sq.ft. more or less and partly R.T. shed having covered area of 300 sq.ft. more or less lying and situated at Premises No. 2/1, Harish Chandra Paul Lane, P.S. – Sinthee, Kolkata – 700050 within the limits of Kolkata Municipal Corporation,


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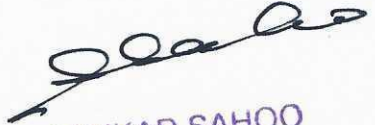
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Ward No. 02, more fully and particularly described in the schedule written therein.

AND WHEREAS after such purchase said Smt. Banashri Ghosh and Sri Ajit Kumar Bhowmick were jointly became the owners of the said property and also mutated their names in the records of Kolkata Municipal Corporation and the same was recorded as premises No.- 2/1, Harish Chandra Paul Lane, P.S. – Sinthee, Kolkata – 700050 and also they were seized and possessed free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS by a Deed of Conveyance dated 15.12.2021 registered at the office of the A.D.S.R. – Cossipore Dum Dum and duly recorded in Book No. I, Volume No. 1506-2022, Pages from 5466 to 5503, Being No. 15060040 for the year 2022, said Sri Ajit Kumar Bhowmick, son of Late Mukundalal Bhowmick of 167/4, South Sinthee Road, Kolkata – 700050 therein described as the vendor of the first part and said “Jdr Infrastructure”, a partnership firm having its office 185, S.K. Deb Road, P.O & P.S. Lake Town, Kolkata – 700 048, District – North 24 Parganas, West Bengal, being represented by its partners namely 1. Sri Debjit Bhattacharya, son of Subikash Bhattacharya, residing at 21, Hara Kumar Tagore Stand, P.O. & P.S.- Baranagar, Kolkata-700036, District – North 24 Parganas, 2. Sri


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Ronjoy Saha, son of Jayanta Kumar Saha, residing at BE-48, Salt Lake City, Sector – 1, P.O - BE Block, P.S. Bidhannagar, Kolkata – 700 064, therein described as the purchaser of the second part, said vendor for the valuable consideration mentioned therein granted, sold, transferred and conveyed ALL THAT undivided $\frac{1}{2}$ share of land measuring about 3 Cottah 8 Chittacks more or less i,e 1 Cottah 12 Chittacks more or less together with undivided $\frac{1}{2}$ share of partly one storied building having covered area of 400 sq.ft. more or less i,e 200 sft more or less and undivided $\frac{1}{2}$ share of R.T. shed having covered area of 300 sq.ft. more or less i,e 150 Sft more or less lying and situated at Premises No. 2/1, Harish Chandra Paul Lane, P.S. – Sinthee, Kolkata – 700050 within the limits of Kolkata Municipal Corporation, Ward No. 02, more fully and particularly described in the schedule written therein.

AND WHEREAS thereafter the land owner Smt. Banashri Ghosh have executed a Development Agreement with development Power of Attorney which was executed on 15.12.2021 registered at the office of the A.D.S.R. – Cossipore Dum Dum, duly recorded in Book No. I, Volume No. 1506-2022, Pages from 5504 to 5562, Being No. 15060041 for the year 2022, said Smt. Banashri Ghosh, therein described as the owners of the first part and “JDR Infrastructure”, a partnership firm


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having its office 185, S.K. Deb Road, P.O & P.S. Lake Town, Kolkata – 700 048, District – North 24 Parganas, West Bengal, being represented by its partners namely 1. Sri Debjit Bhattacharya, son of Subikash Bhattacharya, residing at 21, Hara Kumar Tagore Stand, P.O. & P.S.- Baranagar, Kolkata-700036, District – North 24 Parganas, 2. Sri Ronjoy Saha, son of Jayanta Kumar Saha, residing at BE-48, Salt Lake City, Sector – 1, P.O - BE Block, P.S. Bidhannagar, Kolkata – 700 064, therein described as the developer of second part, by virtue of the said development agreement the said owners appointed said developer for development by raising construction of multistoried building upon ALL THAT undivided $\frac{1}{2}$ share of land measuring about 3 Cottah 8 Chittacks more or less i,e 1 Cottah 12 Chittacks more or less together with undivided $\frac{1}{2}$ share of partly one storied building having covered area of 400 sq.ft. more or less i,e 200 sft more or less and undivided $\frac{1}{2}$ share of R.T. shed having covered area of 300 sq.ft. more or less i,e 150 Sft more or less lying and situated at Premises No. 2/1, Harish Chandra Paul Lane, P.S. – Sinthee, Kolkata – 700050 within the limits of Kolkata Municipal Corporation, Ward No. 02, more fully and particularly described in the schedule written therein.

AND WHEREAS thereafter said “JDR Infrastructure” mutated its name in the records of Kolkata Municipal Corporation and also seized,

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possessed thereof free from all encumbrances and charges in any manner whatsoever.


AND WHEREAS thereafter said developer “JDR Infrastructure”, a partnership firm having its office 185, S.K. Deb Road, P.O & P.S. Lake Town, Kolkata – 700 048, District – North 24 Parganas, West Bengal as well as co - owner herein for the purpose of construction of four storied building upon the said plot of land measuring about 3 Cottah 8 Chittacks more or less prepared a Four (G+Three) storied building plan with the help of one reputed engineer and submitted the same before the Kolkata Municipal Corporation which is sanctioned by the Kolkata Municipal Corporation Vide Sanction Plan No.- 2022010049 dated 20.06.2022.

AND WHEREAS after obtaining the said building plan said developer has started construction work of the said building upon the said plot of land which is now under construction.

I hereby certify that the abovementioned property of 1. SMT. BANASHRI GHOSH, & “JDR INFRASTRUCTURE”, a partnership firm having its office 185, S.K. Deb Road, P.O & P.S. Lake Town, Kolkata – 700 048, District – North 24 Parganas, West Bengal is free from all sorts of encumbrances and charges , liabilities, liens 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 abovementioned land 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 receipt for the relevant searches are enclosed herewith .


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Government of West Bengal
Office of the COSSIPORE DUMDUM (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 13-07-2022

Serial No of Application 1506006055/2022 **Search No** 1506006055/2022
Search for the Years From 2009 To 2022 **Record Available** From 28/10/2010 onwards
Property to be Searched District: North 24-Parganas, PS: Sinthi, , Premises: 2/1, Road: Harish Chandra Pal Lane
From whom Received T Ghosh
Fees Paid under Articles F1(i) 2/- F1(ii) 13/-

Search Result:

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 2/1, Road: Harish Chandra Pal Lane, , Ward: 002	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: Khatian: 00000/00	Area of Land: 1.65000000 decimal (1 Katha) Area of Structure: 200 Sq Ft
Deed Details :		Deed No: I-150600040/2022, Query No: 15062002592249/2021, Serial No: 1506014611/2021, Page: 5466 - 5503, Date of Registration: 03/01/2022, Date of Completion: 04/01/2022,		
2	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 2/1, Road: Harish Chandra Pal Lane, , Ward: 002	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: Khatian: 00000/00	Area of Land: 1.23750000 decimal (12 Chatak) Area of Structure: 150 Sq Ft
Deed Details :		Deed No: I-150600040/2022, Query No: 15062002592249/2021, Serial No: 1506014611/2021, Page: 5466 - 5503, Date of Registration: 03/01/2022, Date of Completion: 04/01/2022,		
3	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 2/1, Road: Harish Chandra Pal Lane, , Ward: 002	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian: 00000/00	Area of Land: 1.65000000 decimal (1 Katha) Area of Structure: 200 Sq Ft
Deed Details :		Deed No: I-150600041/2022, Query No: 15062002623013/2021, Serial No: 1506014610/2021, Page: 5504 - 5562, Date of Registration: 03/01/2022, Date of Completion: 04/01/2022,		
4	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 2/1, Road: Harish Chandra Pal Lane, , Ward: 002	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian: 00000/00	Area of Land: 1.23750000 decimal (12 Chatak) Area of Structure: 150 Sq Ft
Deed Details :		Deed No: I-150600041/2022, Query No: 15062002623013/2021, Serial No: 1506014610/2021, Page: 5504 - 5562, Date of Registration: 03/01/2022, Date of Completion: 04/01/2022,		
5	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 2/1, Road: Harish Chandra Pal Lane, , Ward: 002	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian: 00000/00	Area of Land: 5.69479170 decimal (3 Katha,7 Chatak,10 Sqft)
Deed Details :		Deed No: I-150602295/2022, Query No: 15062000488653/2022, Serial No: 1506002342/2022, Page: 96520 - 96535, Date of Registration: 16/02/2022, Date of Completion: 21/02/2022,		
6	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 2/1, Road: Harish Chandra Pal Lane, , Ward: 002	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian: 00000/00	Area of Land: 5.69479170 decimal (3 Katha,7 Chatak,10 Sqft)
Deed Details :		Deed No: I-150602294/2022, Query No: 15062000496657/2022, Serial No: 1506002343/2022, Page: 96536 - 96552, Date of Registration: 16/02/2022, Date of Completion: 21/02/2022,		

District: North 24-Parganas, PS;
Sinthi, Municipality: KOLKATA
MUNICIPAL CORPORATION,,
Premises: 2/1, Road: Harish Chandra
Pal Lane, , Ward: 002

Property Type: Land
Transaction: [0901] Declaration,
Declaration relating to immovable
property

Plot No:
Khatian: 00000/00

Area of Land:
5.62375008 decimal (3
Katha,6 Chatak,24
Sqft)

ed Details :

Deed No: I-150604765/2022, Query No: 15062001023598/2022, Serial No:
1506004774/2022, Page: 222280 - 222292, Date of Registration: 01/04/2022, Date
of Completion: 01/04/2022,



(Mr Kaustava Dey)

A.D.S.R. COSSIPORE DUMDUM

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM



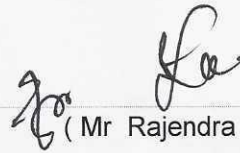
Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 07-07-2022

Serial No of Application	1501007222/2022	Search No	1501007222/2022
Search for the Years	From 2009 To 2022	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Sinthi, , Premises: 2/1, Road: Harish Chandra Pal Lane		
From whom Received	T Ghosh		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

Search Result: No Record Found




(Mr Rajendra Prasad Upadhyay)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

District Sub Registrar
North 24 Parganas
Barisal

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

Date of Application: 13-07-2022

Serial No of Application	1901016654/2022	Search No	1901016654/2022
Search for the Years	From 2019 To 2022	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Road: Harish Chandra Pal Lane		
From whom Received	T Ghosh		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 3/-	

Search Result: No Record Found

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



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

Date of Application: 08-07-2022

Serial No of Application	1904012562/2022	Search No	1904012562/2022
Search for the Years	From 2015 To 2022	Record Available	From 29/08/2015 onwards
Property to be Searched	District: North 24-Parganas, PS: Sinthi, , Premises: 2/1, Road: Harish Chandra Pal Lane		
From whom Received	T Ghosh		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 7/-	

Search Result: No Record Found

(Mr Mohul Mukhopadhyay)

A.R.A. - IV KOLKATA

OFFICE OF THE A.R.A. - IV KOLKATA

