

Advocate

Alipore Judges' and Police Court District Bar Association

Ref. No. ....

Residence: 14, SITARAM ROAD, P.O. BANSDRONI, KOLKATA - 700 070, MOBILE: 9874178196/ 9804143363/7980652448

Date:	 	• • • •	 	

# NO ENCUMBRANCES CIRTIFICATE AND REPORT ON TITLE

An area of the piece and parcel of land measuring 5 cottahs(more or Ref:less) alongwith undivided proportionate share of land comprised in Mouza: Bansdroni, Khatian No. 705, Dag No. 191, J.L. No. 45, Touzi No. 151 being Municipal Premises No. 45, Rifle Club, P.S. – Tollygunge now Regent Park, District 24-Parganas (South), Ward no. -113 within the limits of the Kolkata Municipal Corporation,

SAMIR ROY, KAJAL ROY, GOUTAM ROY, BHASKAR ROY, PINTU Present Owner:-ROY, SRI. ARUN KUMAR CHAKRABORTY AND SRI. DEBASIS MITRA

I have cause necessary searches in the Sub-Registry office at Alipore for the period from 2010 to 2024 and in the District-Registry office at Alipore for the period from 2010 to 2024 and Registrar of Assurance Kolkata for the period from 2010 to 2024 and have inspected the settlement Records, JLRO Mutation and all other relevant documents in respect of the aforesaid property.

My report is as follows:-

During this period of search I found Four entries of the above mentioned property.

THAT The said Manindra Nath Chowdhury thereafter by virtue of a deed of conveyance duly registered in the office of the Sub Registrar at Alipore and recorded in Book No. I, Volume No. 62, Pages 21`8 to 220, being No. 3536 for the year 1946, sold, transferred and conveyed ALL THAT piece and parcel of land measuring an area

ADVOCATE

Alipore Police Court Kolkata

a a 1

at



Residence: 14, SITARAM ROAD, P.O. BANSDRONI, KOLKATA - 700 070, MOBILE: 9874178196/ 9804143363/7980652448

No	Date:

of 5 cottahs be a little more or less lying and situated at Mouza Bansdroni comprised in Dag No. 191 under khatian no. 705, J.L. No. 45, Touzi No. 151, being Municipal premises No. 45, Rifle Club, P.S. – Tollygunge [now Regent Park], Ward No. 113, District 24 Parganas [South], more particular description whereof is given in schedule "A" hereunder written [hereinafter for brevity referred to as the said land] to Sri Khagendra Nath Naskar.

THAT one that by virtue of a conveyance dated June 18, 1958 made between Sri. Khagendra Nath Naskar referred to as the vendor therein of the one part and Smt. Jyotsnarani Roy therein referred to as purchaser of the other part therein, which was duly registered in the office of the Additional Registrar at Alipore Sadar District 24 Parganas [South] and recorded in Book No. I, Volume No. 106 at pages 111 to 113, being No. 5601 for the year 1958, the said Sri. Khagendra Nath Naskar for consideration mentioned in the said deed of conveyance sold, transferred and conveyed the said land to Smt. Jyotsnarani Roy.

<u>THAT</u> that after purchasing the said land Smt. Jyotsnarani Roy got her name mutated in the records of the Calcutta Municipal Corporation in respect of the said land and thereafter constructed a straight two storied building on the said land after obtaining sanction from Kolkata Municipal Corporation on 17.05.2001.

THAT Said Jyotsnarani Roy sold the Ground Floor portion of front side building measuring about 750 sq. ft. (more or less) built up area to SRI. ARUN KUMAR CHAKRABORTY by a registered Sale Deed which was registered at A.D.S.R. Alipore, Book No. I, Volume No. 91, Pages 219 to 230, Being No. 2800 for the year 2002 and subsequently Smt. Jyotsnarani Roy also sold the another portion of the building Ground Floor portion of the Back Side measuring about 855 sq. ft. (more or less) built up area including a Car Parking Space measuring about 120 sq. ft. (more or less) to SRI. DEBASIS MITRA by a registered Sale Deed which was registered at A.D.S.R. Alipore, Book No. I, Volume No. 1, Pages 1 to 14, Being No. 3607 for the year 2002.

ANIRBAN CHAKRABORTY
ADVOCATE

Alipore Police Court Kolkata 700027 Bhakraborty Advocate

udges' and Police Court strict Bar Association

Residence
14, SITARAM ROAD
P.O. BANSDRONI
KOLKATA - 700 070
MOBILE: 9874178196
9804143363/7980652448

Date:

THAT Smt. Jyotsnarani Roy died intestate on 18.06.2018 and his husband Sri Subodh Chandra Roy also died intestate on 18.06.2011 leaving behind their five sons namely SAMIR ROY, KAJAL ROY, GOUTAM ROY, BHASKAR ROY, PINTU ROY and two daughters namely SMT. MITA ROY and SMT. RITA PAUL became the absolute owners of the Schedule property.

THAT Smt. Rita Paul and Smt. Mita Roy gifted their undivided 2/7<sup>th</sup> share of portions in favour of Bhaskar Roy, Goutam Roy, Samir Roy, Kajal Roy and Pintu Roy by a registered Deed of Gift which was registered at D.S.R.-IV, Alipore, Vide Book No. I, Volume No. 1604, Pages – 9582 to 9621, Deed No. 5563, in the year 2020. Now SAMIR ROY, KAJAL ROY, GOUTAM ROY, BHASKAR ROY, PINTU ROY, SRI. ARUN KUMAR CHAKRABORTY AND SRI. DEBASIS MITRA are the joint owners of ALL THAT PIECE AND PARCEL of the land measuring about 5 cottahs (more or less) alongwith undivided proportionate share of land and structure situated at Mouza: Bansdroni, Khatian No. 705, Dag No. 191, J.L. No. 45, Touzi No. 151 being Municipal Premises No. 45, Rifle Club, P.S. – Tollygunge now Regent Park, District 24-Parganas (South), Ward No. -113 within the limits of the Kolkata Municipal Corporation, Assesse No. 311132100450, 311132102770 and 311132103086, District 24-Parganas (South)

<u>THAT</u> Said Sri Samir Roy, Sri Kajal Roy, Sri Goutam Roy, Sri Bhaskar Roy and Sri Pintu Roy, Sri. Arun Kumar Chakraborty And Sri. Debasis Mitra amalgamated their respective portions between them by a Deed of Amalgamation which was registered at D.S.R.-IV, Alipore, Vide Book No. I, Volume No. 1604, pages 9657 to 9695, Deed No. 5816, in the year 2020.

THAT with a view to develop a land as described in the schedule below and to erect multi storied building over the same in terms of a sanctioned building plan to be sanctioned by Kolkata Municipal Corporation, the land owner invited the developer to undertake the charge of such construction or development works of the schedule property at his cost, expenses and effort. In that respect the land owners entered into an registered agreement on 23. 02.2021 which was registered at D.S.R. III, Alipore vide

ANIRBAN CHAKRABORTY

Alipore Police Court Kolkata 700027 &hakraborty Advocate

udges' and Police Court strict Bar Association Residence: 14, SITARAM ROAD, P.O. BANSDRONI, KOLKATA - 700 070, MOBILE: 9874178196/

9804143363/7980652448

Book No- I, Volume No- 1603, Pages- 31029 to 31081, Being No- 01003, Year- 2021 and a development Power of Attorney on23.02.2022 with the developer <u>SRI. SUSANTA KUMAR</u> CHAKRABORTY which was duly registered at D.S.R.-III, Alipore, South 24 pargana, Vide book no.1 Volumn No- 1603, Pages- 30720 to 30751, Being No-01021, Year- 2021.

That said <u>SAMIR ROY</u>, <u>KAJAL ROY</u>, <u>GOUTAM ROY</u>, <u>BHASKAR ROY</u>, <u>PINTU ROY</u>, <u>SRI. ARUN</u> <u>KUMAR CHAKRABORTY AND SRI. DEBASIS MITRA</u> became the absolute owner of the property of 3 catthas 2 chittacks 28 sq.ft (more or less) including a three storied building (more or less) area as mentioned above also mutated as a recorded owner in JLRO office and Municipal office and paid the relevant tax upto date.

I also hereby certify that the above mentioned 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 copies are annexed herewith.

AMRBAN CHAKRABORTY

Alipore Police Court Kolkata 700027



Finance (Revenue) Department, Government of West Bengal

# ○ Query No Deed No

#### **Deed Details**

#### District

South 24-Parganas

Registration Office

SOUTH 24-PARGANAS (D.S.R. - III)

Deed No

01003

**Deed Year** 

2021

Security Code

E4M8U5

# R3P2Z5



Submit

Service Count

5,54,39,346

**Deed Details** 

\*\*Updated Data\*\*

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0110] Sale, Development Agreement or Construction agreement	D.S.R III SOUTH 24- PARGANAS	I- 160301003/2021	1603- 2021 Page No: 31029 to 31081	19/02/2021	23/02/2021		1603001016/2021

### \*\*Updated Data\*\*

### Name & Address of the Party

Name	Address	Status

#### SAMIR ROY

Son of Late Subodh Chandra Roy

District: South 24-Parganas, PS:

Regent Park,

Pin: 700070, State: West Bengal,,

Country: India,

tatue

Status: Land Lord

	Address	Status
AL ROY		Status: Land Lord
n of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,,	Land Land
	Country: India,	
GOUTAM ROY		
Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Land Lord
BHASKAR ROY Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS:	Status: Land Lord
	Regent Park, Pin: 700070, State: West Bengal,, Country: India,	
PINTU ROY		
Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Land Lord
ARUN KUMAR CHAKRABORTY Son of Late Ranjit Chakraborty	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Land Lord
DEBASIS MITRA		0.1
Son of Late N.C. Mitra	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Land Lord
MS S.S.CONSTRUCTION	District: South 24-Parganas, PS: Regent Park,	Status: Organization (Developer)
	Pin: 700070, State: West Bengal,, Country: India,	
SUSANTA KUMAR CHAKRABORTY		Status D
	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,	Status: Representative (Developer)
	Country: India,	
		**Updated Data**

**Details of Property** 

#### rty Location

ark, Municipality: KOLKATA MUNICIPAL CORPORATION, Premises: 45, Road: Rifle Club Road, Ward: 113.

### Property Type & Transaction

Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement

# Plot & Khatian No and Zone

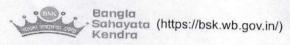
Area of Land: 8.25 decimal (5 Katha) Area of Structure :200 Sq Ft

Area of Property

\*\*Updated Data\*\*

G₹!PS (https://wbifms.gov.in/GRIPS/)

Finance Department (http://www.wbfin.nic.in/)
Government of West Bengal





(https://www.wbifms.gov.in/)

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(http://banglarbhumi.gov.in/)

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Finance (Revenue) Department, Government of West Bengal

# ○ Query No ® Deed No

#### **Deed Details**

#### District

South 24-Parganas

Registration Office

SOUTH 24-PARGANAS (D.S.R. - III)

Deed No

01021

**Deed Year** 

2021

**Security Code** 

N3H6D2





Submit

Service Count

5,54,39,252

**Deed Details** 

\*\*Updated Data\*\*

				T11		Opui	ated Data**
Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0138] Sale, Development Power of Attorney after Registered Development Agreement	D.S.R III SOUTH 24- PARGANAS	I- 160301021/2021	1603- 2021 Page No: 30720 to 30751	19/02/2021	23/02/2021		1603001034/2021

## \*\*Updated Data\*\*

# Name & Address of the Party

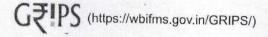
Name	Address	Status
SAMIR ROY Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Principal Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:

	Address	Status
AL ROY		Status Dringing
n of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Principal Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:
GOUTAM ROY		
Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Principal Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:
BHASKAR ROY		Status: Principal
Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:
PINTU ROY		Status: Principal
Son of Late Subodh Chandra Roy .	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:
ARUN KUMAR CHAKRABORTY Son of Late Ranjit Chakraborty	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Principal Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:
DEBASIS MITRA		Ctatura D. i. v. I
Son of Late N.C. Mitra	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Principal Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:
MS S.S.CONSTRUCTION	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Organization (Attorney) Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:
SUSANTA KUMAR CHAKRABORTY	District: South 24-Parganas, PS:	Status: Representative (Attorney)
	Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:

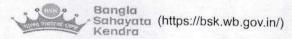
### **Details of Property**

#### Property Type & Plot & Khatian No. operty Location Transaction and Zone Area of Property District : South 24-Parganas, PS : Regent Property Type: Land Area of Land: 8.25 Park, Municipality: KOLKATA MUNICIPAL Transaction: [0138] decimal (5 Katha) CORPORATION, Premises: 45, Road: Rifle Sale, Development Area of Structure Club Road, , Ward: 113. Power of Attorney :200 Sq Ft after Registered Development Agreement

\*\*Updated Data\*\*



Finance Department (http://www.wbfin.nic.in/)
Government of West Bengal





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○ Query No 

Deed No

**Deed Details** 

District

South 24-Parganas

Registration Office

SOUTH 24-PARGANAS (D.S.R. - IV)

**Deed No** 

05816

**Deed Year** 

2020

Security Code

M3F6T6

Z7N9K7

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Service Count

5,54,39,168

**Deed Details** 

\*\*Updated Data\*\*

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Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	D.S.R IV SOUTH 24- PARGANAS	I- 160405816/2020	1604- 2021 Page No: 9657 to 9695	30/12/2020	25/01/2021		1604005759/2020

\*\*Updated Data\*\*

Name & Address of the Party

Name	Address	Status
BHASKAR ROY Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Seller
GOUTAM ROY Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Seller

	Address	Status
n of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Calles
KAJAL ROY Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Seller
PINTU ROY Son of Late Subodh Chandra Roy .	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Seller
ARUN KUMAR CHAKRABORTY Son of Late RANJIT CHAKRABORTY	District: South 24-Parganas, PS: Bansdroni, Pin: 700070, State: West Bengal,, Country: India,	Status: Buyer
DEBASIS MITRA Son of Late N C MITRA	District: South 24-Parganas, PS: Bansdroni, Pin: 700070, State: West Bengal,, Country: India,	Status: Buyer
		**Updated Data**

Details	of Property
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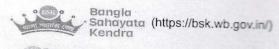
\*\*Updated Data\*\*

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
District: South 24-Parganas, PS: Regent Park, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 45, Road: Rifle Club Road, , Ward: 113, Floor No : 0	Property Type: Apartment Transaction: [1301] Merger/Demerger, Amalgamation (Other than company amalgamation)		Flat/Apartment: 1036 SqFt
District: South 24-Parganas, PS: Regent Park, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 45, Road: Rifle Club Road, , Ward: 113, Floor No : 1	Property Type: Apartment Transaction: [1301] Merger/Demerger, Amalgamation (Other than company amalgamation)		Flat/Apartment: 900 SqFt

\*\*Updated Data\*\*

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Finance Department (http://www.wbfin.nic.in/)
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## ○ Query No Deed No

#### **Deed Details**

#### District

South 24-Parganas

Registration Office

SOUTH 24-PARGANAS (D.S.R. - IV)

Deed No

05563

**Deed Year** 

2020

**Security Code** 

H3Z2A9

# MSF6T6



Submit

5,54,39,108

Service Count

Deed Details

\*\*Updated Data\*\*

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0201] Gift, Gift in Favour of family members	D.S.R 1V SOUTH 24- PARGANAS	I- 160405563/2020	1604- 2021 Page No: 9582 to 9621	23/12/2020	25/01/2021		1604005737/2020

## \*\*Updated Data\*\*

## Name & Address of the Party

Name	Address	Status	
RITA PAUL Wife of Mr Tapan Paul	District: South 24-Parganas, PS: Jadavpur, Pin: 700040, State: West Bengal,	Status: Donor	
	Country: India,		

ROY  a of Mr Santi Ranjan Roy  City: DUM DUM, District Parganas, PS: Dum Du Pin: 700055, State: We Country: India,  BHASKAR ROY  Son of Late Subodh Chandra Roy  District: South 24-Parga Regent Park, Pin: 700070, State: Wes Country: India,  GOUTAM ROY  Son of Late Subodh Chandra Roy  District: South 24-Parga	Status: Donee
Son of Late Subodh Chandra Roy  District: South 24-Parga Regent Park, Pin: 700070, State: Wes Country: India,  GOUTAM ROY	anas, PS: st Bengal,,
	Status: Danas
Son of Late Subodh Chandra Roy  District: South 24-Parga Regent Park, Pin: 700040, State: Wes Country: India,	anas, PS:
SAMIR ROY  Son of Late Subodh Chandra Roy  District: South 24-Parga Regent Park, Pin: 700070, State: Wes Country: India,	
KAJAL ROY Son of Late Subodh Chandra Roy District: South 24-Pargar Regent Park, Pin: 700070, State: West Country: India,	
PINTU ROY  Son of Late Subodh Chandra Roy  District: South 24-Pargar Regent Park, Pin: 700070, State: West Country: India,	

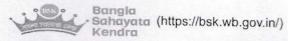
# **Details of Property**

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	
District: South 24-Parganas, PS: Regent Park, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 45, Road: Rifle Club Road, , Ward: 113, Floor No : 1	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members		Flat/Apartment: 515 SqFt	

\*\*Updated Data\*\*

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