

*Anirban Chakraborty*  
Advocate

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

Alipore Judges' and Police Court  
District Bar Association

Date: .....

Ref. No. ....

**NO ENCUMBRANCES CERTIFICATE AND REPORT ON TITLE**

Ref:- An area of the piece and parcel of land measuring 5 cottahs (more or less) along with undivided proportionate share of land comprised in Mouza: Bansdrani, 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,

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

I have caused 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 218 to 220, being No. 3536 for the year 1946, sold, transferred and conveyed ALL THAT piece and parcel of land measuring an area

*Anirban Chakraborty*

**ANIRBAN CHAKRABORTY  
ADVOCATE**

**Alipore Police Court,  
Kolkata 700027**

*Chakraborty*  
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Judges' and Police Court  
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of 5 cottahs be a little more or less lying and situated at Mouza Bansdrani 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.

THAT 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*  
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**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: Bansdrani, 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)

**THAT** 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

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No. ....

Date: .....

Book No- I, Volume No- 1603, Pages- 31029 to 31081, Being No- 01003, Year- 2021 and a development Power of Attorney on 23.02.2022 with the developer SRI. SUSANTA KUMAR CHAKRABORTY which was duly registered at D.S.R.-III, Alipore, South 24 pargana, Vide book no.1 Volume No- 1603, Pages- 30720 to 30751, Being No-01021, Year- 2021.

That said SAMIR ROY, KAJAL ROY, GOUTAM ROY, BHASKAR ROY, PINTU ROY, SRI. ARUN KUMAR CHAKRABORTY AND SRI. DEBASIS MITRA 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.

*Amirban Chakraborty*  
AMIRBAN CHAKRABORTY  
ADVOCATE  
Alipore Police Court  
Kolkata 700027



# Directorate of Registration and Stamp Revenue

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

5,54,39,346

## 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
[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
<b>SAMIR ROY</b> Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Land Lord

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


Details of Property


\*\*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,	Property Type : Land Transaction : [0110] Sale, Development Agreement or Construction agreement		Area of Land: 8.25 decimal (5 Katha) Area of Structure : 200 Sq Ft
			<b>**Updated Data**</b>

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# Directorate of Registration and Stamp Revenue

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

M5G3N4



Submit

5,54,39,252

## 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
[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
<b>SAMIR ROY</b> 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
<b>AL ROY</b> 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]:
<b>GOUTAM ROY</b> 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]:
<b>BHASKAR ROY</b> 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]:
<b>PINTU ROY</b> 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]:
<b>ARUN KUMAR CHAKRABORTY</b> 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]:
<b>DEBASIS MITRA</b> 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]:
<b>MS S.S.CONSTRUCTION</b>	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]:
<b>SUSANTA KUMAR CHAKRABORTY</b>	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Representative (Attorney) Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:

## 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,	Property Type : Land Transaction : [0138] Sale, Development Power of Attorney after Registered Development Agreement		Area of Land: 8.25 decimal (5 Katha) Area of Structure : 200 Sq Ft

\*\*Updated Data\*\*

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Government of West Bengal

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# Directorate of Registration and Stamp Revenue

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. - IV)

### Deed No

05816

### Deed Year

2020

### Security Code

M3F6T6

Z7N9K7



Submit

5,54,39,168

## 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
[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
<b>BHASKAR ROY</b> Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Seller
<b>GOUTAM ROY</b> Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Seller

	Address	Status
<b>IR ROY</b> Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Seller
<b>KAJAL ROY</b> Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Seller
<b>PINTU ROY</b> Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Seller
<b>ARUN KUMAR CHAKRABORTY</b> Son of Late RANJIT CHAKRABORTY	District: South 24-Parganas, PS: Bansdroni, Pin: 700070, State: West Bengal,, Country: India,	Status: Buyer
<b>DEBASIS MITRA</b> Son of Late N C MITRA	District: South 24-Parganas, PS: Bansdroni, Pin: 700070, State: West Bengal,, Country: India,	Status: Buyer

## Details of Property

\*\*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

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# Directorate of Registration and Stamp Revenue

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. - IV)

### Deed No

05563

### Deed Year

2020

### Security Code

H3Z2A9

M3F6T6



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## Service Count

5,54,39,108

## 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. - IV 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,, Country: India,	Status: Donor

	Address	Status
<b>ROY</b> e of Mr Santi Ranjan Roy	City: DUM DUM, District: North 24-Parganas, PS: Dum Dum, Pin: 700055, State: West Bengal,, Country: India,	Status: Donor
<b>BHASKAR ROY</b> Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Donee
<b>GOUTAM ROY</b> Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700040, State: West Bengal,, Country: India,	Status: Donee
<b>SAMIR ROY</b> Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Donee
<b>KAJAL ROY</b> Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Donee
<b>PINTU ROY</b> Son of Late Subodh Chandra Roy	District: South 24-Parganas, PS: Regent Park, Pin: 700070, State: West Bengal,, Country: India,	Status: Donee

\*\*Updated Data\*\*

## 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

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