



## NO ENCUMBRANCES

This is to confirm that the land on which development of our Residential Project “Skyline Vasudha” is proposed at Premises No. 9/11 Fern Road, Kolkata- 700019 , is free from any encumbrances including any rights, title, interest or name of any party in or over such land.

For SKYLINE PROJECTS

*Salah Hazim* Partner      *Ravi Baid* Partner



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12.10.2022

**Report on Title**

Re :- ALL THAT the piece and parcel of land measuring an area of 5 (Five) Cottahs, 3 (Three) Chittaks 27 (Twenty Seven) Square Feet be the same a little more or less at and being Premises No. 9/11, Fern Road, P.S. Gariahat, P.O. Ballygunge, within Borough VIII, Ward no.68, Kolkata- 700019.

Present Owners: - Smt. Maitreyee Bandyopadhyay, Smt. Lopamudra Chatterjee, Smt. Sreejata Chatterjee and Smt. Shreemoyee Chatterjee

On 28<sup>th</sup> November, 1947 Ballygunge Real Property and Building Society Limited, a joint stock company incorporated under the Companies Act, 1913 having its registered office at 26, Hindusthan Park, P.S - Ballygunge, Kolkata - 700019, District 24 Parganas as owner sold, transferred and conveyed to Sri Ramesh Chandra Chatterjee, son of Baikuntha Chandra Chatterjee, of ALL that the land measuring an area of 05 Cottahs 03 Chittaks 27 Square Feet more or less being Plot No.11, Holding No.12, Division V, Sub Division K, Dihi Panchannagram, of Mouza South Gadsha P.S - Ballygunge, now

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Gariahat, being portion of Municipal Premises No.9, Fern Road, within the Limits of Corporation of Calcutta. The said deed was registered in the office of District Sub Registrar at Alipore. And recorded in Boo no 1, Volume no 31, Pages 227 to 235, Being no 1436 for the year 1947.

After purchase of the aforesaid land, the said Ramesh Chandra Chatterjee mutated his name in respect of the aforesaid property in the records of the Calcutta Municipal of Corporation and constructed a house thereon. The said property and premises has been assessed known and numbered as Premises No.9/11, Fern Road, Kolkata-700019.

The said Ramesh Chandra Chatterjee prior to his death executed his Last Will and Testament dated 3<sup>rd</sup> January 1964 appointing Sri Bhupati Nath Chatterjee (also known as Bhupati Nath Chattopadhyay) son of Ramesh Chandra Chatterjee(also known as Ramesh Chandra Chattopadhyay)as the Executor named in the Will.

After the death of said Ramesh Chandra Chatterjee, the named Executor Bhupati Nath Chatterjee applied for Grant of Probate of the Will of the said Ramesh Chandra Chatterjee before the Hon'ble High Court at Calcutta in its' testamentary and intestate jurisdiction bearing Prabate Case No.190 of 1965-66 and the said Will was duly probated by the Hon'ble High Court at Calcutta on 31.05.1966.

By virtue of the grant of probate of the Will of said Ramesh Chandra Chatterjee, said Sri Bhupati Nath Chatterjee was the legatee named in the said Will and the said Sri Bhupati Nath Chatterjee thus became the

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sole and absolute owner of the land and building of the property at Premises No.9/11, Fern Road, more particularly described in the Schedule hereunder written.

The said Bhupati Nath Chattapadhyay died intestate on 01.07.1988 leaving behind his wife Smt. Soshikona Chatterjee alias Maya Chatterjee, son Basudeb Chatterjee and daughter Smt. Maitreyee Bandyopadhyay, wife of Shri Nabendu Kumar Bandyopadhyay as his only heirs and legal representatives.

Soshikona Chatterjee alias Maya Chatterjee died intestate on 22.02.2011 leaving behind her aforesaid son Basudeb Chatterjee and daughter Maitreyee Bandyopadhyay, wife of Shri Nabendu Kumar Bandyopadhyay as her only heirs and legal representatives.

On the death of Soshikona Chatterjee alias Maya Chatterjee ,her aforesaid son and daughter became the absolute owner seach having an undivided one-half (1/2) share on the land and building of the property at Premises No. 9/11, Fern Road, Kolkata-700019.

Basudeb Chatterjee and Smt. Maitreyee Bandyopadhyay became the joint owners of the land and building of the property at Premises No. 9/11, Fern Road, Kolkata-700019.

Said Basudeb Chatterjee died intestate on 15.03.2019 leaving behind his wife Smt. Lopamudra Chatterjee and two daughters namely Smt. Sreejata Chatterjee and Smt. Shreemoyee Chatterjee as his only heirs and legal representatives.

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*Subhasis Dasgupta,*  
Advocate.

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On the death of the said Basudeb Chatterjee, his undivided one-half (1/2) share in the said property and Premises No.9/11, Fern Road, Kolkata-700019 devolved upon his aforesaid wife, Smt. Lopamudra Chatterjee and two daughters namely, Smt. Sreejata Chatterjee and Smt. Shreemoyee Chatterjee.

The said Maitreyee Bandyopadhyay, Smt. Lopamudra Chatterjee, Smt. Sreejata Chatterjee and Smt. Shreemoyee Chatterjee are presently the joint owners and are absolutely seized and possessed of and otherwise well and sufficiently entitled to ALL that the land measuring an area of 05(Five) Cottahs 03(Three) Chittaks 27(Twenty Seven) Square Feet more or less being Plot No.11, Holding No.12, Division V, Sub Division K, Dihi Panchannagram, of Mouza South Gadsha Police Station Ballygunge, now Gariahat, within the Limits of Corporation of Kolkata together with a three storied building standing thereon lying situate at and being Premises No.9/11, Fern Road, P.S - Gariahat, P.O.- Ballygunge, Kolkata 700019 within Ward No.68 of the Kolkata Municipal Corporation having Assessee No.110681401234.

I have also caused search through Prabuddha Ghosh Majumder Advocate in the office of Addl District Sub Registrar at Alipore and District Sub Registrar at Alipore and Registrar of Assurances at Kolkata in respect of the property at Premises no 9/11, Fern Road, P.S. Gariahat, P.O. Ballygunge, within Borough VIII, Ward no.68, Kolkata- 700019 for the year 2008 to 2022 . During searches from the report of Prabuddha Ghosh Majumder Advocate no entries have been found which transpired from the report of said Prabuddha Ghosh

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Majumder Advocate and also from the from the receipt issued by registration office which are self-explanatory. I have also inspect Court's record and the report given by Dealing Assistant of the concern Learned Court are also self-explanatory.

Considering all this and title deed of the property in the name of Ramesh Chandra Chatterjee subsequent Development Agreement, Development Power, death certificates, appointment bearing Certificate no 4448532815/COM/LG/1154/1068 dated 29.03.2022 under National Trust Act for the well fare of persons with Autism Cerebral Palsy , Mental Retardation & multiple disabilities, Ministry of Social Justice and Empowerment(Divyangjan), Government of India and I hereby certify that Maitreyee Bandyopadhyay, Smt. Lopamudra Chatterjee, Smt. Sreejata Chatterjee and Smt. Shreemoyee Chatterjee have a marketable title of the property at Premises no 9/11, Fern Road, P.S. - Gariahat, P.O. - Ballygunge, within Borough VIII, Ward no.68, Kolkata- 700019.

Search report and receipt, issued by the respective registration office are enclosed hereto

*Subhasis Dasgupta*  
Advocate  
WB. No 751 06 1989