

Chaitali Chatterjee

Advocate

B.Sc. LL. B.

City Civil Court Calcutta

Office :

14, Blackquare Square,
Kolkata-700006.

Residence :

162, Sri Aurobinda Sarani,
Kolkata-700006
(M) 9836118227

Date : 21.05.2024

SEARCH CUM NON ENCUMBRANCE REPORT

Ref : **ALL THAT** under construction building together with land measuring about 3 Cottah 13 sq. ft. more or less lying and situated at Premises No.24A, Shyampukur Street, Kolkata-700004, in KMC Ward No.10 being Assessee No.110104200310 within the Jurisdiction of Kolkata Municipal Corporation.

I have caused necessary searches by my clerk in the record of the **A.R.A. Kolkata, in Index-II & I** regarding the above referred property for the **period of 2002 to 2024** till date and have inspected the relevant documents regarding mutation and title of the above referred property.

During search in the above mentioned period I have not found any adverse entry in respect of the above referred premises in the said period.

My report is as under that:-

That one Bibhuti Bhusan Bhur and Krishna Kishore Bhur were allotted divided southern portion of Premises No.24, Shyampukur Street, Kolkata-700004 having land area 1 Cottah 13 Chittacks 4 sq. ft. being the Lot-II mentioned therein, vide registered Deed of Partition dated 26.11.1966 registered before Registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.188, Pages 117 to 118, Being No.6192 for the year 1966 executed by other part Phanindra Nath Bhur.

That said Bibhuti Bhusan Bhur during his life time due to natural love and affection executed a registered Deed of Gift in respect of his undivided



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half share of southern portion of Municipal Premises No. 24, Shyampukur Street, Kolkata-700004 on 18.04.1987 in favour of his two nephews namely Sri Debasish Bhur and Sri Subhasish Bhur which was registered before Registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.224, Pages 1 to 15, Being No.4033 for the year 1987.

That said Krishna Kishore Bhur during his life time executed a registered will in respect of his undivided half share of the aforesaid property on 15.01.1997 which was registered before Registrar of Assurances, Calcutta and recorded in Book No.III, Volume No.1, Pages 18 to 23, Being No.5 for the year 1997 and by which he bequeathed his entire half share in favour of his two sons namely Sri Debasish Bhur and Sri Subhasish Bhur.

That after demise of said Krishna Kishore Bhur his last will and testament was duly probated from the City Civil Court Calcutta in Probate Case No.10/1999 on 27th day of February, 2001 and as such said Sri Debasish Bhur and Sri Subhasish Bhur became the joint owners of **ALL THAT** divided Southern portion containing two storied brick built dwelling house lying and situated at Premises No.24, Shyampukur Street, Kolkata-700004 having land area 1 Cottah 13 Chittacks 4 sq. ft. more or less.

That said Sri Debasish Bhur and Sri Subhasish Bhur duly mutated their names in the record of Kolkata Municipal Corporation in respect of the said divided Southern portion of Premises No. 24, Shyampukur Street,



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Kolkata-700004 which was renumbered as 24B, Shyampukur Street, P.S. Shyampukur, Kolkata-700004 being Assessee No.110104201453 and paying their taxes regularly.

That one Phanindra Nath Bhur was allotted divided northern portion of Premises No.24, Shyampukur Street, Kolkata-700004 having land area 14 Chittacks 15 sq. ft. being the Lot-I mentioned therein, vide registered Deed of Partition dated 26.11.1966 registered before Registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.188, Pages 117 to 118, Being No.6192 for the year 1966 executed by other part Bibhuti Bhusan Bhur and Krishna Kishore Bhur.

That during life time said Phanindra Nath Bhur executed his last Will and testament on 03.05.1968 which was registered before Registrar of Assurances, Calcutta and recorded in Book No.III, Volume No.3, Pages 102 to 104, Being No.147 for the year 1968 and by which he bequeathed his aforesaid property in favour of his only son Sri Ranendra Nath Bhur.

That after demise of said Phanindra Nath Bhur on 07.05.1979 his last will and testament was duly probated from the Hon'ble High Court Calcutta being PLA No.367 of 1999 on 10th day of March, 2000 and his wife Smt. Sovamaye Bhar predeceased on 19.04.1977 and as such said Ranendra Nath Bhur became the sole and absolute owner of **ALL THAT** divided northern portion containing two storied brick built dwelling house lying and situated at Premises No.24, Shyampukur Street, Kolkata-700004 having land area 14 Chittacks 15 sq. ft. more or less.



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That said Ranendra Nath Bhur duly mutated his name in the record of Kolkata Municipal Corporation in respect of the said divided northern portion of Premises No. 24, Shyampukur Street, Kolkata-700004 which was renumbered as 24A, Shyampukur Street, P.S. Shyampukur, Kolkata-700004 being Assessee No.110104200310 and paying his taxes regularly.

That both the properties have been amalgamated in the record of Kolkata Municipal Corporation being Premises No. 24A, Shyampukur Street, Kolkata – 700004.

That the said owners have decided to develop the multistoried building on the said property being **ALL THAT** two storied brick built dwelling house together with land area 3 Cottah 13 sq. ft. more or less lying and situated at Premises No.24A, Shyampukur Street, Kolkata-700004, in KMC Ward No.10, be the same a little more or less hereinafter referred to as the "said property" and as such all the owners have entered into registered Development Agreement on 14.10.2020 vide Book No.I, Volume No.1904-2020, Pages 274904 to 274953, being No.04699 for the year 2020 registered before ARA-IV, Kolkata with the developer and also on the same date executed registered Development Power of Attorney vide Book No. I, Volume No.1904-2020, Pages 274687 to 274721, being No. 04713 for the year 2020 registered before ARA-IV, Kolkata in favour of one developer, namely **UNITE REALTOR**, a Partnership Firm having its registered office at 25/B, Ganendra Mitra Lane, P.S. Shyampukur,



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Kolkata-700004, represented by its partners namely (1) **SRI SUBHASH BARUA**, son of Late Sudutta Barua, residence at 32, Shyampukur Street, P.S. Shyampukur, Kolkata-700004, (2) **SRI ARIJIT BHAR**, son of Tarun Kumar Bhar, residence at 25/B, Ganendra Mitra Lane, P.S. Shyampukur, Kolkata-700004;

That the said owners through the developer have applied for a sanctioned building plan from the Kolkata Municipal Corporation to construct a new residential building on the said premises and accordingly Kolkata Municipal Corporation sanctioned the building permit No. 2023020021 dated 12.06.2023 under Borough-II.

That after obtaining the said sanctioned plan from the Kolkata Municipal Corporation the Owner/Vendor duly started through the developer, construction of the new building on the said premises and which is still running in progress.

So I am in opinion that the said property is free from all encumbrances whatsoever during the period of 2002 to 2024 till date and said owners (1) **SRI DEBASISH BHUR**, (2) **SRI SUBHASISH BHUR** and (3) **SRI RANENDRA NATH BHUR** and the Developer, have absolute authority and power to execute any registered Deed of Conveyance in respect of their respective allocation of the said property as per Development Agreement in favour of any Third Party.



Chaitali Chatterjee
Chaitali Chatterjee
Advocate

