

Date : 02.02.2024

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref: Land measuring about 4 (four) Cottahs 4 (four) chittacks 44.18 (forty four point one eight) sq.ft. together with dwelling house, lying and situate in Mouza – Kalikapur, J.L. No.21, R.S. Dag No.66, under R.S. Khatian No.12, within the limits of the Kolkata Municipal Corporation, being Premises No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Police Station –Survey Park, Kolkata - 700099, under K.M.C. Ward No.109, under Assesses No.31-109-06-7010-8, District 24 Parganas (South).

PRESENT OWNER S : (1) SMT. DEVI CHOUDHURI wife of Sri Alok Choudhuri, (2) SRI TAPAS KHAN son of Late Sufal Chandra Khan and (3) SMT. SAMPA BASU wife of Sri Debaprasun Basu.

I have caused necessary Searches through the searcher Sri Swapan Sardar, in the offices of D.R. at Alipore and A.D.S.R. Sealdah, 24 Parganas (South) for the period of 30 (thirty) years each from 2010 to 2024 and in the Office of Registrar of Assurances, Kolkata for the period of 15 (fifteen) years from 2010 to 2024 and other relevant documents in respect of the aforesaid property.

My Report is as follows :

Sri Satyendra Mitra, since deceased and others, became the joint owners of some landed property total measuring about 60 Bigha more or less, lying and situated in Mouza – Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana – Khaspur, Police Station formerly Tollygunge now Purba Jadavpur, comprising Khatian No.356, and also other Dag and Khatian, Sub-Registry Office Alipore, within the limits of the Calcutta Municipal Corporation, District 24 Parganas and jointly seized and possessed of the same by paying rates and taxes regularly.

The said Sri Satyendra Mitra and others, sold, conveyed and transferred their eastern portion of land measuring about 10 Bigha more or less, lying and situated in Mouza – Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana – Khaspur, Police Station formerly Tollygunge now Purba Jadavpur, comprising Khatian No.356, under Dag No.436, Sub-Registry Office Alipore, within the limits of Calcutta Corporation, District 24 Parganas to and in favour of Sri Kartick Chandra Paik, son of Sri Haran Chandra Paik, by virtue of a Deed of Conveyance registered in the office of District Registry Office at Alipore, District 24 Parganas vide Book No.I, Being No.1409 for the year 1970.

By virtue of the said Deed of Conveyance Sri Kartick Chandra Paik, became the sole owner of the said property and recorded his name in the records of the B.L. & L.R.O. and absolutely seized and possessed of the same and subsequently to sell the said property he divided his entire property in separate scheme plots by showing common passage on his said plot of land.

By virtue of a Deed of Conveyance said Sri Kartick Chandra Paik, sold, conveyed and transferred his portion of land being Scheme Plot No.P-47, measuring about 5 Cottah 12 chittacks and 20 sq.ft. more or less, lying and situated in Mouza – Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana – Khaspur, R.S. Dag No.356/406, Police Station formerly Tollygunge now Purba Jadavpur, comprising Khatian No.356, Sub-Registry Office Alipore, within the limits of the Calcutta Municipal Corporation, District 24 Parganas unto and in favour of Sri Sukhendu Bikash Dey son of Sri Barada Kumar Dey and the said Deed of Conveyance was registered in the office of District Registry Office Alipore, 24 Parganas and recorded in book No.I, Volume No.39, pages from 126 to 131, Being No.1199 for the year 1973.

By and under registered Deed said Sri Sukhendu Bikash Dey, became the sole and absolute owner of the said land measuring about 5 Cottah 12 chittacks and 20 sq.ft. more or less, being Scheme Plot No.P-47, lying and situated in Mouza–Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana – Khaspur, R.S. Dag No.356/406, Police Station formerly Tollygunge now Purba Jadavpur, comprising Khatian No.356, Sub-Registry Office Alipore, within the limits of the Calcutta Municipal Corporation, District 24 Parganas now 24 Parganas (South), by mutating his name in the records of the B.L. & L.R.O. and absolutely seized and possessed of the same by paying rents regularly.

Subsequently while seized and possessed of the said property said Sri Sukhendu Bikash Dey sold, conveyed and transferred his entire land measuring about 5 Cottah 12 chittacks and 20 sq.ft. more or less, being Scheme Plot No.P-47, lying and situated in Mouza – Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana – Khaspur, R.S. Dag No.356/406, Police Station -Purba Jadavpur, comprising Khatian No.356, Sub-Registry Office Alipore, within the limits of the Calcutta Municipal Corporation, District 24 Parganas (South), unto and in favour of Dr. Juthika Ray alias Dr. Juthika Sarkar, by virtue of a Bengali Sale Deed registered in the office of District Registry Office Alipore, 24 Parganas and recorded in book No.I, Volume No.130, pages from 34 to 41, Being No.6853 for the year 1993.

For development of the adjacent road said Dr. Juthika Ray alias Dr. Juthika Sarkar, gave up a portion of her said land measuring about 1 cottah 7 chittacks 20.82 sq.ft. to the K.M.C. and the remaining land measuring about 04 Cottahs 04 chittacks 44.18 sq.ft. absolutely seized and possessed by constructing single storied kancha structure thereon.

Thereafter due to urgent need of finance said Dr. Juthika Ray Alias Dr. Juthika Sarkar, sold, conveyed, transferred her said land measuring an area of 4 (four) Cottahs 4 (four) chittacks 44.18 (forty four point one eight) sq.ft. be the same a little more or less, together with kancha single storied structure measuring about 100 sq.ft. more or less, being Scheme Plot No.P-47, lying and situated in Mouza – Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana – Khaspur, Police Station -Purba Jadavpur, comprised in R.S. Dag No.356/406, Khatian No.356, Sub-Registry Office Alipore, District 24 Parganas (South), together with right to pass and repass through over and under the common passage/road along with all rights, easements, appurtenances privileges and benefits attached to the said property, unto and in favour of Smt. Devi Choudhuri, Sri Tapas Khan and Smt. Sampa Basu, by virtue of a Deed of Conveyance dated 11th December, 2019, registered in the office of A.D.S.R. Sealdah, 24 Parganas

(South) and recorded in Book No.I, Volume No.1606-2019, page from 183050 to 183079, Being No.160604857 for the year 2019.

By virtue of registered Deed said Smt. Devi Choudhuri, Sri Tapas Khan and Smt. Sampa Basu, became the joint Owners of the said land measuring an area of 4 (four) Cottahs 4 (four) chittacks 44.18 (forty four point one eight) sq.ft. be the same a little more or less, together with kancha single storied structure measuring about 100 sq.ft. more or less, being Scheme Plot No.P-47, lying and situated in Mouza - Kalikapur, J.L. No.20, Touzi No.3/4/5/12, Pargana - Khaspur, Police Station - Purba Jadavpur, comprised in R.S. Dag No.356/406, Khatian No.356, Sub-Registry Office Alipore, District 24 Parganas (South) and mutated their names in the records of the Kolkata Municipal Corporation, Ward No.109 and the said property known and numbered as Premises No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Kolkata - 700099, under Assessee No.31-109-06-7010-8 and jointly seized, possessed, occupied of and/or otherwise well and sufficiently entitled to the such landed property free from all sorts of encumbrances, liens, lispedens, charges, mortgages, attachments, whatsoever.

Said Smt. Devi Choudhuri, Sri Tapas Khan and Smt. Sampa Basu, the present Owners herein, entered into a Joint Venture Agreement with Power of Attorney with the Developer **NIRMAN** a Partnership Firm having its registered office at 216, Kalikapur, Police Station - Garfa, Kolkata-700078, registered in the office of D.S.R.-IV, Alipore, 24 Parganas (South) on 19.11.2022 and recorded in Book No. I, Volume No. 1604-2022, page from 393042 to 303072, Being No. 160413252 for the year 2022 on the terms and conditions stated therein.


In terms of the said regd. Joint Development Agreement with Power of Attorney the Developer prepared building plan through the registered Architect and obtained Sanction building Plan from the Kolkata Municipal Corporation vide building Plan No. 2022120007 dated 05.04.2022, Borough No. XII for construction of the G+III storied building at the said Premises being No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Kolkata-700099, under K.M.C. Ward No.109, District 24 Parganas (South), consisting of Several independent flats and car parking spaces thereon.

A Deed of Declaration was executed on 30.01.2024 registered in the office of D.S.R.-IV, Alipore, 24 Parganas (South) vide Book No.I, Being No.160400950 for rectifying the Volume number and Being number of the Deed for the year 1973 and also rectifying the Being No. of the Deed of Conveyance for the year 1993.

I hereby certify that the above mentioned property of the said Premises No.1509, Kalikapur, (Mailing Address P-47, Purbalok), Kolkata - 700099, under K.M.C. Ward No. 109, District 24 Parganas (South), is free from all sorts of encumbrances, charges, liabilities liens, lispendents attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned property is fit for equitable mortgage.

The receipt for the relevant searches are enclosed herewith.


Advocate

No. REGN BB 359536

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 2636

Date of application 29/1/24

Search for the year (s) 2010-24

Name of office to which the record to be searched or inspected relates

Name of person or property to be searched DR. S. Sarda
No. 1509 Kalikapur

Nature of document PS - Purba Jadau pu

Particulars of record to be inspected (year, number, book, volume and page in case of registered document)

Name of person from whom received S. Sarda

Fees paid under Article —

(i)

(ii)

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..... Registrar of

No. REGN BB 266074

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 6174
 2. Date of application 30/11/24
 3. Search for the year (s) 2024
 4. Name of office to which the record to be searched or inspected relates.....
 5. Name of person or property to be searched 3
 6. Nature of document 4
 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 1508 Koli Kapur
 8. From whom received S. Sarda
 9. Fees paid under Article —
F (1) (i) 167
F (2) (ii) 8
F (2)
- Registrar of