

TAPAJIT ROY
ADVOCATE
Alipore Police Court,
Near Bengal Lock – Up,
Kolkata-700027.

RESIDENCE AND CHAMBER AT:
SANTI PALACE, 2053, Brahmapur, Third Floor,
Ram Krishna Pally, Police Station Banskroni,
Kolkata – 700096.
Mob: + 91 9830882206.
Email: advocatetapajitroy@gmail.com.

Date: 17.05.2024.

TO WHOM IT MAY CONCERN

NO ENCUMBRANCES CERTIFICATE AND DETAIL
REPORT ON TITLE

RE : ALL THAT areas of BASTU-LAND as per physical measurement of about 06 (Six) Cottah 02 (Two) Chattak 2.8 (Two Point Eight) Sq. Ft., lying and situates at situates at Mouja-Kamdahari, J.L.49. Touji, No.14, Borough-XI, Police Station Formerly - Regent Park, now, Banskroni, Old Khatian No.144, Hall Khatian-477, R.S. Dag No. 685, 687, R.S. KhatianNo.469, Presently L.R. Dag No. of Moumita Dey-685, 687, L.R. Khatian:- 878, L. R. Dag No. of Arnab Dey is 685, 687, L.R. Khatian No.655, L.R. Dag No. of Arpan Dey 685, 687, L.R. Khatian No.696 AND Bijoy Ghosh L.R. Dag No.685, 687, L.R. Khatian No.925, A.D.S.R. Alipore, District-South-24 Parganas and presently the land is known and identified as Premises No.270/1, Boral Main Road, Assessee No.31-111-05-1064-4 within the limit of the Kolkata Municipal Corporation, K.M.C. ward No.111 Borough-XI, P.O. Garia, Kolkata- 700084.

THE PRESENT OWNER : (1) MRS. MOUMITA DEY, wife of Late Ashis Kumar Dey, (2) MR. ARNAB DEY, son of Late Ashis Kumar Dey, (3) MR. ARPAN DEY son of Late Ashis Kumar Dey -- all are residing at 130, Boral Main Road, Post Office Garia, Police Station Banskroni (previously Regent Park), Kolkata - 700084, District South 24 Parganas AND (4) MR. BIJOY GHOSH, son of Late Lalmohan Ghosh and residing at C/9, Rajnarayan Park, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District South 24 Parganas.



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I have caused necessary searches through my deputed clerk, at the respective Offices of the A.D.S.R. at Alipore, D.S.R. at Alipore and R.A. Kolkata, in the name of Bijoy Ghosh from 2010 to 2024 and also inspected necessary papers and documents related with the property as captioned above. On the basis such search and inspection I furnish my report on title as follows:

WHEREAS one of the Owners named ASHIS KUMAR DEY since deceased was the son of Sri Dakshina Ranjan Dey and the said Ashis Kumar Dey unfortunately died intestate on 25.12.2014 and place of death was FORTIES HOSPITALS LITED, KOLKATA 29, after such death left behind him, his two sons namely Arnab Dey and Arpan Dey and his wife Moumita Dey as his legal heirs and lawful successors who are legally 50% (Fifty Percent) Owners of the Landed Property of the two Separate Deed of Sale AND another 50% Share of two Separate Deeds are the Owner of BIJOY GHOSH son of Late Lalmohan Ghosh AND said each two Deeds are being Deed No.02752 for the year-2010 AND 02753 for the year-2010, respectively, both registered on 9th April, 2010, at the office of A.D.S.R. Alipore, South-24Parganas & both separate of recital of the land by nature BASTU, hereunder given.

AND WHEREAS be it clarified herein that Said (1) ASHIS KUMAR DEY then alive, son of Dakshina Ranjan Dey then of 130, Boral Main Road, P.O. Garia, Regent Park, Kolkaa-70084 therein called One of the PURCHASERS and (2) BIJOY GHOSH Son of Late Lalmohan Ghosh of C/9, Rajnarayan Park, P.S. Sonarpur, Kolkata-700154, is called another Purchaser jointly purchased an areas of Plot of the Land measuring 02 (Two) Cottahs formerly SHALI, now BASTU-LAND TOGETHER WITH 100Sq. Ft. Asbestosh Shed, lying and situated at Mouja-Kamdahari, J.L.No.49, then P.S. Regent Park, now Bansdrani, District: South-24 Parganas, Touji No.14, R.S.No.200, comprising of R. S. Dag No.688, appertaining to



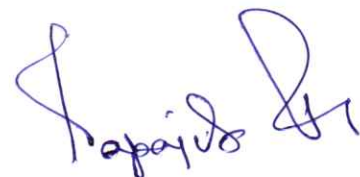
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Sabek Khatian No.30, Hall Khatian No.765, denoted as Scheme Plot No.16, known and identified as PREMISES No.395, Atabagan within the Jurisdiction of the Kolkata Municipal Corporation, ward No.111, Borough-XI, then ASSESSEE NO.31- 111-01-0395-9, therein called as one of the sold Property absolutely sold by then VENDORS NAMELY:-(1) SRI KALACHAN DEY @ Kalachand Dey Son of Late Bhubaneswar Dey (2) SMT. MONI RANI DEY Wife of Kalachand Dey (3) SANKAR NARAYAN DEY son of Sri Kalachand Dey, all the VENDORS then residing at Madanpur, P.S. Amdanga, District:- North-24Parganas, thereafter they Jointly resided at 130 Boral Main Road, P.O. Garia, Kolkata-700084, sold, conveyed the aforesaid Plot of land by virtue of Deed of Sale to said ASHIS KUMAR DEY and BIJOY GHOSH detail mentioned above and aforesaid VENDORS sold SAID LAND by nature BASTU to the aforesaid PURCHASERS therein, by and under a registered SALE DEED, registered at the Office of A. D. S. R. Alipore dated 09th April-2010, duly recorded in Book No.1, CD Volume No.13, Pages from 343 to 367, being No.02752 for the Year-2010.

AND WHEREAS, in a nutshell, herein recited how the said land was devolved to those VENDORS sold the land to then LAND OWNERS that the aforesaid 'VENDORS' lawfully purchased the said plot of land measuring 02 Cottah more or less by virtue of Bengoli Saff - Kobala from then Tapas Acharjee son of Late Gouranga Chandra Acharjee of 87, Boral Main Road, Atabagan, P.O. Garia, Kolkata-84, against then Marketable Consideration, by virtue of the registered Bengoli Deed, registered at D.S.R-1, Alipore, South-24 Parganas, recorded -in Book No.1, CD Vol.No.8, Pages 2261 to 2275, being No.01134 for the year-2010 AND said TAPAS ACARJEE purchased the said land from Mira Bandyapadhya Chakraborty of 87, Boral Main Road, Atabagan, P.O. Garia Kol-84, by virtue of registered 'Deed of Sale', registered at D.S.R. Alipore, South-24 Parganas, recorded in Book No.1, Vol. No.89, Pages No.258 to 270, being No.01711 for the year-2003 and mutated his name in



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respect of Bastu Land identified as Premises No.395, Atabagan within the limit of the K.M.C, Assessee No.31-111-01-0395-9 AND said Mira Bandyapadhyia @ Chakraborty purchased said land from Prasantajyoti Das on 27th November-1992, registered at the Office of A.D.S.R. Alipore, South- 24 Parganas, recorded in Book No.1, Vol. No.140, Pages from 431 to 440, being No.5024 for the year-1992 and after purchasing the same, Mira Bandyapadhyia @ Chakraborty mutated her name in the record of the Kolkata Municipal Corporation and had been paying rates and Taxed as applicable in respect of Premises-395, Atabagan, Assessee No.31-111-01- 0395-9 and said Mira Bandyapadhyia @ Chakraborty due to her urgent need of cash sold conveyed to said Tapas Acharjee son of Late Gouranga Chakraborty, s unto or in favour of Said Monirani Dey wife of Kalachand Dey and Sankar Narayan Dey, formerly resided Madanpur Amdanga, District:North-24Parganas, thereafter resided at 130, Boral Main Road, P.O.Garia, Kolkata-700084 i.e. said Tapas Acharjee sold the same to the Owners SRI KALA CHAN DEY @ Kalachan Dey, MONI RANI DEY, SANKAR NRAYAN DEY detail mentioned before who sold the said landed Property by nature 'Bastu' unto or in favour of the Present Owners namely: (1) Ashis Kumar Dey then alive, son of Dakshina Ranjan Dey of then 130, Boral Main Road, P.O. Garia, P.S. Regent Park, Kolkaa-70084 therein called One of the Purchasers and (2) BijoyGhosh Son of Late Lalmohan Ghosh as another Purchaser of C/9, Rajnarayan Park of P.O. + Vill:- Boral, P.S. Sonarpur, Kolkata-700154, jointly purchased an areas of Plot of the Land mentioned before and had been enjoying said Bastu land.

AND WHEREAS on the other hand, all that areas of land measuring more or less 46-Decimal, lying and situated at the same location mentioned above which then under Khatian No.15 of Mouza- Kamdahari, J.L.No.49, belongs to Akbar Ali Sapui, Meher Sapui, Monir Sapui, Nabijan Bibi, Sarbanu Bibi as per their respective share and their names were recorded in the settlement record in the manner:-all those



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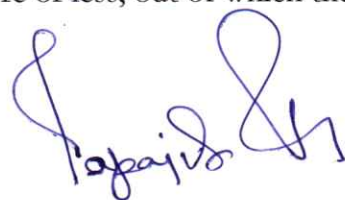
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landed Properties within Khatian No.15, R. S. Dag No.683, belonged to Meher Sapui, R.S. Dag No. 684, belonged to Akbar Sapui, R.S. Dag No.685 belonged to Monir Sapui, Nabijan Sapui, Sarbanu Bibi and remaining land under R.S. Dag No.687 belongs to all Co-sharers as joint Property.

AND WHEREAS thereafter, Nabijan Bibi died intestate leaving behind her only son Monir Sapui and only daughter Sarbanu Bibi who lawfully seized and possessed of said undivided landed property of their Late Mother as per sacred Mohammedan "Sunni Farayez" and said son & daughter were enjoying the said property jointly and freely, the Co-Sharer named Sarbanu Bibi died intestate leaving behind her five sons and one daughter who jointly seized and possessed of the landed property left by Sarbanu Bibi and while they were enjoying the same, One of the sons of Late Sarbanu Bibi named "Sobrat Ali Sk" sold his share to or in favour of Saukat Ali Sapui, son of Moniruddin Sapui @ Monir Sapui, by way of registered Deed, registered at the Office of the Sub-Registrar Alipore, South-24Parganas, recorded in Book No.1, Vol. No.74, Pages from 79 to 83, Being No.4062 for the year-1953.

AND WHEREAS another two sons of Late Sarbanu Bibi named Rajob Ali Sk and Eslam Ali Sk, sold their undivided area of land in favor of Moniruddin Sapui, by a Sale Deed, registered at the Office of the S.R. Alipore, South-24 Parganas, duly recorded in Book No.1, Volume No. 103, Pages 58 to 62, being No.6013 for the Year-1954 & another two sons of Late Sarbanu Bibi named Anoyar Ali Sk and Sunuyar Ali Sk sold their undivided share of land to Moniruddin Sapui by way of SALE DEED registered at the Office of the S.R. Alipore, 24 Parganas, recorded in Book No.1, Vol. No.26, Pages 21 to 26, Being No.198, for the year-1958.

AND WHEREAS in accordance with former Zila settlement record entire Land-area under Kh.No,15, reflected as 46-Decimel more or less, out of which the



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land under aforesaid Khatian, comprising in R.S. Dag No.683, Land Areas 12-Decimel in R.S. Dag No.684, Land Areas 13-Decimel under R.S. Dag No.687, Land Areas 03-Decimel in total 28(Twenty Eight) Decimal more or less was recorded in the name of Achiran Bibi as sixteen Annas Owner and in the same way the Land areas R. S. Dag No.685 measuring 15(Fifteen) Decimal more or less and in R. S. Dag No.687 measuring 03- Decimal more or less total Land areas 18(Eighteen) Decimal more or less was recorded in the name of Maniruddin Sapui and others landed properties under Sabek Khatian No.133, R.S. Dag No.674, land area 16- Decimal more or less was recorded in the name of Meher Sapui and under Dag No.686, measuring 12-Decimal more or less was recorded in the name of Akbar Sapui, Land areas under Dag No.651 measuring 7-Decimal and under Dag No.673, land areas 06 Decimal aggregating to land areas 13 Decimal was recorded in the name of Maniruddin Sapui.

AND WHEREAS while Maniruddin Sapui had been enjoying peaceably said land by making amicable partition, his name was finally recorded in respect of 18-Decimal of land and thereafter said Akbar Ali Sapui died intestate leaving his heirs Golam Rabbani Sapui and others, lawfully seized and possessed of the said 12(twelve) decimal land, lying at same Mouza, same location under Khatian No.133, R,S, Dag No.686 and said land 12- Decimal including land 03-Decimal in same Mouza, comprising Dag No.687, Khatian. No.15 and others landed property were sold to or in favour of "ACHIRAN BIBI" by way of a registered Deed of Sale which was registered at the Office of the Sub-Registrar at Alipore, South-24 Parganas, and recorded in Book No. I and being Deed No. 1907 for the year-1943.

AND WHEREAS while said ACHIRAN BIBI enjoying said land, her own name was recorded finally and in the year-1962, sold some areas of land out aforesaid landed properties at Mouza-Kamdahari, J.L. No,49 and said landed properties comprised of R.S. Dag No.684, land areas 08(Eight) Decimal more or less in R.S. Dag

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No.687, land areas 03 Decimal more or less and R,S, Dag No.686, land areas 03 Decimal more or less, ie. in total 14(Fourteen) Decimal more or less unto or in favour of Moniruddin Sapui.

AND WHEREAS while said Maniruddin Sapui, Soukat Ali Sapui and Kadbanu Bibi had been enjoying said landed property at Mouza-Kamdahari J.L.No.49, under Khatian-469, achieved by then R.S. Dag No.685, Land areas 15(Fifteen) Decimal more or less in R. S. Dag No.687, land areas 04(four) Decimal more or less and in R.S. Dag No.686 land areas 03(three) Decimal, respectively in total 22-Decimal M/L, out of aforesaid landed property they sold, conveyed, forever transferred with possession ALL THAT areas measuring 09(Nine) Cottah more or less in favor of Pratima Choudhury wife of Jiban Krishna Chowdhury and Arun Chandra Talukdar at or for a Marketable Consideration of said land at Mouza-Kandahari, J.L. No.49, R.S. Dag No.649, land area sold measuring 9 ½ (Nine & half) Decimal, out of 15-Decimal and at the same location adjacent land of R.S. Dag No.687, Kh.No.15, Land areas 04 Decimal, R.S. Dag No. 686, Kh. No. 133, Land Areas 1.5 Decimal or in local measurement 09 (Nine) Cottah ultimately sold with every right and title due to their urgent need of money by way of registered Deed of Sale executed on 22nd August-1967, registered at the Office of the Sub-Registrar Alipore, south-24 Parganas, recoded in Book No.1, Vol. No. 120, Pages from 29 to 37, Being No.6357, for the Year- 1967.

AND WHEREAS while Mother and Maternal uncle of the earlier Owner named above, had been enjoying jointly without any disturbances by others, said land by erecting a small house thereon duly mutated their names in Shrestha under the Govt. of West Bengal, paying rates and rents, as applicable time to time, the Maternal Uncle "Arun Chandra Talukdar" @ "Arun Krishna Talukdar" gifted his undivided (half) share of the said landed Property measuring 04 Cottah 08 Chittak Bastu Land



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M/L, out of the total land 09(Nine) Cottah land to his nephew or sister's Sons named Biswajit Chowdhury and Abhijit Chowdhury both sons of Jiban Krishna Chowdhury, out of natural love, affection by virtue of a DEED OF GIFT, registered at D.S.R. Alipore and recorded in Book No.1, being No.3198 for the year-1989 and forever gave the possession with every right and lawful thereof and both sons of said Jiban Krishna Chowdhury along-with their Mother Paramita Chowdhury jointly had been enjoying the said entire land 09(Nine) Cottah or more by mutating their names in the record of the K.M.C., Word No.111, Premises No. 270, Boral Main Road and paying rent, rates & Taxes as applicable time.

AND WHEREAS By a DEED OF DECLARATION dated 02/08/1991, said Pratima Chowdhury after taking physical dimension made pucca fencing surround the building in front of the local bona-fide people and the Owners of the adjacent land where areas of land physically found 09-Cottah 09- Chittack 21 (Twenty-one) Sq. Ft. more or less and thereafter, by virtue of a "Deed of Gift"executed on 7th July-1993, registered at D.S.R. Alipore recorded in Book No.1, being No.1251 for the Year-1991 and on the strength of aforesaid Deed of Declaration, total land was established as 09Cottah 09Chittack 21(Twenty One) Sq.Ft. more or less on the strength of written Declaration before A.D.S.R., Alipore mentioned above, the said areas of land was established forever.

AND WHEREAS by an under a Deed of Gift dated 07th July-1993, registered at D.S.R. Alipore, recorded in Book No.1, Being No.9356 for the year-1993 Said Pratima Rani Chowdhury gifted, transferred with possession forever out of Love & affection towards her two sons named Biswajit Chowdhury and Abhij Choudhury, born on her womb an areas of land 4(Four) Cottah12 (Twelve) Chittack 33(Thirty-three) Sq. Ft, where both of their material uncle Arun Krishna Talukdar and their mother Pratima Rani Choudhury therein called DONORS, released all the rights, title,

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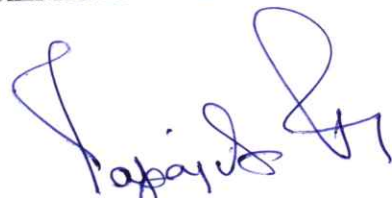
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interest and other usufructs of said landed properties in favor of the above named two persons called as DONEES on the strength of above stated Two Deeds.

AND WHEREAS while said two full blood brothers were enjoying said landed property by paying rent and taxes time to time without any disturbances by others, due to their urgent need of Cash for some reasonable purposes sold, transferred with possession-all usufructs, including rights, title & possession thereof ALL THAT Land area 04 Cottah 02 Chittack 03Sq.Ft. or a little more or less TOGETHER WITH 150Sq. Ft,R.T. Shed Structure with easement of right 18'-7" Common using Passage from the said landed property up to Boral Main Road, sold with site Plan of the said land demarketing in RED BORDER LINE duly enclosed with said DEED OF SALE in favour of sold the same to the Owners namely: (1) SRI KALA CHAN DEY @ KALACHAND DEY,(2)MONI RANI DEY and (3) SANKAR NRAYAN DEY by way of Bengoli-Saff-Kobala Deed" which was registered at the office of the Additional District Sub-Registrar" Alipore, South-24 Parganas and recorded in Book No.1, Vol. No.26, Pages 295 to 307, being No.878 for the Year-1996.

AND WHEREAS after lawful purchase, said VENDORS have lawfully seized and possessed of said land and duly mutated their names jointly in the Govt. Sherasta for the said entire land measuring more or less 4Cottah 02Chittack 03Sq. Ft. more or less TOGETHER-WITH 150Sq. Ft, R.T.Shed structure with easement of right 18'-7" Common using Passage and had been enjoying the said property paying rents, rates and taxes as applicable time to time without any lawful interruption, disturbances, hindrance whatsoever in the matter of their rightful Ownership of said BASTU LAND, lying & situates at at Mouza- Kamdahari J.L. No.49, Touzi No. 14, under Khatian-469, & 15, R. S. Dag No 585 & 687, within limit of the Kolkata Municipal Corporation, WardNoll comprising of PREMISES NO.270 BORAL



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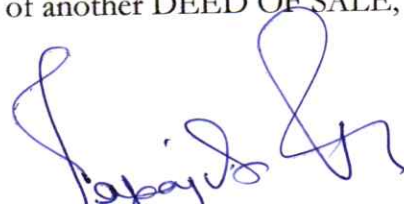
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MAIN ROAD, P.O. Garia, Kolkata 700084, more fully mentioned hereunder SCHEDULE.

AND WHEREAS therein called PURCHASERS, herein VENDORS as joint absolute Owners, (1) SRI KALA CHAN DEY @ KALACHAND DEY, MONI RANI DEY and (3) SANKAR NRAYAN DEY had been enjoying the said land mentioned in the foregoing Para and declared that they are the joint owners, Possessor of the aforesaid land with Structure thereon which is free from all encumbrances, liens, lying at Mouza-Kamdahari, J.L. No.49, P.S. Formerly Regent-Park, now Bansdrani, District South-24 Parganas Touzi No.14, R.S.No.200, R.S. Dag No.685, under Khatian No.469, Land areas 03 Cottah 01 Chittack 10 Sq.Ft.more or less and R.S. Dag No.687(P) Khatian No. 15, LAND AREAS 1 Cottah O Chittack 38 Sq.Ft, more or less i.e. entire land measuring more or less 4 Cottah 02 Chittack 03 Sq.Ft. more or less comprising PREMISES NO.270 BORAL MAIN ROAD, K.M.C. Word No.111. Borough-XI and while the Purchasers, herein called the VENDORS had been enjoying the said Property lawfully, sold, conveyed the said plot of land unto or in favor of then ASHIS KUMAR DEY now deceased AND BIJOY GHOSH, detail mentioned in the earlier-Para, duly registered at the Office of the A.D.S.R. Alipore, recorded in Book No.1, Volume No.13, Pages from 368 to 395, being No.02753 for the Year 2010.

AND WHEREAS by and under Two separate registered DEED OF SALE, one of DEED OF SALE, registered at the Office of A.D.S.R. Alipore dated 09th April- 10, duly recorded in Book No.1, CD Volume No. 13, Pages from 343 to 367, being No.02752 for the Year-2010, sold by:-(1) SRI KALA CHAN DEY@ LACHAND DEY, (2) MONI RANI DEY and (3) SANKAR NRAYAN DEY, ntioned above to or in Favor of: (1) ASHIS KUMAR DEY, now deceased (2) BIJOY GHOSH, details mentioned above AND by virtue of another DEED OF SALE,



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registered at the Office of A.D.S.R. Alipore dated 09th April- 10, duly recorded in Book No.1, CD Volume No. 13, Pages from 368 to 395, being No.02753 for the Year-2010 sold by (1) SRI KALA CHAN DEY @ ACHAND DEY, MONI RANI DEY and (3) SANKAR NRAYAN DEY, ioned above to or in Favor of: (1) ASHIS KUMAR DEY, now deceased (2) BIJOY GHOSH, details mentioned above and the aforesaid two plots of land sold, conveyed at or for the separate two consideration amount of each of said different two Deed of Sale mentioned in the Memo of Consideration. Thus, (1) ASHIS KUMAR DEY since deceased AND(2)BIJOY GHOSH jointly became the lawful absolute owner of the said landed property and had been enjoying said Bastu land measuring 06 Cottah 02Chittack 03Sq.Ft. or a little more or less, by mutating their names before the Kolkata Municipal Corporation.

AND WHEREAS thereafter unfortunately, said ASHIS KUMAR DEY (Son of Dakshina Ranjan Dey) Sex-Male, died intestate dated 25/12/2014 at the place of death FORTIS HOSPITALS LIMITED, KOLKATA-25 and after demise, LATE ASHIS KUMAR DEY left behind him his Wife named Smt. Moumita Dey, two sons namely:- Arnab Dey and Arpan Dey, all the three are herein called as legal heirs of said LATE ASHIS KUMAR DEY, lawfully seized & possessed c 50%(Fifty-Percent)share of said Landed Property TOGETHER-WITH 125Sq. F R.T. Shed now called as LAND OWNERS of the One Part got 50% share from sold by aforesaid VENDORS, when they resided at 130, Boral Main Road, P.C Garia, Kolkata-700084 as well as another PURCHASER named BIJOY GHOSH detail mentioned above purchased remaining 50% (Fifty Percent Share of Land TOGETHER-WITH 125Sq.Ft. R.T. Shed being same share Structure.

Be it mentioned here that LATE ASHIS KUMAR DEY since deceased, while alive, he (Late Ashis Kumar Dey) and SRI BIJOY GHOSH purchased the said two Plots of Land jointly mentioned above, by way of two different Sale-Deeds One



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ADVOCATE
Alipore Police Court,
Near Bengal Lock – Up,
Kolkata-700027.

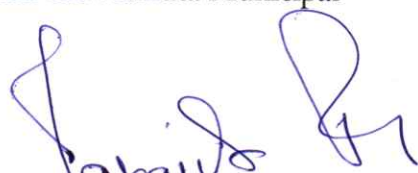
RESIDENCE AND CHAMBER AT:
SANTI PALACE, 2053, Brahmapur, Third Floor,
Ram Krishna Pally, Police Station Banskroni,
Kolkata – 700096.
Mob: + 91 9830882206.
Email: advocatetapajitroy@gmail.com.

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registered on 9th-day of April-2010 from the VENDORS namely:- (1) Kalachan Dey @ Kalachand Dey (2) Moni Rani Dey wife of Sri Kalachand (3) Sri Sankar Narayan Dey, son of Sri Sri Kalachand Dey, by virtue of separate Deeds, One registered at the office of A.D.S.R Alipore, recorded Book-1, C. D. Volume No. 13, Pages from 343 to 367, Being No.02752 for year-2010 AND purchased aforesaid persons jointly, Land measuring 02 Cottah more or less AND by same VENDORS, sold another Deed of Sal the same date registered at the office of A.D.S.R Alipore, recorded in Bo CD, Volume No. 13, Pages from 368 to 395, Being No.02753 for the year 2010, by said Deed purchaser purchased areas of Land 4(Four)Cottah 2(two) Chittack 3(three) Sq. Ft. more or less, aggregating both physical measurement found 06Cottah 02 Chittack 038q. Ft. more or less, but as per Physical measurement found that actual measurement is 409.961Sqmtr, OR 06K- 02Ch-2.8 Sq. Ft. having 50% undivided Share at present got by legal heirs of Late Ashis Kumar Dey mentioned above and remaining 50% undivided share got by MR. BIJOY GHOSH, respectively at present.

Thereafter, by an affidavit given by Moumita Dey dated 27.02.2015, before the Court of the Judicial Magistrate 1st Class at Alipore South-24 Parganas, that the husband of said Moumita Dey, Late Ashis Kumar Dey died on 25.12.2014 at Fortis Hospital, Kolkata-700107, leaving behind him namely:-Moumita Dey as his wife, and 2(Two) Sons namely Arnab Dey and Arpan Dey. Thus, above named legal heirs of Late Ashis Kumar Dey became the undivided 50%(Fifty- Percent)share of Late Ashis Kumar Dey AND remaining 50% (Fifty-Percent) share got by MR. BIJOY GHOSH for himself as both contributed amount of payment as 50:50 ratio each for two Separate Deeds.

AND WHEREAS be it needful to mentioned here the Deed No.2752" for the year-2010, registered at A.D.S,R Alipore, South-24 Parganas then purchased by Ashis Kumar Dey since deceased A N D Bijoy Ghosh detail mention before then identified as PREMISESNO.395, ATABAGAN under the Kolkata Municipal



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Corporation ward No.111, Borough-XI, ASSESSEE NO:-31-111-01-0395-9 AND as per Deed No-2753 for the year 2010, registered at A.D.S.R Alipore, South-24Parganas then purchased by Ashis Kumar Dey AND Bijoy Ghosh detail mention before then identified as PREMISES NO.270 Boral Main Road, within the limit of the Kolkata Municipal Corporation ward No.111, Borough- XI, ASSESSEE NO:-31-111-050-270-2 and as the two plots of land adjacent to each other and both was purchased by same two purchasers and One of the PURCHASERS Late Ashis Kumar Dey died on 25.12.2014 at Fortis Hospital, Kolkata-700107, leaving behind him namely:-Moumita Dey as his wife, and 2(Two) Sons namely Arnab Dey and Arpan Dey who lawfully seized and possessed undivided 50% share of their husband and father respectively AND remaining undivided 50% share of property mentioned above had gone lawfully to BIJOY GHOSH mentioned before.

AND WHEREAS Thereafter, by way of proper persuasion to the Concerned Authority, said Late Ashis Kumar Dey & Sri Bijoy Ghosh, the Land-Owners submitted entire Sketch Plan of the said two landed property adjacent to each other along with the two purchased Deeds, the said concerned Authority was pleased and identified as Premises No.270/1, Boral Main Road, Assessee No.31-111-05-1064-4 AND after Purchasing the said Property and after demise of Ashis Kumar Dey his wife MOUMITA DEY got her L.R. Dag No. 685 & 687, L.R. KH. No.878 AND ARNAB DEY got his L.R. Dag No. 685 & 687 KH. No.655, AND ARPAN DEY got his L.R. Dag No. 685 & 687 respectively Kh. No.696 as legal heirs of Late Ashis Kumar Dey. On the other hand, BIJOY GHOSH Son of Late Lalmohan Ghosh got his L.R. Dag No.685 & 687 and L.R. Khatian No.925.

AND WHEREAS after demise of the Father named 'Ashis Kumar Dey of ARNAB DEY & ARPAN DEY, executed A GENERAL POWER OF ATTORNEY jointly in favor of their Mother named MOUMITA DEY, wife of Late Ashis Kumar



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Dey where both the said sons uphold their inconvenient and difficult for them to look-after, manage all their affair, business including CONSTRUCTION POWER and all other rights, Powers, authority for the said share or land including acts as one of the BUILDER/DEVELOPER of said LAND including engage, constitute and appoint any Advocate, Pleader, to execute BUILDING PLAN and sign on in any necessary documents and papers in respect of said Landed Property and others whatsoever needful to complete the Building and to sell allocated portions to the intending PURCHASERS by virtue of Deed of Conveyance, Sale Deed etc on our behalf and yourself said GENERAL POWER OF ATTORNEY was registered at the Office of A.D.S. R. ALIPORE and recorded in Book No. IV, CD Volume No.1, Pages from 1972 to 1981, being No.00174 for the year-2015.

We, all the above named LAND-OWNERS lawfully care and looking after with legitimate guard of the said land and made boundary Declaration of the said Land through L.B.S.in respect of Premises No.270, Boral Main Road, Ward No.111, P.S. Regent Park, now Banskroni, Borough-XI, Dag No.685,687,688, Khatian No.469, 765,15, Mouja-Kamdahari, Kolkata-700084 UNDER THE KOLKATA MUNICIPAL CORPORATION at present each of the LAND-OWNERS are MOUMITA DEY got her L.R. Dag No. 685 & 687, L.R. KH. No.878 AND ARNAB DEY got his L.R. Dag No. 685 & 687 KH. No.655, AND ARPAN DEY got his L.R. Dag No. 685 & 687 respectively, Kh. No.696 as legal heirs of Late Ashis Kumar Dey. On the other hand, BIJOY GHOSH Son of Late Lalmohan Ghosh got his L.R: Dag No.685 & 687 and L.R. Khatian No.925 and after the demise of ASHIS KUMAR DEY, it has been needful to RECONSTRUCT THE DEED OF PARTNERSHIP M/S. PERFECT ENTERPRISE, having former Address:- 77, BORAL MAIN ROAD, P.O.GARIA, P.S. BANSDRONI, KOLKATA- 700084 AND according to One GENERAL POWER OF ATTORNEY given by legitimate son of Late Ashis Kumar Dey, namely ARNAB DEY & ARPAN DEY empowered their Mother

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MOUMITA DEY to do all inter-alias acts, deeds and things as self and on behalf of said two Sons, being all the legal heirs of Late Ashis Kumar Dey, all the aforesaid Land-Owners Jointly got 50% Share of the total Land 06Cottah 02Chittack 2.8 Sq.Ft. more or less.

AND WHEREAS On the other hand, BIJOY GHOSH Son of Late Lalmohan Ghosh got his L.R. Dag No.685 & 687 and L.R. Khatian No.925, having 50 (Fifty)% Share of the total Land 06Cottah 02 Chittack 2.8Sq. Ft. more or less, as Landowner & Developer having equal right of both Part of Land Owners clearly mentioned as: 1-(1) SMT. MOUMITA DEY as wife of Late Ashis Kumar Dey (ii) ARNAB DEY & (iii) ARPAN DEY, being 2 & 3 are the major aged two Sons, all 1,2 & 3 jointly got 25% share Allocated Portion as Land Owners Allocation AND (2) MR. BIJOY GHOSH Son of Late Lalmohan Ghosh shall get 25% share as Land Owner's Allocation as self which is inter-alias agreed between the LAND OWNERS Left by Late Ashis Kumar Dey that share of Profit shall be equal between 1-(1) SMT. MOUMITADEY as wife of Late AshisKumar Dey (ii) ARNAB DEY & (iii) ARPAN DEY as ONE PART get 25% as Land Owners and balance 25% shall be got as DEVELOPER'S Allocation AND in same way (2) MR.BIJOY GHOSH Son of Late Lalmohan Ghosh shall get 25% share as LAND-OWNER ALLOCATION AND remaining 25% shall be got out of the DEVELOPER'S ALLOCATED PORTION.

AND WHEREAS DEED OF PARTNERSHIP was reconstructed after the Demise of Ashis Kumar Dey mention before, which was made on 13th day of February for the Year-2015 and in terms of the Partnership Deed dated: 05.02.2009 the legal heirs said Late Ashis Kumar Dey admitted that SMT. MOUMITA DEY as wife of Late Ashis Kumar Dey Shall be FIRST PARTNER AND MR. BIJOY GHOSH Son of Late Lalmohan Ghosh Shall act as the SECOND PARTNER, First

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Partner & Second Partner both entirely get share of land along with profit as per 50:50 ratio each out of allocated areas.

1) That the above named LAND OWNERS are the Lawful Owners with every rights, title, interest and possession of the ALL THAT piece of parcel of Bastu land as per physical measurement survey found by L.B.S is 409. 961 Sq. mtr. OR 06K-02Ch-2.8Sq.ft more or less TOGETHER-WITH 250Sq.Ft. Asbestos Shed now demolished, owing to construction of a New Multi-Storied Building, lying at Mouja- Kamdahari, J.L.No.49, Touji No.14, Dag No. 685, 687, 688, Khatian No.469, 765, 15, P.S. Banskroni, Kolkata 700084 within the Limit of the Kolkata Municipal Corporation, Ward No.111, Borough-X AND the instant land by nature BASTU Known and identified as PREMISES NO.270/1, BORAL MAIN ROAD, WARD NO.111, BOROUGH-XI UNDER THE KOLKATA MUNICIPAL CORPORATION and assessed under Assessee No. 31-111-05-1064-4 and thereby started to pay its taxes, rents and other payables to the Concerned Authorities regularly.

Thereafter, they have also recorded their names in the Records of the B.L. & L.R.O. and their names have duly been allotted under L.R. Khatian No. 655, 878, 925 and 696 and thereby started to pay its taxes and khajna receipts to the Concerned Authorities regularly.

During their such joint, absolute and peaceful possession and enjoyment of the said property, the said Moumita Dey, Arnab Dey, Arpan Dey and Bijoy Ghosh, for the purpose of better utilization of the property and to gain something more out of their property, have mutually decided to raise a multi – storied building there on their Schedule mentioned land property, but not having so much fund, man power and set-up, time to endeavor, as also with the intention to materialize their desire through a Developer, they have decided to entrust the above-named PACIFIC ENTERPRISE, a Partnership Firm, being represented by its Partners namely Sri Bijoy Ghosh (son of Late Lal Mohan Ghosh) and Smt. Moumita Dey (wife of Late



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Ashish Kumar Dey), to raise a multi storied building there on their Schedule mentioned land property, under some specific terms and conditions.

AND WHEREAS the Developer Concern named PACIFIC ENTERPRISE, a Partnership Firm, being represented by its Partners namely Sri Bijoy Ghosh (son of Late Lal Mohan Ghosh) and Smt. Moumita Dey (wife of Late Ashish Kumar Dey) have entered into a Development Agreement with the above mentioned Land Owners on 04.08.2023, with some settled terms and conditions as laid down in the said Development Agreement which was duly registered at the Office of the District Sub Registrar – III at Alipore and recorded in Book No. I, Volume No. 1603-2023, from 325854 to 325910 Pages and being Deed No. 160311732 for the year 2023.

Subsequently, the said Moumita Dey, Arnab Dey, Arpan Dey and Bijoy Ghosh have also executed a Development Power of Attorney on the same date i.e. on 04.08.2023, appointing and/or nominating and/or constituting the above-named PACIFIC ENTERPRISE, a Partnership Firm, being represented by its Partners namely Sri Bijoy Ghosh (son of Late Lal Mohan Ghosh) and Smt. Moumita Dey (wife of Late Ashish Kumar Dey) as their true & lawful Attorney. The said Development Power of Attorney has been registered at the Office of the District Sub – Registrar – III at Alipore and recorded in Book No. I, Volume No. 1603-2023, from 354923 to 354945 Pages and Being Deed No. 160311749 for the year 2023.

AND WHEREAS with the initiation of the Developer Concern, a Building Plan of G + III storied Building has been sanctioned after complying all the required formalities from the Competent Authority of The Kolkata Municipal Corporation vide Building Permit No. 2023110162 dated 19.08.2023 of Borough XI.



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AND WHEREAS in accordance with the said Sanctioned Building Plan, the Developer has started the work of construction deputing the Competent Engineer, Masons and Labours etc.

At the time of searching the respective Registry office, I found the above mentioned entries in the respective offices.

Hence, on the basis of the available record of the respective registry offices and after perusing the papers and documents which are produced before me, I am of the opinion that the property as captioned above is good and marketable title and is otherwise free from all encumbrances.

Search Receipt being nos. 12710
dated 15.05.2024 and No. 30556
dated 11.05.2024 is attached
herewith.


Advocate

No. REGN BB 212110

Receipt for Fees Deposited for Search or Inspection

MEMBER AT:
Narendrapur, Third Floor,
Police Station Bansdrani,

.com.

Date: 17.05.2024.

- 1. Serial Number of application..... 12710.
- 2. Date of application 15-5-24.
- 3. Search for the year (s) 2010-24.
- 4. Name of office to which the record to be searched or inspected relates DR + SR. Alipore.
- 5. Name of person or property to be searched Bijoy Ghosh.
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) P.
- 8. From whom received S. Sanjal.
- 9. Fees paid under Article —

- F (1) (i)
- F (2) (ii)
- F (2)

32/-



SPL/Kolkata-56

DETAIL

Measurement of
Plot, lying and
containing 100
sq-ft, h-XI, Police
Station No. 100, Alipore
East, District
South 24 Parganas
Khatian-
No. 687, L.R.
No. 696 AND
No. 697, District-
South 24 Parganas
Premises
of the
Late
Mr. Garia,

of Late
Mr. Dey, (3)

Station Bansdrani (previously Regent Park),
Kolkata 700084, District South 24 Parganas AND (4) MR. BIJOY GHOSH,
son of Late Lalmohan Ghosh and residing at C/9, Rajnarayan Park, Post Office
Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District
South 24 Parganas.

[Handwritten signature]

No. REGN BB 018386

Receipt for Fees Deposited for Search or Inspection

CHAMBER AT:
053, Brahmapur, Third Floor,
Police Station Bansdroni,

06.
@gmail.com.

Date: 17.05.2024.

DETAIL

- 1. Serial Number of application..... 32556
- 2. Date of application 16/5/24
- 3. Search for the year (s) 2024
- 4. Name of office to which the record to be searched or inspected relates 2
- 5. Name of person or property to be searched 2
- 6. Nature of document 2
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Ritoy Ghosh
- 8. From whom received S. Ghosh
- 9. Fees paid under Article —
F (1) (i)
F (2) (ii)
F (2)

Registrar of

1 measurement of
Sq. Ft., lying and
rough-XI, Police
4, Hall Khatian-
No. of Moumita
685, 687, L.R.
No.696 AND
ipore, District-
as Premises
e limit of the
P.O. Garia,

wife of Late
ar Dey, (3)

are residing at 130, Boral
Police Station Bansdroni (previously Regent Park),
Kolkata - 700084, District South 24 Parganas AND (4) MR. BIJOY GHOSH,
son of Late Lalmohan Ghosh and residing at C/9, Rajnarayan Park, Post Office
Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District
South 24 Parganas.

[Handwritten signature]