

SOMESH MISHRA,
Advocate, High Court, Kolkata

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Dated : 16.08.2024

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : All that piece and parcel of land measuring an area of 03 (Three) Cottahs 02 (Two) Chittaks 00 (Zero) Sq.ft. more or less situated in E.P. No. 388, S.P. No. 415/1, in C.S. Plot No. 178(P), Mouza - Rajapur, J.L. No. 23, Police Station Jadavpur, District: South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), in the K.M.C. Ward No. 102, being the K.M.C. Premises No. 54, Chittaranjan Colony, Assessee No 31-102-06-0054-1, and Postal Address 1E/7A, Chittaranjan Colony, P.O. Jadavpur University, Kolkata - 700032.

PRESENT OWNER:

SRI SANKHANAD DASGUPTA, son of Late Anil Dasgupta, residing at 1E/7A, Chittaranjan Colony, P.O. Jadavpur University, P.S. Jadavpur, Kolkata 700032.

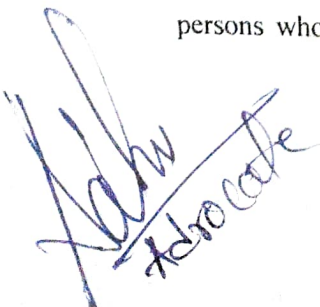
I have caused necessary searches the above mentioned property in the office of D.R. Alipore and A.D.S.R. Sealdaha and R.A. Kolkata from 2010 to 09.08.2024 and I have gone through the Title Deed, Link Deed, Mutation Certificate, sanctioned building plan etc. My search report is as follows :-

WHEREAS after the partition of India, a large number of residents of former East Pakistan, now Bangladesh crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control,

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal;

AND WHEREAS a considerable number of such people was compelled by circumstances to use vacant land in the urban area for homestead purposes;

AND WHEREAS one **Sri Anil Dasgupta**, son of Late Jatindra Mohan Dasgupta, of Chittaranjan Colony, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, was one of such persons who had come to use and occupy a piece and parcel of homestead land measuring 03


Somesh Mishra
Advocate

(Three) Cottahs 02 (Two) Chittaks 00 (Zero) Sq.ft. more or less in E.P. No. 388, S.P. No. 415/1, in C.S. Plot No. 178(P), Mouza - Rajapur, J.L. No. 23, Sub-Registration Office at Alipore, Police Station - Jadavpur, District South 24-Parganas;

AND WHEREAS said Sri Anil Dasgupta was a refugee displaced from East Pakistan, now Bangladesh approached the Government of West Bengal for a plot of land for his rehabilitation,


AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan now Bangladesh acquired land in C.S. Plot No. 178(P), of Mouza Rajapur, Police Station - Jadavpur, District South 24- Parganas, in the Urban area under the provision of L.D.P. Act, 1948/L.A. Act 1 of 1894 including the plot under the occupied of the said Sri Anil Dasgupta,

AND WHEREAS said Sri Anil Dasgupta was in possession and enjoyment of the aforesaid 03 (Three) Cottahs 02 (Two) Chittaks 00 (Zero) Sq.ft. land after raising construction on a portion thereof,

AND WHEREAS the State of West Bengal decided to make a gift of the aforesaid plot of land in occupied of said Sri Anil Dasgupta, so as to confer absolute right, title and interest to said Sri Anil Dasgupta in the said land,

AND WHEREAS in pursuance of the said decision, the Governor of the State of West Bengal by a registered **Deed of Gift** dated **28th day of July, 1994** gave, granted and transferred absolutely **ALL THAT** the plot of land measuring 03 (Three) Cottahs 02 (Two) Chittaks 00 (Zero) Sq.ft. more or less in E.P. No. 388, S.P. No. 415/1, in C.S. Plot No. 178(P), Mouza - Rajapur, J.L. No. 23, Sub-Registration Office at Alipore, Police Station - Jadavpur, District South 24-Parganas unto said Sri Anil Dasgupta The said deed was registered in the Office of the Additional District Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 6, Pages from 197 to 200, **Being No. 0425, for the year 1994;**

AND WHEREAS after accepting the said gift, said Sri Anil Dasgupta, constructed a two storied residential building on his said land;



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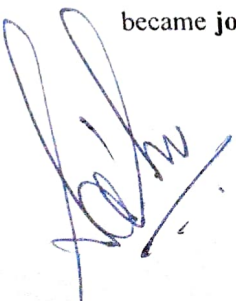
AND WHEREAS thereafter said Sri Anil Dasgupta, as such owner of the aforesaid property duly **mutated** his name before then Calcutta Municipal Corporation now the Kolkata Municipal Corporation (K.M.C.) and said property subsequently came to be known and numbered as the K.M.C. **Premises No. 54, Chittaranjan Colony, Assessee No. 31-102-06-0054-1**, in the K.M.C. **Ward No. 102**, Police Station - Jadavpur, Kolkata 700032, under the Kolkata Municipal Corporation,

AND WHEREAS said Sri Anil Dasgupta alias Sri Anil Baran Dasgupta became absolute sole lawful owner, seized and possessed, since deceased, of a plot of homestead land measuring about 03 (Three) Cottahs 02 (Two) Chittaks 00 (Zero) Sq.ft. more or less and one old two storied brick built with cemented flooring residential building measuring about 1150 Sq.ft. area in each floor, standing thereon, lying and situated in E.P. No. 388, S.P. No. 415/1, in C.S. Plot No. 178(P), Mouza - Rajapur, J.L. No. 23, Sub-Registration Office at Alipore, Police Station - Jadavpur, District: South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C), in the K.M.C. Ward No. 102, being the K.M.C. **Premises No. 54, Chittaranjan Colony, Assessee No. 31-102-06-0054-1**, and **Postal Address 1E/7A, Chittaranjan Colony, P.O. Jadavpur University, Kolkata - 700032**, and entire this property hereinafter collectively called and referred to as the **said premises**.

AND WHEREAS said Anil Dasgupta alias Anil Baran Dasgupta died intestate on 12/09/2004, leaving behind his legal heirs i.e. his wife namely Smt. Arati Dasgupta, one daughter namely Smt. Aditi Dasgupta and one son namely Sri Sankhanad Dasgupta (the Owner herein), who jointly inherited the **said premises**, as per the Hindu Succession Act, 1956;

AND WHEREAS said Arati Dasgupta died intestate on 06/06/2009, leaving behind her only legal heirs i.e. her said daughter Smt. Aditi Dasgupta and son Sri Sankhanad Dasgupta, who became joint owners of the undivided share of their mother Arati Dasgupta in the **said premises** by inheritance, as per the Hindu Succession Act, 1956,

AND WHEREAS by aforesaid facts, Smt. Aditi Dasgupta and Sri Sankhanad Dasgupta, became **joint owners**, seize and possess of the **said premises** situated at the K.M.C. **Premises No.**



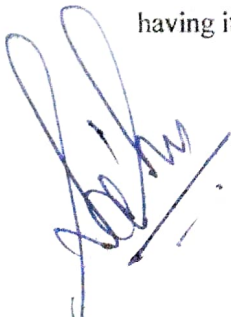
54, Chittaranjan Colony, within the K.M.C. Ward No. 102, P.S. Jadavpur and Postal Address 1E/7A, Chittaranjan Colony, P.O. Jadavpur University, Kolkata - 700032, which is morefully described in the SCHEDULE "A" hereunder written, each had undivided 50% share on the said premises:

AND WHEREAS said Smt. Aditi Dasgupta gifted conveyed and transferred her undivided 50% share on the **said premises** in favour of her brother Sri Sankhanad Dasgupta, by a registered **Deed of Gift** dated **27/09/2021** and registered in the Office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1605-2021, Pages from 103555 to 103580, **Being No. 160502466, for the year 2021.**

AND WHEREAS thereafter Sri Sankhanad Dasgupta **mutated** his name with the Kolkata Municipal Corporation (K.M.C.) in respect of the aforesaid property and it is recorded as the K.M.C. **Premises No. 54, Chittaranjan Colony and Assessee No. 31-102-06-0054-1, in the K.M.C. Ward No. 102, Kolkata-700032.**

AND WHEREAS in pursuance of the aforesaid facts, Sri Sankhanad Dasgupta, the Land Owner herein is now absolute sole owner, seize and possess of one piece and parcel of land measuring about 03 (Three) Cottahs 02 (Two) Chittaks 00 (Zero) Sq.ft. more or less together with two storied building standing thereon, lying and situated in E.P. No. 388, S.P. No. 415/1, in C.S. Plot No. 178(P), Mouza - Rajapur, J.L. No. 23, Sub-Registration Office at Alipore, Police Station - Jadavpur, District South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), in the K.M.C. **Ward No. 102, being the K.M.C Premises No. 54, Chittaranjan Colony, Assessee No. 31-102-06-0054-1, and Postal Address 1E/7A, Chittaranjan Colony, P.O. Jadavpur University, Kolkata - 700032.**

AND WHEREAS being desirous of the promotion work of his said premises the **Owner herein** entered into a registered Development Agreement alongwith Development Power of Attorney dated 11.01.2022, registered at A.D.S.R. Alipore, South 24 Parganas and recorded into Book No.1, Deed No.64 for the year 2022 with the Developer namely **S.S. Enterprise**, a Proprietorship firm having its office at J/27, Baghajatin Pally, P.O. Jadavpur University P.S. Jadavpur, Kolkata - 700 032,



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represented by its sole Proprietriess namely **Smt. Snigdha Saha**, wife of Sri Sumantra Saha, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at J/27, Baghajatin Pally, P.O. Jadavpur University P.S. Jadavpur, Kolkata – 700 032, and thereafter the said Developer has taken the sanction of the **Ground Plus Three Storied Building Plan with lift facility** vide Building Permit No.2022120548 dated 13.03.2023 from The Kolkata Municipal Corporation.

During investigations the available records from 2010 to 16.08.2024 in the office of D.R. Alipore and A.D.S.R. Seldaha and R.A. Kolkata no adverse entry is found in respect of the above mentioned property.

I hereby certify that the above mentioned property of Sri Sankhanad Dasgupta, is free from all sorts of encumbrances, charges, liabilities, lives and lispendents, attachment 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 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 the equitable mortgage.

Two Search Receipt Nos.(i)REGN-BB-378784 dated 09.08.2024 issued by D.R. Office Alipore and (ii) Search Receipt No.1901025368 dated 09.08.2024 issued by R.A. Kolkata are enclosed herewith.


[MR. SOMESH MISHRA]
Advocate



No. REGN BB 378784

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 20784 .
- 2. Date of application 09.8.24 .
- 3. Search for the year (s) 2010 - 24 .
- 4. Name of office to which the record to be searched or inspected relates
DR ASR - Alipore .
- 5. Name of person or property to be searched 54 Chittaranjan .
- 6. Nature of document Colony .
- 7. Particulars of record to be inspected (year, number, book, volume and page in
the case of registered document) I .
- 8. From whom received S. Misra Adv .

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)

32/-



[Handwritten signature]

Registrar of

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 09-08-2024

Serial No of Application	1901025367/2024	Search No	1901025368/2024
Search for the Years	From 2010 To 2024	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 54, Road: Chittaranjan Colony		
From whom Received	S MISRA		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 14/-	

Search Result: No Record Found



(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA