



SANJUKTA DAS CHAKRABORTY

ADVOCATE

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Chamber: 35C, BONDEL ROAD, KOLKATA-700019

13/8A, C.N. ROY ROAD, KOLKATA-700039

Date: 8.12.22.

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

REF: ALL THAT piece and parcel of land in the North-East-West portion, measuring about 7 Cottas 1 Chittacks 5 sq.ft. more or less, togetherwith single storied Tiles Shed kancha structure measuring al out 400 sq.ft. more or less, lying and situated in Mouza — Paschim Barisha, Khatian No. 734, R. S. Dag No. 3291, 3291/6032, 3291/6033, Touzi No.10, JL No.19, R.S. No.43, within the jurisdiction of Kolkata Corporation, being Premises No.- 76B, Dakshin Para Road, under Assessee No.- 411250608954, Police Station – Thakurpukur, under Ward No, 125, Kolkata - 700063, (Premises Not located on DH Road) District 24 Parganas (South).

Present Owners of the Said Property: SRI. TAPAN KUMAR SARKAR, son of Sri Sudhir Ranjan Sarkar, residing at 567, Vivekananda College Road, P.O. Thakurpukur, Police Station - Haridevpur, Kolkata – 700063.

I have caused necessary searches in the offices of District Sub Registry Office, Additional District Sub Registry offices and Assurances of Registrar , Kolkata, for a period from 2009-2022, and have inspected in the settlement records B.L. & L.R.O , and all other relevant offices and departments and all other relevant documents in respect of the aforesaid property.

My Report is as follows –

WHEREAS (1) SMT. CHHANDA BHATTACHARJEE, wife of Sri Satya Ranjan Bhattacharjee, residing at B-47, Niranjani Pauli (Congress Nagar), P.O. - Bansdrani; Police Station - Regent Park, Bansdrani, Kolkata -700070, **(2) SMT. APARNA BHATTACHARJEE**, wife of Late Amarendra Bhattacharjee, of 5, Dakshin Para Road, P.O. - Thakurpukur, Police Station - Thakurpukur, Kolkata-700063 and **(3) SMT. MIRA BHATTACHARJEE**, daughter of Late Amarendra Bhattacharjee of 5, Dakshin Para Road, P.O. Thakurpukur, Police Station - Thakurpukur, Kolkata – 700063, were the joint absolute owners of total land measuring about 10 Cottas 15 Chittacks 07 sq. ft more or less together with tile shed and asbestos shed structure thereon being Premises No. 76, Dakshin Para Road, Police Station - Thakurpukur, Kolkata-700063, Mouza- Paschim Barisha, Khatian No. 734, RS. Dag No.3291, 3291/6032, 3291/6033, Touzi No.10, J.L. No.19, RS. No.43, Police Station - Thakurpukur, within the jurisdiction of the Kolkata Municipal Corporation Ward No.125, District 24 Parganas South.

AND WHEREAS (1) SMT. CHHANDA BHATTACHARJEE, wife of Sri Satya Ranjan Bhattacharjee, residing at B-47, Niranjani Pauli (Congress Nagar), P.O. - Bansdrani; Police Station - Regent Park, Bansdrani, Kolkata -700070, **(2) SMT. APARNA BHATTACHARJEE**, wife of Late Amarendra Bhattacharjee, of 5, Dakshin Para Road, P.O. - Thakurpukur, Police Station - Thakurpukur, Kolkata-700063 and **(3) SMT. MIRA BHATTACHARJEE**, daughter of Late Amarendra Bhattacharjee of 5, Dakshin Para Road, P.O. Thakurpukur, Police Station - Thakurpukur, Kolkata – 700063, entered into a Joint Venture Agreement with one Developer named Ram-N-T Associates, a sole proprietorship firm, having its office at 567, Vivekananda College Road, PS. Thakurpukur, Kolkata - 700063, in respect of land measuring about 10 Cottas 15 Chittacks 07 sq. ft more or less being Premises No.76, Dakshin Para, Police Station - Thakurpukur, under Ward No. 125,

Sanjukta Das Chakraborty
Advocate

Reg No : F-1615/03





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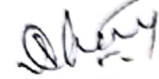
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Kolkata -700063 for construction of multi storied building as per sanctioned building plan at the said premises.

AND WHEREAS prior discussions with (1) **SMT. CHHANDA BHATTACHARJEE**, wife of Sri Satya Ranjan Bhattacharjee, residing at B-47, Niranjani Pauli (Congress Nagar), P.O. - Bansdroni; Police Station - Regent Park, Bansdroni, Kolkata -700070, (2) **SMT. APARNA BHATTACHARJEE**, wife of Late Amarendra Bhattacharjee, of 5, Dakshin Para Road, P.O. - Thakurpukur, Police Station - Thakurpukur, Kolkata-700063 and (3) **SMT. MIRA BHATTACHARJEE**, daughter of Late Amarendra Bhattacharjee of 5, Dakshin Para Road, P.O. Thakurpukur, Police Station - Thakurpukur, Kolkata - 700063 - the Developer obtained sanctioned building plan from the Kolkata Municipal Corporation, vide Sanction No.2013140491 dated 08/11/2013 for construction of Three storied residential building at the cost of the Developer in the South -East portion of the said premises measuring about 3 Cottas 14 chittacks 2 sq. ft. more or less out of total land measuring about 10 Cottas 15 Chittacks 07 sq. ft. more or less of the said premises being No.76, Dakshin Para, Police Station - Thakurpukur, under K. M C. Ward No.125, Kolkata-700063 and delivered the possession of the owner's allocation to the Owners in respect of two flats on the first floor and one flat at the ground floor south-western-side and one flat at second floor in south-eastern-side and money consideration thereof as per Joint Venture Agreement dated 10th June, 2009 and the remaining land in the North-East-West portion of the premises measuring about 7 Cottas 1 Chittack 5 sq. ft. more or less of the said premises being No.76, Dakshin Para, Police Station - Thakurpukur, under Ward No.125, Kolkata)0063, jointly seized and possessed by paying taxes thereto.

AND WHEREAS (1) **SMT. CHHANDA BHATTACHARJEE**, wife of Sri Satya Ranjan Bhattacharjee, residing at B-47, Niranjani Pauli (Congress Nagar), P.O. - Bansdroni; Police Station - Regent Park, Bansdroni, Kolkata -700070, (2) **SMT. APARNA BHATTACHARJEE**, wife of Late Amarendra Bhattacharjee, of 5, Dakshin Para Road, P.O. - Thakurpukur, Police Station - Thakurpukur, Kolkata-700063 and (3) **SMT. MIRA BHATTACHARJEE**, daughter of Late Amarendra Bhattacharjee of 5, Dakshin Para Road, P.O. Thakurpukur, Police Station - Thakurpukur, Kolkata - 700063 and the Developer entered into a Supplementary Agreement on 13.03.2015 and in terms of the said Supplementary Agreement the Vendors have executed a General Power of Attorney in favour of **SRI TAPAN KUMAR SARKAR**, son of Sri Sudhir Ranjan Sarkar, of 567, Vivekananda College Road, P.O. Thakurpukur, Police Station - Haridevpur, Kolkata- 700063, Proprietor of Ram-N-T Associates having its office at 241-B, D. H. Road, Kolkata - 700063, as Constituted Attorney, registered in the office of D.S.R.-I, Alipore, 24 Parganas (South) and recorded in Book No.1V, Volume No.1, page from 3793 to 3802, Being No.00312 for the year 2015, for sale, transfer, gift etc. of the said remaining land in the North-East-West portion, measuring about 7 Cottas 1 Chittack 5 sq. Ft. more or less of the said premises being No.76, Dakshin Para, Police Station - Thakurpukur, under Ward No.125, Kolkata -700063, of the said Supplementary Agreement and on the basis of registered power of attorney the Developer has agreed to transfer the said entire landed property measuring about 7 Cottas 1 Chittack 5 sq. ft. & more or less together with 400 sq. ft. kancha structure standing thereon, along- with all amenities ,


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facilities, passages and all other easement rights attached thereto, lying and situated in Mouza - Paschim Barisha, Khatian No.734, R.S. Dag Nos. 3291, 3291/6032, 3291/6033, TOUZI No.10, J.L. No. 19, R.S. No.43, being part of Premises No.76, Dakshin Para, Police Station - Thakurpukur, under KM.C. Ward No.125, Kolkata -700063, District 24 Parganas (South), in favour of **SRI. TAPAN KUMAR SARKAR** showing value of total consideration of Rs. 48,00,000/- only to get the reimbursement of construction cost and (2) **SMT. APARNA BHATTACHARJEE**, and (3) **SMT. MIRA BHATTACHARJEE**, have agreed to sign directly and **SMT. CHHANDA BHATTACHARJEE** is being agreed to transfer through her attorney by a registered Deed of Conveyance being registered at D.S.R.-II, South 24 Parganas, West Bengal, and recorded in Book No.- I, Volume No.- 1602- 2020, Pages from 167663 to 167692, Being No.- 160204269, for the year 2020.

AND WHEREAS subsequently The Present Owner **SRI. TAPAN KUMAR SARKAR** while in absolute possession of the said property separated his portion of land i.e., landed property measuring about 7 Cottas 1 Chittack 5 sq. ft. & more or less together with 400 sq. ft. kancha structure standing thereon, along- with all amenities , facilities, passages and all other easement rights attached thereto, lying and situated in Mouza - Paschim Barisha, Khatian No.734, R.S. Dag Nos. 3291, 3291/6032, 3291/6033, TOUZI No.10, J.L. No. 19, R.S. No.43, being part of Premises No.76, Dakshin Para, Police Station - Thakurpukur, under KM.C. Ward No.125, Kolkata -700063, District 24 Parganas (South), vide Premises No.- 76B, Dakshin Para Road, under Assessee No.- 411250608954.

AND WHEREAS The Present Owner **SRI. TAPAN KUMAR SARKAR** is the absolute and peacefull, legal, owners of the Said property , and the Said property is free from all sorts of encumbrances, charges, liabilities, liens and Lis pendens 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 equitable mortgage.

The Receipts of the relevant searches are enclosed herewith:

Sanjukta Das Chakraborty
Advocate
Reg. No.: F-1615/03

