

No. REGN BB 341745

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 83145

Date of application ..... 3/11/22

Search for the year (s) ..... 2000-22

Name of office to which the record to be searched or inspected relates R. A. Kal

Name of person or property to be searched ..... 2

Nature of document ..... sab

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ... 177, west putiary colony

3. From whom received ..... R. Pal

Fees paid under Article —

F (1) (i) 22/

F (2) (ii)

F (2)

..... Registrar of [Signature]

No. REGN BB 452524

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 33424

Date of application ..... 16.11.22

Search for the year (s) ..... 2000 - 22

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

..... D.A. - Sr. Behala

Name of person or property to be searched.....

Nature of document ..... 177 West patinary

..... Colony

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

..... 11

From whom received ..... R. Pal

Fees paid under Article 44/1

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



Registrar of ..... [Signature]



# **BIBHAS CH. MAJUMDER**

Advocate

Alipore Judges' Court,  
Kolkata – 700 027.

**Chamber :**

18/1/2, Chander Village Rd.  
P.O. & P.S. Haridevpur,  
Kolkata 700 082,  
Dist. 24 Parganas (S).  
Mobile No. 9088480417

E-mail : majumderadvocate1962@gmail.com

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Ref. No. ....

Date.....

**To**

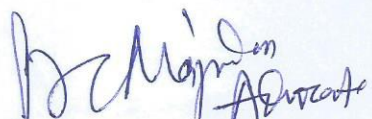
- (1) **SMT. RUBY BHATTACHARJEE**,  
wife of Late Gopal Chandra Bhattacharjee  
and (2) **SRI SUBHASISH BHATTACHARYA**,  
son of Late Gopal Chandra Bhattacharya,  
both residing at 5/36, Paschim Putiary,  
P.O.- Paschim Putiary, P.S.- Haridevpur,  
Kolkata - 700041,  
District South 24 Parganas,

## **No Encumbrances Certificate and detailed report on title**

Ref. : An area of land admeasuring **ALL THAT** a piece and parcel of land measuring about 04Cottahs, together with two storied building standing thereon situated at Mouza – Paschim Putiary, J.L. No. 26, E.P. No. 215 (L.P. No. 166), C.S. Plot No. 60 (P), being K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115 (corresponding to mailing address 5/36, West Putiary Colony), Kolkata – 700041, being Assessee No. 411151601770, Post office- Paschim Putiary, P.S.- previously Behala then Thakurpukur, presently Haridevpur, District South 24 Parganas.

I have caused necessary searches in the Registry Office at District Registry Office at Alipore, and A.D.S.R. Office at Behala, and A.R.A Office at Kolkata for the period from 2000 to 2022 and have inspected the settlement Records, BL & LRO Mutation and all other relevant documents in respect of the aforesaid property.

My report is as follows :---

  
Bibhas Ch. Majumder  
Advocate.



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Alipore Judges' Court,  
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That one Gopal Chandra Bhattacharjee, son of Late Haripada Bhattacharjee, has occupied **ALL THAT** a piece and parcel of land measuring about 04Cottahs situated at Mouza – Paschim Putiary, J.L. No. 26, E.P. No. 215 (L.P. No. 166), C.S. Plot No. 60 (P), presently within K.M.C. Ward No. 115, the then P.S.- Behala then Thakurpukur presently Haridevpur, Kolkata - 700041, Dist.- South 24 Parganas, had acquired the said property under the Provisions of L.D.P. Act 1948, L.A. Act of West Bengal of 1894 and conferred the absolute right title and interest upon the occupier /Owner by a Deed of Gift executed on 17/12/1988 and registered at the office of Additional District Registrar Alipore and recorded therein Book No. 1, Volume No. 55, Pages 13 to 16, Being No. 4129, for the year 1988, by the Governor of Government of West Bengal.

That, said Gopal Chandra Bhattacharjee alias Gopal Chandra Bhattacharya while being owned, seized, possessed and sufficiently entitled to the above said property constructed a two storied building thereon and being enjoying the same, he died intestate on 19/04/1998 leaving behind the present owners herein namely Smt. Ruby Bhattacharjee as his wife and only one son Subhasish Bhattacharya as his surviving legal heirs and successors under Hindu Succession Act, 1956, and Laws of Inheritance, and the above referred property have been mutated in their names and it became known identified as K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115 (corresponding to mailing address 5/36, West Putiary Colony), Kolkata – 700041, being Assessee No. 411151601770, Post Office

*Bibhas Ch. Majumder*  
Advocate



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– Paschim Putiary, P.S.- previously Behala then Thakurpukur, presently Haridevpur, District South 24 Parganas.

That the present owners on 6th day of May, 2022 entered into a Registered Development Agreement with Developer Power of Attorney with **M/S. NIRMAN CONSTRUCTION**, a Partnership Firm having **PAN – AAMFN4103D**, having its office at 159, Putiary Panchanantala Road, P.O.- Paschim Putiary, P.S- Haridevpur, Kolkata- 700041 represented by its Partners namely 1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur having **PAN - ALSPS6244D**, **Aadhaar No.- 2832 1308 5242**, by Nationality - Indian , by faith Hindu , By Occupation Business, residing at 5/37, Paschim Putiary , P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, and 2) **SRI ASHIM BANERJEE** son of late Benoy Kumar Banerjee having **PAN - AGUPB1533F**, **Aadhaar No.- 9612 0082 5574** by Nationality -Indian, by faith Hindu, By Occupation Business, residing at 26, Panchanantala Road, P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, Dist.- South 24 Parganas duly registered in the office of the District Sub Registrar II, South 24-Parganas , Alipore and recorded in Book No.I, Volume No. 1602-2022, Pages 240450 to 240504, Being No. 1602-06091 for the year 2022.

That subsequently due to some legal reasons the owners and the Developer jointly executed and registered a Cancellation of registered Development Agreement with Development Power of Attorney duly registered in the office of the District Sub Registrar II, South 24-Parganas , Alipore and recorded in Book No.I, Volume No. 1602-2022, Pages 513566 to 513615, Being No. 1602- 14230, for the year 2022.

*B. Ch. Majumder*  
Advocate



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Advocate

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That subsequently due to legal requirement the owners jointly executed and registered a registered General Power of Attorney which was duly registered in the office of the District Sub Registrar II, South 24-Parganas, Alipore and recorded in Book No.IV, Volume No. 1602-2022, Pages to , Being No. 1602- , for the year 2022, by which the Owners have appointed 1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur having **PAN - ALSPS6244D, Aadhaar No.- 2832 1308 5242**, by Nationality - Indian , by faith Hindu , By Occupation Business, residing at 5/37, Paschim Putiary , P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, and 2) **SRI ASHIM BANERJEE** son of late Benoy Kumar Banerjee having **PAN - AGUPB1533F, Aadhaar No.- 9612 0082 5574** by Nationality -Indian, by faith Hindu, By Occupation Business, residing at 26, Panchanantala Road, P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, Dist.- South 24 Parganas, as their constituted attorney.

That subsequently due to further legal requirement the owners and the Developer jointly executed and registered a registered Development Agreement duly registered in the office of the District Sub Registrar II, South 24-Parganas , Alipore and recorded in Book No.I, Volume No. 1602-2022, Pages 513616 to , 513637 Being No. 1602 – 14231, for the year 2022.

  
Advocate.



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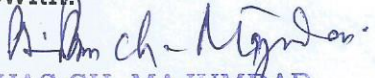
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I hereby certify that the above mentioned land of the present owners is free from all sort of encumbrances, charges, liabilities liens and lispendents attachment of any kind whatsoever and the said property has an absolute clear, free and marketable title.

I also hereby certify that the abovementioned land 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.

  
BIBHAS CH. MAJUMDAR  
ADVOCATE  
ALIPORE JUDGE'S COURT

Advocate

21/11/2022