

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 Bansdrani,
Kolkata – 700096.
Mob: + 91 9830882206.
Email: advocatetapajitroy@gmail.com.

Date: 02.08.2024.

TO WHOM IT MAY CONCERN

NO ENCUMBRANCES CERTIFICATE AND DETAIL
REPORT ON TITLE

RE : ALL THAT the piece or parcel of Land measuring or containing more or less 10 (Ten) Cottahs, 13 (Thirteen) Chittacks and 16 (Sixteen) Sq. Ft., along with a temporary shed structure measuring about 500 (Five Hundred) Sq. Ft., standing thereon, {out of which a portion of land measuring about 06 (Six) Cottahs is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982 and 1983 (previously 220+), comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 873 and 874, and a portion of Land measuring about 03 (Three) Cottahs and 04 (Four) Chittacks is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982 and 1983 (previously 220 & others), comprised under R.S. Dag No. 659, corresponding to L.R. Dag No. 873 and a portion of Land measuring about 01 (One) Cottah 09 (Nine) Chittack and 16 (Sixteen) Sq. Ft., is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 2606 and 2607, comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 872}, lying and situate within the District : South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana Magura, Touzi No.142, J.L. No. 61, R.S. No. 119, Mouza - Boral, appertaining to the R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982, 1983, 2606 and 2607 (previously 220 & others), comprising R.S. Dag No. 659 & 660 corresponding to L.R. Dag No. 872, 873 & 874, within the limits of the Rajpur Sonarpur Municipality under Ward No.34, being known and numbered as the Holding No.10, Boral –A, Post Office Boral, Kolkata – 700154 and assessed under the Assessment No. 1104302054979.

Tapajit Roy
Advocate.

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THE PRESENT OWNERS : (1) SRI SUBRATA SAHA, son of Late Madan Mohan Saha, AND (2) SRI SUJAY SADHUKHAN ALIAS SUJOY SADHUKHAN, son of Late Sudhangshu Sadhukhan AND (3) SRI BIJOY GHOSH, son of Late Lalmohan Ghosh.

I have caused necessary searches through my deputed clerk, at the respective Offices of the A.D.S.R. at Sonarpur, A.D.S.R. at Garia, D.S.R. at Alipore and R.A. Kolkata, in name of Sri Subrata Saha, son of Late Madan Mohan Saha, from 2008 to till date 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 Sri Barendra Nath Ghosh, Sri Krishna Mohan Ghosh, Sri Harendra Nath Ghosh and Sri Bimal Kumar Ghosh (all are sons of Late Satish Chandra Ghosh) became the joint and absolute Owners and Possessors of :-

- ALL THAT the piece or parcel of Land measuring or containing more or less 9 (Nine) Cottahs, 04 (Four) Chittacks {out of which a portion of land measuring about 06 (Six) Cottahs is lying under R.S. Khatian No. 231, comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 874, and a portion of Land measuring about 03 (Three) Cottahs and 04 (Four) Chittacks is lying under R.S. Khatian No. 231, comprised under R.S. Dag No. 659, corresponding to L.R. Dag No. 873}, lying and situate within the District : South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana Magura, Touzi No.142, J.L. No. 61, R.S. No. 119, Mouza - Boral, appertaining to the R.S. Khatian No. 231, comprising R.S. Dag No. 659 & 660 corresponding to L.R. Dag No. 873 & 874, within the limits of the Rajpur Sonarpur Municipality under Ward No.34; -- by virtue of Law of Inheritance.



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- ALL THAT the piece or parcel of Land measuring or containing more or less 03 (Three) Cottahs, lying and situate within the District : South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana Magura, Touzi No.142, J.L. No. 61, R.S. No. 119, Mouza - Boral, appertaining to the R.S. Khatian No. 747 and 748, comprising R.S. Dag No. 663, -- by way of Purchase vide Deed No. 10086 for the year 1980.
- ALL THAT the piece or parcel of Land measuring or containing more or less 02 (Two) Cottahs and 09 (Nine) Chittacks, lying and situate within the District : South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana Magura, Touzi No.142, J.L. No. 61, Mouza - Boral, appertaining to the R.S. Khatian No. 151, comprising R.S. Dag No. 656 -- by virtue of Deed of Gift vide Deed No. 9209 for the year 1990.

AND WHEREAS by virtue of the above, the said Sri Barendra Nath Ghosh, Sri Krishna Mohan Ghosh, Sri Harendra Nath Ghosh and Sri Bimal Kumar Ghosh seized and possessed the said Properties jointly and absolutely and without any disturbances and / or hindrances from any corner.

AND WHEREAS the said Sri Barendra Nath Ghosh, Sri Krishna Mohan Ghosh, Sri Harendra Nath Ghosh and Sri Bimal Kumar Ghosh have mutually and amicably partitioned and / or demarcated their respective individual Plot of Land by metes and bounds to avoid future complications and litigation among themselves, by virtue of execution and registration of the Deed of Partition which was duly registered at the office of the District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 220, from 292 to 302 Pages and being Deed No. 9210 for the year 1990.

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AND WHEREAS in pursuance of the said Partition, the said Krishna Mohan Ghosh have acquired and sufficiently entitled to ALL THAT the piece or parcel of Land measuring or containing more or less 11 (Eleven) Cottahs, 11 (Eleven) Chittacks and 15 (Fifteen) Sq. Ft., {out of which a portion of Land measuring about – * 02 Cottahs 01 Chittacks and 15 Sq. Ft., under R.S. Khatian No. 151, under R.S. Dag No. 656;

- 03 Cottahs and 04 Chittacks under R.S. Khatian No. 231, under R.S. Dag No. 659;
- 06 Cottahs and 06 Chittacks under R.S. Khatian No. 231, under R.S. Dag No. 660; -- lying and situate within the District: South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana Magura, Touzi No.142, J.L. No. 61, R.S. No. 119, Mouza - Boral, appertaining to the R.S. Khatian No. 151 and 231, comprising R.S. Dag No. 656,659 and 660, being Plot No. B as mentioned in the said Schedule mentioned GA of the said Deed of Partition.

AND WHEREAS while seized and possessed of the said Property, the said Krishna Mohan Ghosh sold and / or conveyed ALL THAT the piece or parcel of Land measuring or containing more or less 09 (Nine) Cottahs, 04 and (Four) Chittacks {out of which a portion of land measuring about 06 (Six) Cottahs is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 220, comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 874, and a portion of Land measuring about 03 (Three) Cottahs and 04 (Four) Chittacks is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 220 & others, comprised under R.S. Dag No. 659, corresponding to L.R. Dag No. 873}, lying and situate within the District : South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana

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Magura, Touzi No.142, J.L. No. 61, R.S. No. 119, Mouza - Boral, appertaining to the R.S. Khatian No. 231, corresponding to L.R. Khatian No. 220 & others, comprising R.S. Dag No. 659 & 660 corresponding to L.R. Dag No. 873 & 874, to and in favour of Sri Bijoy Ghosh and Smt. Arati Ghosh, by virtue of execution and registration of the Deed of Sale dated 13.12.2010, duly registered at the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No. I, C. D. Volume No. 32, from 4887 to 4908 Pages and being Deed No. 13668 for the year 2010.

On and from the date of purchase of the said Property, the said Bijoy Ghosh and Arati Ghosh became the joint and absolute Owners of the above mentioned Property and started to possess and enjoy the same jointly and absolutely and without any disturbances and / or hindrances from any corner and thereby mutated their names in the books and records of the Rajpur Sonarpur Municipality under Ward No. 34 and the said Property is being known and numbered as the Holding No. 10, Boral A, Kolkata 700154 and also recorded their names in the records of the B.L.&L.R.O. and their names have been recorded under L.R. Khatian Nos. 1982 & 1983 and thereby started to pay its taxes, rents and other payables to the Concerned Authorities regularly.

ON THE OTHER HAND, one Ashutosh Sadhukhan being the sole and absolute Owner and Possessor of ALL THAT the piece or parcel of Land measuring or containing more or less 2.5 Decimal, lying and situate within the District: South 24- Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana Magura, Touzi No.142, J.L. No. 61, Mouza - Boral, appertaining to the R.S. Khatian No. 231, comprising C.S. Dag No. 660, sold and / or conveyed the said Property, to and in favour of Smt. Sishubala Sadhukhan, by virtue of execution and registration of the Deed of Sale dated 23.11.1954, duly registered at the office of the Sub Registrar at Baruipur and

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recorded in Book No. I, Volume No. 81, from 165 to 166 Pages and being Deed No. 7078 for the year 1954.

AND WHEREAS the said Subrata Saha and Sujoy Sadhukhan are the joint and absolute Owners and Possessors of ALL THAT piece or parcel of Land measuring or containing more or less 01 (One) Cottah, 09 (Nine) Chittacks and 16 (Sixteen) Sq. Ft., along with a Temporary Shed Structure measuring about 100 (One Hundred) Sq. Ft., standing thereon, lying and situate within the District: South 24- Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Touzi No. 142, J.L. No. 61, R. S. No. 199, Mouza - Boral, appertaining to the R.S. Khatian No. 231, corresponding to L.R. Khatian No. 2606 and 2607 (previously 1329), comprised under C.S. / R.S. Dag No. 660, corresponding to L.R. Dag No. 872, within the limits of the Rajpur Sonarpur Municipality, Ward No.34, being known and numbered as the Old Holding Nos. 557 & 351, Sreepur Bagherghole, Kolkata 700154, by virtue of execution and registration of the Deed of Gift (scripted in Bengali as Danpatra Dalil) dated 15.12.1994, which was duly registered at the office of the District Sub Registrar – IV at Alipore and recorded in Book No. I, Volume No. I, from 116 to 124 Pages and being Deed No. 29 for the year 1994.

During their such joint, absolute and peaceful possession and enjoyment of the said property, the said Subrata Saha and Sujoy Sadhukhan, 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 M/S. NARAYANI CONSTRUCTION, a Partnership Firm, then being represented by its Partners namely SRI BIJOY GHOSH



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AND SMT. ARATI GHOSH to raise a multi storied building there on their Schedule mentioned land property, under some specific terms and conditions.

AND WHEREAS be it needful to mention herein before the Developer Concern M/S. NARAYANI CONSTRUCTION being represented by its Partners namely SRI BIJOY GHOSH AND SMT. ARATI GHOSH (since deceased) have entered into a Development Agreement with the above mentioned Land Owners on 11.07.2014, with some settled terms and conditions as laid down in the said Development Agreement which was duly registered at the Office of the Additional District Sub Registrar at Sonarpur and recorded in Book No. I, CD Volume No. 15, from 477 to 499 Pages and being Deed No. 07095 for the year 2014.

Subsequently, the it is needful to mention here that said Subrata Saha and Sujoy Sadhukhan formerly, a long years before have also executed a Development Power of Attorney on the same date i.e. on 11.11.2014, appointing and/or nominating and/or constituting the above-named BIJOY GHOSH AND ARATI GHOSH, being the Partners of M/S. NARAYANI CONSTRUCTION as their true & lawful Attorney. The said Development Power of Attorney has been registered at the Office of the Additional District Sub – Registrar at Sonarpur and recorded in Book No. I, CD Volume No. 23, from 2302 to 2314 Pages and Being Deed No. 11034 for the year 2014.

AND WHEREAS the said Subrata Saha, Sujoy Sadhukhan alias Sujoy Sadhukhan, Bijoy Ghosh and Arati Ghosh have become the joint and absolute Owners and Possessors of ALL THAT the piece or parcel of Land measuring or containing more or less 10 (Ten) Cottahs, 13 (Thirteen) Chittacks and 16 (Sixteen) Sq. Ft., {out of which a portion of land measuring about 06 (Six) Cottahs is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982 and 1983 (previously 220+), comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 873 and

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874, and a portion of Land measuring about 03 (Three) Cottahs and 04 (Four) Chittacks is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982 and 1983 (previously 220 & others), comprised under R.S. Dag No. 659, corresponding to L.R. Dag No. 873 and a portion of Land measuring about 01 (One) Cottah 09 (Nine) Chittack and 16 (Sixteen) Sq.Ft., is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 2606 and 2607, comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 872}, lying and situate within the District : South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana Magura, Touzi No.142, J.L. No. 61, R.S. No. 119, Mouza - Boral, appertaining to the R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982, 1983, 2606 and 2607 (previously 220 & others), comprising R.S. Dag No. 659 & 660 corresponding to L.R. Dag No. 872, 873 & 874, within the limits of the Rajpur Sonarpur Municipality under Ward No.34, being known and numbered as the Holding No.10, Boral –A, Post Office Boral, Kolkata – 700154 and assessed under the Assessment No. 1104302054979, by virtue of execution and registration of the two separate Deeds of Gift dated 11.11.2014, which were duly registered at the Office of the Additional District Sub Registrar Sonarpur and recorded in Book No. I and being Deed Nos. 11031 & 11033 both for the year 2014 and seized and possessed the same jointly and absolutely and absolutely and without any disturbances from any corner.

Thereafter, unfortunately the said Arati Ghosh left behind leaving her only husband “BIJOY GHOSH” as here legal heir and as per law of hindu succession Act being one of the Partners of the M/S. Narayani Construction, died intestate on 20.08.2019, leaving behind her, her husband namely Bijoy Ghosh i.e., the other Partner of the M/S. Narayani Construction, as her only legal heir and / or successor to inherit and / or succeed the properties as left by the deceased Arati Ghosh.

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Hence, after the demise of the said Arati Ghosh, the said Bijoy Ghosh have become the Sole Proprietor of M/S. Narayani Construction, since the said Bijoy Ghosh is the only legal heir and / or successor of the deceased Arati Ghosh.

IN THE MEAN- TIME a Building Plan of G + IV storied Building has been sanctioned after complying all the required formalities from the Competent Authority of The Rajpur-Sonarpur Municipality vide Approved Plan No. 121/CB/34/33 dated 26.09.2022, consisting of several self - sufficient residential Flat, Car Parking Space and Shop Rooms etc.

AND WHEREAS the said Bijoy Ghosh have also initiated necessary steps to regularize the papers and documents to alter and / or change the said Partnership Firm to Sole Proprietorship Firm and after due compliance of all the formalities, the said M/S. Narayani Construction has been known and recognized as the Sole Proprietorship Firm now represented by Mr Bijoy Ghosh son of Late Lalmohan Ghosh details mention in PAGE No. 3 of this Deed.

AND WHEREAS, out of several of reasons and / or technical error, the said Land Owners and the Developer, had have jointly in need cancelled the said Development Agreement dated 11.11.2014, by virtue of execution and registration of Cancellation of Development Agreement on 08.12.2023, which was duly registered at the Office of the Additional District Sub Registrar at Garia and recorded in Book No. I, Volume No. 1629 -2023, from 157575 to 157591 Pages and being Deed No. 162905611 for the year 2023.

On the same day, i.e., on 08.12.2023, the said Land Owners have also revoked and / or cancelled the power and / or authority as given to the said M/S. Narayani Construction, by virtue of execution of revocation and / or cancellation of Development Power of Attorney dated 11.11.2014, which was duly registered on 08.12.2023, at the Office of the Additional District Sub Registrar at Garia and

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recorded in Book No. IV, Volume No. 1629 -2023, from 1926 to 1939 Pages and being Deed No. 162900138 for the year 2023.

During their such joint, absolute and peaceful possession and enjoyment of the said property, according share of property of each as aforesaid the said Subrata Saha, Sujoy Sadhukhan 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 as per 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 one Developer, they have decided to entrust the above-named M/S. NARAYANI CONSTRUCTION, to raise a multi storied building there on their Schedule mentioned land property, under some specific terms and conditions.

AND WHEREAS the Developer Concern M/S. NARAYANI CONSTRUCTION being represented by its Sole Proprietor namely SRI BIJOY GHOSH have entered into a Development Agreement with the above mentioned Land Owners on 08.12.2023, with some settled terms and conditions as laid down in the said Development Agreement which was duly registered at the Office of the Additional District Sub Registrar at Garia and recorded in Book No. I, Volume No. 1629 -2023, from 157218 to 157260 Pages and being Deed No. 162905618 for the year 2023.

Subsequently, the said Subrata Saha, Sujoy Sadhukhan and Bijoy Ghosh have also executed a Development Power of Attorney on the same date i.e. on 08.12.2023, appointing and/or nominating and/or constituting the above-named BIJOY GHOSH, being the Sole Proprietor of M/S. NARAYANI CONSTRUCTION as their true & lawful Attorney. The said Development Power of Attorney has been registered at the Office of the Additional District Sub – Registrar at Garia and



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recorded in Book No. I, Volume No. 1629-2023, from 157195 to 157217 Pages and Being Deed No. 162905626 for the year 2023.

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.

AND WHEREAS due to some inadvertence and / or mistake made in the respective allocation of the Land Owners and the Developer herein named, the Land Owners and the Developer herein named have mutually cancelled the said Deed of Developer Power of Attorney dated 08.12.2023 and the same was cancelled and / or revoked the said Deed by virtue of execution and registration of the Cancellation of Development Power of Attorney duly executed on 05.06.2024. The said Deed was registered at the Office of the Additional District Sub Registrar at Garia and recorded in Book No. I, Volume No. 1629-2024, from 63494 to 63509 Pages and being Deed No. 162902753 for the year 2024.

Subsequently, the said Land Owners and the Developer herein named have jointly executed a Supplementary Agreement with retrospective effect of the said Development Agreement dated 08.12.2023 in respect of their specific allocation as mentioned in the said Supplementary Agreement which was duly executed on 05.06.2024. The said Deed was registered at the Office of the Additional District Sub Registrar at Garia and recorded in Book No. I, Volume No. 1629-2024, from 63510 to 63537 Pages and being Deed No. 162902754 for the year 2024.

To support the said Supplementary Agreement, the said Land Owners also executed and / or nominated the said Bijoy Ghosh being the Sole Proprietor of Ms. Narayani Construction to act and / or on behalf of them, as their lawful constituted attorney , by virtue of execution and registration of the said Development Power of Attorney dated 05.06.2024. The said Deed was registered at the Office of the

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Additional District Sub Registrar at Garia and recorded in Book No. I, Volume No. 1629-2024, from 63538 to 63561 Pages and being Deed No. 162902757 for the year 2024.

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. 19568
dated 01.08.2024, 19569 dated
01.08.2024 and 48243 dated
01.08.2024 is attached herewith.

Tapajit Roy
Advocate.

No. REGN BB 596368

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 19568
2. Date of application 01.8.24.
3. Search for the year (s) 2008 - 13.
4. Name of office to which the record to be searched or inspected relates DR + SR. Senarpur
5. Name of person or property to be searched Subrata. Saha.
6. Nature of document
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. Sanyal.
9. Fees paid under Article —
F (1) (i) A/-
F (2) (ii)
F (2)



Registrar of

No. REGN BB 596369

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 19569.
- 2. Date of application 01.8.24.
- 3. Search for the year (s) 2014-24.
- 4. Name of office to which the record to be searched or inspected relates DR + SR Garia.
- 5. Name of person or property to be searched Subrata Saha.
- 6. Nature of document
- 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. Sanyal.
- 9. Fees paid under Article — 24/-
 - F (1) (i)
 - F (2) (ii)
 - F (2)



[Handwritten signature]

Registrar of

No. REGN BB 029743

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 48243

Date of application 11/8/24

Search for the year (s) 2023-24

Name of office to which the record to be searched or inspected relates 2

5. Name of person or property to be searched 2

Nature of document

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

8. From whom received S. Sanyal

9. Fees paid under Article —

F) (i)

F) (ii)

F)

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..... Registrar of