

Mr. Sayantoni Sarkar

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Date: 15/10/2022

No Encumbrances Certificate and detailed report on title

Ref.: ALL THAT piece and parcel of land measuring 20 (Twenty) Cottahs be the same a little more or less lying and situated within the limits of South Dum Dum Municipality, being Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding No. 149, Shyamnagar Road) in Mouza Satgachi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No- 7138, under ward No- 27, being assessment no. 120 2902967570, Police Station Dum Dum Kolkata-700055, District of 24 Parganas (North).

Present owner: **MRS. CHANDANA DEY, MS. SUJATA ROYCHOUDHURY**

I have caused necessary online searches in the Sub Registry Office at COSSIPORE for the period from 2010 to 2022 AND in the District Registry Office at BARASAT for a period from 2010 to 2022 and A.R.A KOLKATA for a period from 2010 to 2022 have inspected the R.O. Search in respect of the aforesaid Property.

My report is as follows:

NOTE FOR THE ADVOCATE

WHEREAS by a registered Deed of Conveyance one Brojendra Kumar Roychowdhury (since deceased) purchased the plot of land measuring about 7½ (seven and half) Bighas be the same a little more or less situate and lying at Shyamnagar Road, Mouza- Satgachi, Sub-Registry Dum Dum and the said Deed of Conveyance was registered with the office of the, Sub-Registrar, Cossipore Dum Dum and entered in Book No. I, volume No. 56, Being No. 3705 for the year 1950.

AND WHEREAS after purchased of the said plot of land the said Brojendra Kumar Roychowdhury became the absolute owner of the said 7½ (seven and half) Bighas of land as mentioned hereinabove and his name was duly mutated with the Municipal authorities.

AND WHEREAS the said Brojendra Kumar Roy chowdhury died intestate on 31.12.1977 leaving behind his widow Binapani Roy Chowdhury since deceased and his only son Sri Raghu Nath Roy chowdhury as his legal heirs and legal representatives.

Alipore Police Court
Advocate
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Ms. SAYANTONI SARKAR
Enr No. 1110

s. Sayantoni Sarkar

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AND WHEREAS the widow of the said Brojendra Kumar Roychowdhury, Smt. Binapani Roychowdhury died intestate on 20.12.1992 leaving behind her only son Sri. Raghunath Roychowdhury, as her only heir as there was no will, and as such there is no claimant of the said property except Mrs. Chandana Dey, Ms. Sujata Roychoudhury.

AND WHEREAS on the death of the said Brojendra Kumar Roychowdhury and the said Binapani Roychowdhury as aforesaid the said Raghunath Roychowdhury the became the absolute owner of the property left by his parents.

AND WHEREAS the said plot of land during the various municipal process divided into several Municipal holding Nos. 137, 138, 139, 140, 141, 142, 143, 144, 147, 148 and 149, Shyamnagar Road, Mouza Satgachi under South Dum Dum Municipality and the said plot of land commonly known as South Dum Dum Industrial Centre hereinafter called the said property.

AND WHEREAS the Municipal Holding No. 149, Shyamnagar Road, containing an area of 2 (two) Bighas of land area or a little more or less situated at Shyamnagar Road presently known as Gouri Nath Sastri Sarani, Municipal Ward No. 27, Mouza Stagachi, within the local limits of South Dum Dum Municipality under Dum Dum Police Station.

AND WHEREAS the Municipal Holding No. 149, Shyamnagar Road Kolkata 700055 was given under lease in the name of M/S. Chanda & Co. by a registered Deed of Lease executed by and between the earlier owner Brojendra Kumar Roychowdhury, since deceased for a period of 20 years and thereafter occupancy was under the term of Tenancy Agreement with the vendor and his mother since deceased and that in force thereafter.

AND WHEREAS said Sri Raghu Nath Roy chowdhury as lawful owner, sold, transferred and/or conveyed ALL THAT piece and parcel of land measuring 2(Two) bighas lying and situated at Mouza- Satgachi, J.L. No. 20, Touzi No- 169, R.S. No -154, Comprised in C.S. Dog Nos- 2861, 2862, 2863, 2864,

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2865, 2866 & 2867 under C.S. Khatian No-233, corresponding L.R. Dag No. 7451, 7454, 7455, 7456, Within The Ambit of South Dum Dum Municipality under Ward No.27 Being Municipal Holding No.149 Shyamnagar Road, P.S. Dum Dum, Kolkata-700055, District North 24 Parganas in favour of one M/S. CHANDA & CO (ENGG) PRIVATE LIMITED by virtue of Registered Deed of Conveyance and the same was duly registered and registered at the Office of Cossipore Dum Dum and the same recorded in Book. I, C.D. Volume No. 16, Pages from 3337-3358, Being No.04362 for the Year 2011.

AND WHEREAS after purchase by the strength of aforesaid deed, said M/S. CHANDA & CO (ENGG) PRIVATE LIMITED, became the absolute owner of the property and mutated the said property at the office of South Dum Dum Municipality under Two Holdings Numbers being 295 & 295/A, Gouri Nath Sastri Sarani.

AND WHEREAS the M/S. CHANDA & CO (ENGG) PRIVATE LIMITED had got Municipal Holding No. 295 Gouri Nath Shastri Sarani (Old Holding No.149) under Ward No.27, being assessment no. 1202901513753, P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas in respect of ALL THAT piece & parcel of land measuring 20 Cottahs together with factory Shed/ structures standing thereon lying and situated at Mouza- Satgachi, J.L. No. 20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos. 2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No. 233. (Presently by L.R. Khatian No.7138 under L.R. Dag No.7451, 7454, 7455 & 7456).

AND WHEREAS the M/S. CHANDA & CO (ENGG) PRIVATE LIMITED had got another Municipal Holding No. 295/A, Gouri Nath Shastri Sarani (Old Holding No.149) under Ward No.27, being assessment no-1202902967570, P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas in respect of ALL THAT piece & parcel of land measuring 20 Cottahs lying and situated at Mouza-Satgachi, J.L. No.20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233. (Presently L.R. Khatian No.7138 under L.R. Dag No.7455).

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AND WHEREAS after mutated the said property by the said M/S. CHANDA & CO (ENGG) PRIVATE LIMITED started enjoying the same without any kinds of hindrances and/or disturbances from corner in any manner what so ever and paying taxes regularly as yet.

AND WHEREAS due to Respect and honour the said M/S. CHANDA & CO (ENGG) PRIVATE LIMITED gifted of ALL THAT piece and parcel of land measuring 20 (Twenty) Cottahs out of 40 Cottahs be the name a little more or less lying and situated within the limits of South Dum Dum Municipality, being Holding No. 295/A, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyanmagar Road) in Mouza- Satgachi, Touzi No. 169, Ward No. 20, Revenue Survey No. 154, comprised in L.R. Dag No. 7455, under L.R. Khatian No. 7138, under ward No. 27, being assessment no. 120290296757-0, Police Station-Dum Dum, Kolkata-700055, District of 24 Parganas (North) together with right title interest easement appendages appurtenances advantages passages common passages liberties privileges tenements hereditaments premises in favour of MRS. CHANDANA DEY & MS. SUJATA ROYCHOUHDURY by the way of Deed of Gift duly registered at A.D.S.R. Cossipore Dum Dum, recorded under Book No-I, Volume no-1506-2022, pages from 327230 to 327252, being Deed no-150608245 for year 2022 as per resolution of Board Meeting of Director of M/S. CHANDA & CO (ENGG) PRIVATE LIMITED held on dated 20/06/2022.

AND WHEREAS Mrs. Chandana Dey, Ms. Sujata Roychoudhury seized and possessed and/or well and sufficiently entitled to the said land and structure standing thereon, free from all encumbrances.

AND WHEREAS due to shortage of manpower, the owners were unable to raise the construction according to the sanctioned building plan on their own and coming to know about such difficulties of the owners, the above named M/s. Park Proprieties a proprietorship firm represented by its proprietor Mr. Utpal Maity approached Mrs. Chandana Dey, Ms. Sujata Roychoudhury to allow it to construct the said multi storied Building after developing the said property, at its costs and expenses and by taking all responsibilities for constructing the said Building for and on behalf of the

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above named Owners, as M/s. Park Proprieties a proprietorship firm represented by it's proprietor Mr. Utpal Maity has acquired enough experience in the said land and able to construct the same.

AND WHEREAS M/s. Park Proprieties a proprietorship firm represented by it's proprietor Mr. Utpal Maity has agreed to construct Building as per sanctioned Plan upon, the said property of the Owner and the Owner have accepted the said offer of the Developer and entrusted it to construct the said multi storied building Oil the said property of Mrs. Chandana Dey, Ms. Sujata Roychoudhury.

AND WHEREAS Mrs. Chandana Dey, Ms. Sujata Roychoudhury entered into a Development Agreement with M/s. Park Proprieties a proprietorship firm represented by it's proprietor Mr. Utpal Maity which was duly registered in the office of A.D.S.R. Cossipore, Dumdum be the same recorded in Book no. 1, Volume no. 1506-2022, pages from 362563 to 362594, being no. 150609420 for the year 2022.

AND WHEREAS thereafter Mrs. Chandana Dey, Ms. Sujata Roychoudhury executed a Development Power of Attorney after execution of Development Agreement in favour of M/s. Park Proprieties a proprietorship firm represented by it's proprietor Mr. Utpal Maity which was duly registered in the office of A.D.S.R. Cossipore, Dumdum be the same recorded in Book no. 1, Volume no. 1506-2022, pages from 362545 to 362562, being no. 150609468 for the year 2022.

I, in reference to the photocopy of the above mentioned documents containing the above written Devolution of Title, provided by the customer, certify that the above mentioned property of deed **MRS. CHANDANA DEY, MS. SUJATA ROYCHOUDHURY** is free from all sorts of encumbrances, attachment of any kind whatsoever and the said property has clear, free and marketable title.

The receipts for the relevant searches are enclosed.

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En/No WBA/04/2018

Project Details View

Project Name	Project Description	Project Status	Project Dates
Project 1	Project Description 1	Project Status 1	Project Dates 1
Project 2	Project Description 2	Project Status 2	Project Dates 2
Project 3	Project Description 3	Project Status 3	Project Dates 3

Project Details View

Project Name	Project Description	Project Status	Project Dates
Project 1	Project Description 1	Project Status 1	Project Dates 1
Project 2	Project Description 2	Project Status 2	Project Dates 2
Project 3	Project Description 3	Project Status 3	Project Dates 3

Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal



Form No. 1 (Newly Registered)

Registration No.	
Sub-Registration No.	
Year	
Stamp Duty Paid	
Stamp Duty Collected	
Stamp Duty Refund	
Stamp Duty Exemption	
Stamp Duty Waiver	
Stamp Duty Exemption Certificate	
Stamp Duty Exemption Certificate No.	
Stamp Duty Exemption Certificate Date	
Stamp Duty Exemption Certificate Validity	
Stamp Duty Exemption Certificate Issued By	
Stamp Duty Exemption Certificate Issued On	
Stamp Duty Exemption Certificate Validity	
Stamp Duty Exemption Certificate Issued By	
Stamp Duty Exemption Certificate Issued On	
Stamp Duty Exemption Certificate Validity	
Stamp Duty Exemption Certificate Issued By	
Stamp Duty Exemption Certificate Issued On	
Stamp Duty Exemption Certificate Validity	

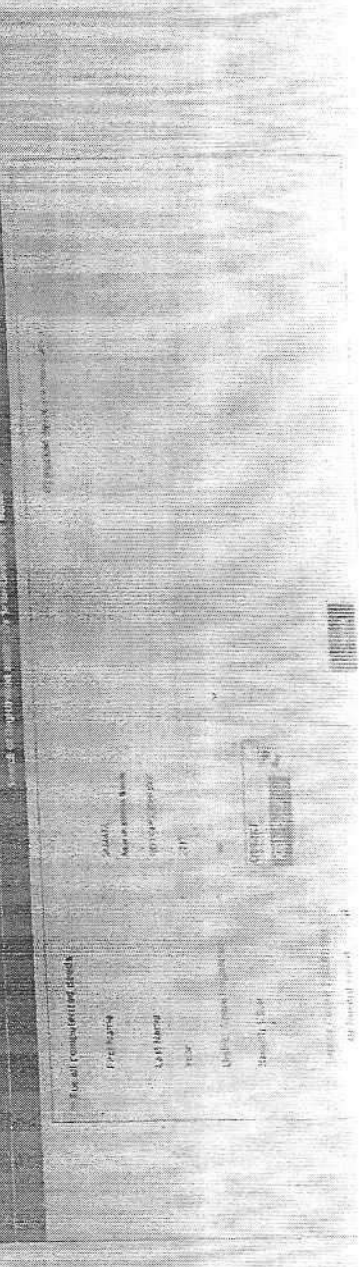
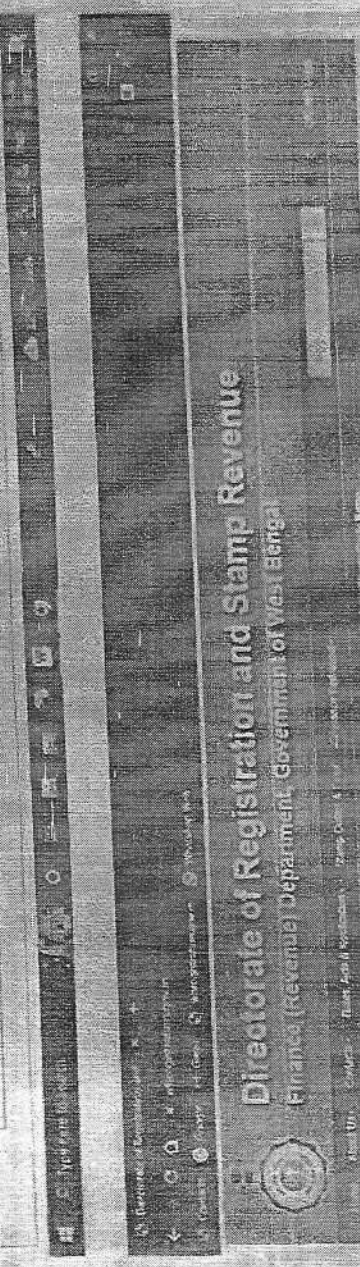
Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal



Form No. 2 (Transfer of Property)

Registration No.	
Sub-Registration No.	
Year	
Stamp Duty Paid	
Stamp Duty Collected	
Stamp Duty Refund	
Stamp Duty Exemption	
Stamp Duty Waiver	
Stamp Duty Exemption Certificate	
Stamp Duty Exemption Certificate No.	
Stamp Duty Exemption Certificate Date	
Stamp Duty Exemption Certificate Validity	
Stamp Duty Exemption Certificate Issued By	
Stamp Duty Exemption Certificate Issued On	
Stamp Duty Exemption Certificate Validity	
Stamp Duty Exemption Certificate Issued By	
Stamp Duty Exemption Certificate Issued On	
Stamp Duty Exemption Certificate Validity	
Stamp Duty Exemption Certificate Issued By	
Stamp Duty Exemption Certificate Issued On	
Stamp Duty Exemption Certificate Validity	



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

For Make

Exempt

Date

Stamp Fee Paid (Required)

Stamp Fee Paid

Amount Value: 2000.00 INR

No. of Stamp Fee

Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

For all other cases

Exempt

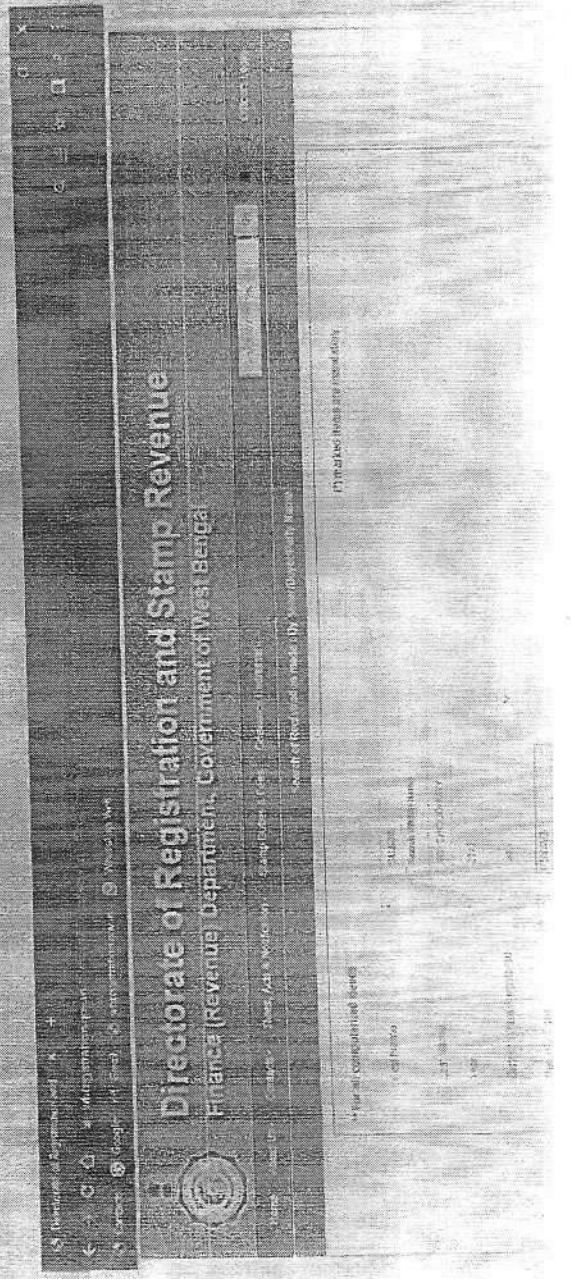
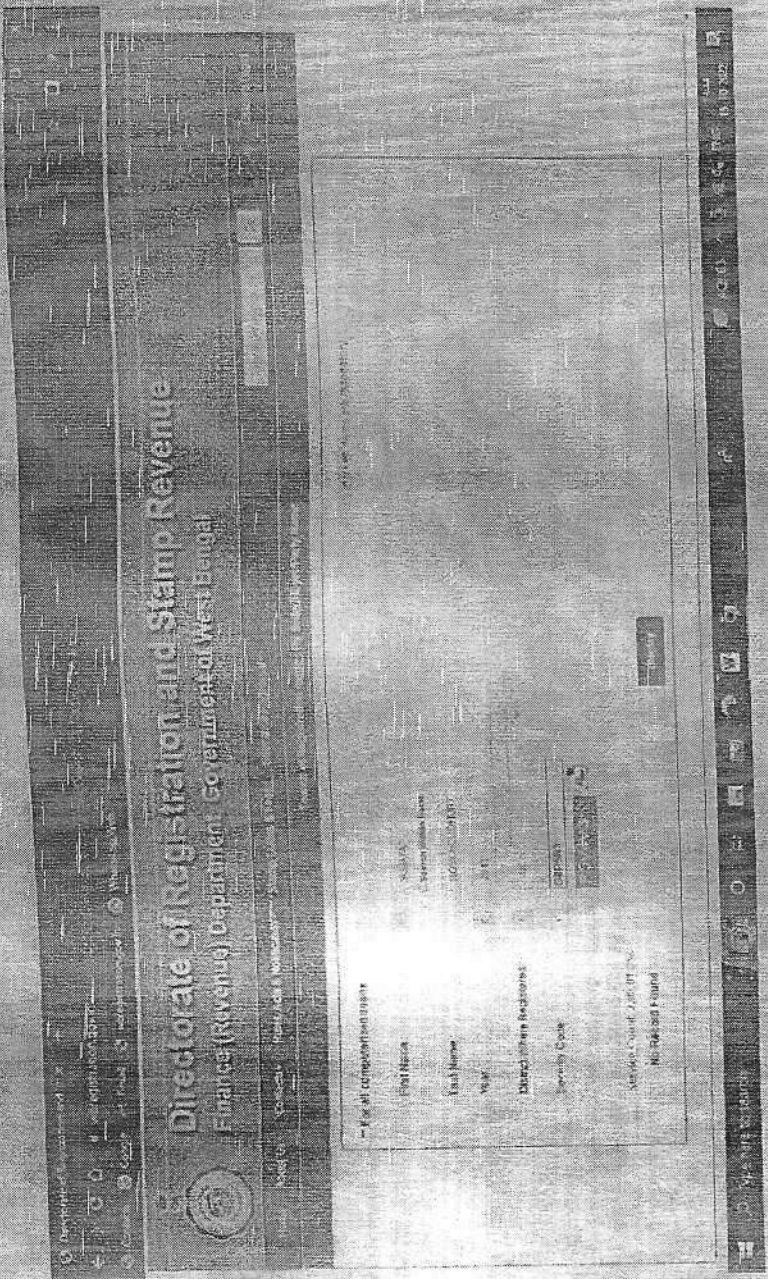
Date


Stamp Fee Paid (Required)

Stamp Fee Paid

Amount Value: 2000.00 INR

No. of Stamp Fee




Directorate of Registration and Stamp Revenue
 Finance (Revenue) Department, Government of West Bengal

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Stamp Duty

The Stamp Duty is levied on the following documents:

- Transfer of Property
- Lease
- Agreement to Sell
- Gift Deed
- Power of Attorney
- Deed of Partition
- Deed of Exchange
- Deed of Surrender
- Deed of Release
- Deed of Confirmation
- Deed of Appointment
- Deed of Assignment
- Deed of Release and Confirmation
- Deed of Release and Appointment
- Deed of Release and Assignment
- Deed of Release and Confirmation and Appointment
- Deed of Release and Confirmation and Assignment
- Deed of Release and Confirmation and Appointment and Assignment

The Stamp Duty is levied at the rate of 5% of the market value of the property.

For more information, please contact the Directorate of Registration and Stamp Revenue, Government of West Bengal.


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