

**SANCHARI MITRA.**

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**PROJECT LAND REPORT**

**(No Encumbrance Certificate)**

**LAND DETAIL :** ALL THAT piece or parcel of land measuring **8 cottah 13 chittack 29 sq. ft.** be the same a little more or less along with total permanent structure measuring 3000 sq.ft be the same a little more or less comprised in Division No. 3 Sub-Division 15, Holding No. 15,16 and 18 under Police Station:- Beliaghata being municipal premises No. 150C, Dr. Suresh Chandra Banerjee Road, formerly known as 150B, Beliaghata Main Road, within the Municipal limits of Kolkata Municipal Corporation, Ward No 34, Assessee No- 110340903468, Additional Sub-Registry office Sealdah, District Registry office: Alipore 24 Parganas which is butted and bounded in the manner following that is to say:-

ON THE NORTH : A portion of premises No. **150/B**, Dr. Suresh Chandra Banerjee Road, Kolkata-10 and Gandhi Memorial Building.

ON THE SOUTH : By the **Tank** of Aloke kumar Ghosh and others.

ON THE EAST : By the premises No.150A, Dr. Suresh Chandra Banerjee Road, Kolkata-10.

ON THE WEST : By **20 ft.** wide asphaltic road and partly premises no. 150/B, Dr. Suresh Chandra Banerjee Road, Kolkata-10 and Gandhi Memorial Building.

**DOCUMENTS PERUSED**

1. "Deed of Sale" registered in the office of the Sub-Registrar of Sealdah, 24 Parganas (South) recorded and entered in Book No. I, Volume No. 34, pages 181 to 185, Being No. 1473 for the year 1970.
2. "Deed of Sale" dated 24<sup>th</sup> April 1985 registered in the office of the Sub-Registrar of Sealdah, 24 parganas (South) recorded and entered in Book No. I, Volume\_No\_8, pages 365 to 378, Being No. 341 for the year 1985.
3. Mutation Certificate in the name of Paritosh Saha, Pankaj Narayan Saha, and Arindam Saha.





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4. **Death Certificate of** Pankaj Narayan Saha , Paritosh Sinha
5. **Deed of Gift by Arati Saha and Parmaita Sen to Prabir Saha dated** which is registered in the office of the Sub-Registrar of Sealdah, 24 parganas (South) recorded and entered in Book No. I, Volume No1606 - 2016 pages 10256 to 10279, Being No.160600303 for the year 2016.
6. **Mutation Certificate in the name of the present owners**

**Devolution of Title**

**WHEREAS** One Hosina Bai, wife of Abedali resident of 36, Chatawalla Lane, Calcutta became the absolute owner by virtue of inheritance from her father ( since deceased)in respect of premises No. 150C, Beliaghata Main Road, Post Office :- Beliaghata, Police Station:-Beliaghata, Kolkata-700010, land measuring 29 Cottah( more or less ) along with one pucca building standing thereon along with other properties and has been in possession and enjoying peacefully and acquire every rights, title and interest thereon, and has been paying rates and taxes accordingly.

**AND WHEREAS** the said Hosina Bai sold, conveyed and transferred the said landed property measuring **8 cottahs 13 chittacks 29 square feet ( more or less)** hereinafter referred to as the said property as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances in favour of **Samarendra Kumar Ghosh** son of Birendra Kumar Ghosh resident of 21, Barwaritolla Road, Police Station:- Beliaghata , Kolkata-700010 on 15<sup>th</sup> September 1970 against consideration and the said "Deed of Sale" registered in the office of the Sub-Registrar of Sealdah, 24 Parganas (South) recorded and entered in Book No. I, Volume No. 34, pages 181 to 185, Being No. 1473 for the year 1970.

**AND WHEREAS** the said **Samarendra Kumar Ghosh** sold, conveyed and transferred the said landed property measuring **8 cottah 13 chittack 29 square feet ( more or less)** hereinafter referred to as the said property as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances in favour of **Paritosh Saha, Pankaj Narayan Saha, and Arindam Saha,** all are resident at 150C, Beliaghata Main Road, Post Office :- Beliaghata, Police Station:- Beliaghata, Kolkata-700010against consideration and the said "Deed



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of Sale" dated 24<sup>th</sup> April 1985 registered in the office of the Sub-Registrar of Sealdah, 24 Parganas (South) recorded and entered in Book No. I, Volume No. 8, pages 365 to 378, Being No. 341 for the year 1985.

**AND WHEREAS** after the said purchase **Paritosh Saha, Pankaj Narayan Saha, and Arindam Saha mutated and separate the said land 8 cottah 13 Chittack 29 square feet ( more or less) from the total land presently** being premises No 150/C, Beliaghata Main Road, Post Office:- Beliaghata, Police Station:- Beliaghata, Kolkata-700010 Assesse No 110340903468, formerly known as 150/B, Beliaghata Main Road, Post Office :- Beliaghata, Police Station:- Beliaghata, Kolkata-700010, vide letter of approval dated 13.08.1987 from the then Calcutta Municipal Corporation and has been paying rates and taxes regularly more fully described in the First Schedule hereunder.

**AND WHEREAS** the said Paritosh Saha died intestate on 30.04.2002 leaving behind his wife Arati Saha, and one son Prabir Saha and one married daughter Paramita Sen ( nee Saha) who became the joint owners in respect of total 1/3 share having 1/9 share each accordingly as legal heirs and successors. Be it mentioned that the said Arati Saha and said Paramita Sen (nee Saha) gifted 1/9 share each being in total 2/9 share in favour of her son Prabir Saha, and in favour of her brother Prabir Saha which is registered in the office of the Sub-Registrar of Sealdah, 24 parganas (South) recorded and entered in Book No. I, Volume No1606 - 2016 pages 10256 to 10279, Being No.160600303 for the year 2016. Henceforth the said Prabir Saha became the owner of **1/3<sup>RD</sup>** share jointly with other shareholders in respect of the property.

**AND WHEREAS** the said Pankaj Narayan Saha died intestate on 22.12.2007 leaving behind his wife Shibani Saha and one son Palash Saha and one married daughter Bonhishika Modak who became the joint owners in respect of total 1/3 share having 1/9 share each accordingly as legal heirs and successors. The Owners herein seized and possessed of and/or otherwise sufficiently entitled to the schedule land and have been peacefully enjoying without any interference and interruption from any corner. The said property is mentioned in the Schedule hereunder written.

**AND WHEREAS** The owner **Arindam Saha** ,Prabir Saha, Shibani Saha Palash Saha, and Bonhishika Modak herein duly mutated their names before the Kolkata Municipal Corporation as owner in respect of premises No 150/C, Beliaghata Main Road, Assesse No 110340903468, formerly known as 150/B, Beliaghata Main Road, Post Office :- Beliaghata, Police Station:- Beliaghata, Kolkata-700010 and have been paying taxes regularly without delay and default.



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**AND WHEREAS** the owners herein executed Development Agreement and Development Power with the Developer herein to develop multi-storeyed building on the said plot of land by demolishing the existing structure standing thereon entered in Book No I, Volume No 1606-2016, pages no 12135 to 12190, Being No 160600373 for the year 2016 and Book No I, Volume No 1606-2016, pages no 12253 to 12285, Being No 160600423 for the year 2016 which are registered with A.D.S.R. Sealdah, 24 Parganas (South).

**AND WHEREAS :-** the said Developer obtained sanction the Building plan **being Plan No 2017030029** dated **13.07.2017** from The Kolkata Municipal Corporation by payment of necessary fees and charges and on the basis of the said building plan, the said Developer has started constructing new building on the land as mentioned above

**Searching :** Searching has been caused and conducted with regard to the Index No. II, over and in respect of **ALL THAT** piece or parcel of land measuring **8 cottah 13 chittack 29 sq. ft.** be the same a little more or less along with total permanent structure measuring 3000 sq.ft be the same a little more or less comprised in Division No. 3 Sub-Division 15, Holding No. 15,16 and 18 under Police Station:- Beliaghata being municipal premises No. 150C, Dr. Suresh Chandra Banerjee Road, formerly known as 150B, Beliaghata Main Road, within the Municipal limits of Kolkata Municipal Corporation, Ward No 34, Assessee No- 110340903468, Additional Sub-Registry office Sealdah, District Registry office: Alipore 24 Parganas at and before the three offices of Registration, as mentioned herein below, through the respective Searchers.

- i. Additional Registrar of Assurances I, Kolkata- UA-217700, Search No. 191019954/2018
- ii. District Registrar, Alipore, Vide Search Receipt No. 004069
- iii. Additional District Sub Registrar, Sealdah. Vide Search Receipt 1606006519/2018

In course of Searching the entries have been found as follows :-

- a) Deed of Sale" registered in the office of the Sub-Registrar of Sealdah, 24 Parganas (South) recorded and entered in Book No. I, Volume No. 34, pages 181 to 185, Being No. 1473 for the year 1970.
- b) "Deed of Sale" dated 24<sup>th</sup> April 1985 registered in the office of the Sub-Registrar of Sealdah, 24 Parganas (South) recorded and entered in Book No. I, Volume No. 8, pages 365 to 378, Being No. 341 for the year 1985.



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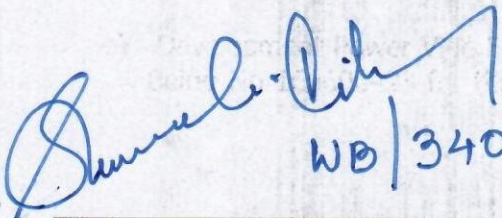
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- c) **Deed of Gift dated** which is registered in the office of the Sub-Registrar of Sealdah, 24 parganas (South) recorded and entered in Book No. I, Volume No1606 - 2016 pages 10256 to 10279, Being No.160600303 for the year 2016.
- d) Development Agreement vide Book No I, Volume No 1606-2016, pages no 12135 to 12190, Being No 160600373 for the year 2016.
- e) Development Power Vide Book No I, Volume No 1606-2016, pages no 12253 to 12285, Being No 160600423 for the year 2016 which are registered with A.D.S.R. Sealdah, 24 Parganas (South).

Save and except the above, no adverse entries have been found as per records as have been available.

**Conclusion:** From the devolution of Title together with the supporting documents, as mentioned above, and the Searching it has transpired that the aforesaid Land is free from all encumbrances, whatsoever and has got marketable Title.

  
WB/340/2006  
30.11.2018.

(Advocate)