

RESIDENCE: 1/1, 'Sundaram', Netaji More, P.O. -

Nabapally, Barasat, Kolkata - 126.

OFFICE: District Bar Association, Barasat

(Block C, Room no. 3), Kol-124

Anindya Sengupta
Advocate

Phone: 9836596608 E-mail: staraninda@gmail.com

NON ENCUMBRANCES CERTIFICATE & DETAILED REPORT ON TITLE

NAME OF BUILDING : N.C. TOWER

OWNERS : MIHIR KUMAR GUHA & KAJAL CHAKRABORTY

(DESCRIPTION OF THE ENTIRE LAND)

District North 24 Parganas, All that piece and parcel of Land measuring 0.0664 acres or 6.64 Decimals or 04 Cottahas in E/P no. 135 & 135A, Classified as Bastu of C.S. Dag no. 1606, R.S. Dag No.1102, under C.S. & R.S Khatian no. 342, of Mauza-Noapara, J.L. no. 83 under P.S. Barasat and ADSR Kadambagachhi, Tauzi no. 146, within the Municipal Jurisdiction of ward no. 3 of Barasat Municipality having amalgamated Holding no. 384, Shalbagan Road, butted and bounded as follows:-

North : E/P no. 134 (Anjana Ghoshal)
South : E/P no. 136(Charubala Apartment)
East : 22' Feet Shalbagaan Road
West : E/P no. 146 (Srabasti Apartment)

CERTIFICATE

That I have caused necessary searched with my clerk Shri Sujit Ghosh for the last 13 years in the office of the ADSRO Kadambagachi and DSR-III Barasat and I have found no adverse entry thereon. I hereby certify that **MIHIR KUMAR GUHA & KAJAL CHAKRABORTY** have a clear valid, clear marketable title of the subject property is free from encumbrances.

Anindya Sengupta 07/06/24
ANINDYA SENGUPTA
Advocate
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REPORT ON DEVOLUTION OF TITLE

WHEREAS land measuring 2 kutthas more or less of homestead land in E/P no. 135 in C.S. Plot no. 1606 in C.S. Khatian no. 342 of Mauza Noapara, J.L. no. 83, P.S. Barasat in District North 24 Parganas, Sub-Registry Office Barasat detailed hereunder in Schedule 'A' was allotted by the Governor of W.B., Through department of R.R. & R, Govt. of West Bengal in favour of Mihir Kumar Guha in lieu of Free Hold Title Deed dated 10.07.1987 registered before the 2nd Joint Registrar, Barasat recorded in Book no. I, Vol. no. 1, pages from 121 to 124 being no. 26 for the year 1987 and delivered possession.

AND WHEREAS after the above mentioned Free Hold Title Deed being executed said Mihir Kumar Guha has mutated his name in the assessment register of Barasat Municipality within the jurisdiction of Ward no. 03 at Holding no. 384, Shalbagaan Road, ADSR Kadmbagachhi and paid tax regularly to the concerned Municipality and also paying rent regularly to State of W.B. under for the above mentioned 2 kutthas of land as Raiyat of R.S. Khatian no. 342 in respect of R.S. Dag no. 1102.

AND WHEREAS another land measuring 2 kutthas more or less of homestead land in E/P no. 135A in C.S. Plot no. 1606 in C.S. Khatian no. 342 of Mauza Noapara, J.L. no. 83, P.S. Barasat in District North 24 Parganas, Sub-Registry Office Barasat detailed hereunder in Schedule 'B' was allotted by the Governor of W.B., Through department of R.R. & R, Govt. of West Bengal in favour of Kajal Chakraborty, Bimal Chakraborty and Ashok Chakraborty in lieu of Free Hold Title Deed dated 10.07.1987 registered before the 2nd Joint Registrar, Barasat recorded in Book no. I, Vol. no. 1, pages from 125 to 128 being no. 27 for the year 1987 and delivered possession.

And whereas out of the above mentioned 2 kutthas of land Bimal Chakraborty and Ashok Chakraborty have transferred their 2/3rd share in favour of Kajal Chakraborty in lieu of Registered Deed of Gift dated 29.11.1999 registered before the D.S.R. - II, Barasat, recorded in Book no. I

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Volume no. 98, pages from 179 to 184, being no. 4916 for the year 1999 and delivered possession.

AND WHEREAS after the above mentioned Gift Deed being executed said Kajal Chakraborty has mutated his name in the assessment register of Barasat Municipality within the jurisdiction of Ward no. 03 at Holding no. 372, Shalbagaan Road, ADSR Kadmbagachhi and paid tax regularly to the concerned Municipality and also paying rent regularly to State of W.B. under for the above mentioned 2 kutthas of land as Raiyat of R.S. Khatian no. 342 in respect of R.S. Dag no. 1102.

AND WHEREAS Presently the above mentioned owners of 2 plots measuring 4 kutthas described hereunder in Schedule 'A' and Schedule 'B' i.e., Mihir Kumar Guha and Kajal Chakraborty have jointly agreed to develop the below mentioned scheduled property with the help of the Developer AND a Development agreement No.152500844 duly executed on 28.01.2020 before DSR-III, North 24 Parganas, recorded in Book No.I, Volume No.1525-2020, Pages from 24889 to 24942 for the year 2020 as well as Development Power of Attorney, duly executed on 03.02.2020 before DSR-III, North 24 Parganas, recorded in Book No.I, Volume No.1525-2020, Pages from 27234 to 27265, being No.152500935 for the year 2020 and the Developer agreed to do the said development work by constructing a G+4 storied building namely '**N.C. TOWER**' having various units of Flats and Shop room (hereinafter called as multi storied building) over the below mentioned Scheduled property in accordance with the term and conditions as mentioned hereunder, and to that effect an application has also been made before the Barasat Municipality to amalgamate holding no. 384.

Enclo:-

1. Free Hold Title Deed in the name of Mihir Kumar Guha dated 10.07.1987 registered before the 2nd Joint Registrar, Barasat recorded in Book no. I, Vol. no. 1, pages from 121 to 124 being no. 26 for the year 1987.
2. Free Hold Title Deed dated 10.07.1987 registered before the 2nd Joint Registrar, Barasat recorded in Book no. I, Vol. no. 1, pages from 125 to 128 being no. 27 for the year 1987 Development Power No.9927/2017 in favour of Kajal Chakraborty, Bimal Chakraborty and Ashok Chakraborty

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07/06/21

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3. Registered Deed of Gift dated 29.11.1999 registered before the D.S.R. - II, Barasat, recorded in Book no. I Volume no. 98, pages from 179 to 184, being no. 4916 for the year 1999 executed by Bimal Chakraborty & Ashoke Chakraborty in favour of Kajal Chakraborty.
4. Development agreement No.152500844 duly executed on 28.01.2020 before DSR-III, North 24 Parganas, recorded in Book No.I, Volume No.1525-2020, Pages from 24889 to 24942 for the year 2020
5. Development Power of Attorney, duly executed on 03.02.2020 before DSR-III, North 24 Parganas, recorded in Book No.I, Volume No.1525-2020, Pages from 27234 to 27265, being No.152500935 for the year 2020
6. Municipal Tax Receipt issued by Barasat Municipality
7. Sanctioned Building Plan.
8. Search Receipts

With regards,

Anindya Sengupta 07/06/24

ANINDYA SENGUPTA
Advocate

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

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0136] Sale, Development Power of Attorney after Registered Development Agreement	D.S.R - III NORTH 24-PARGANAS	1. 152500935/2020	1525-2020 Page No. 27234 to 27205	04/02/2020	05/02/2020		1525009070/2020

Updated Data

Name & Address of the Party		
Name	Address	Status
Mihir Kumar Guha Son of Late Manindralal Guha	City: BARASAT, District North 24-Parganas, PS: Barasat, Pin: 700125, State: West Bengal., Country: India,	Status: Principal Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]
Kajal Chakraborty Son of Late Niranjan Chakraborty	City: BARASAT, District North 24-Parganas, PS: Barasat, Pin: 700125, State: West Bengal., Country: India,	Status: Principal Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]
B.N.S. Construction	City: BARASAT, District North 24-Parganas, PS: Barasat, Pin: 700125, State: West Bengal., Country: India,	Status: Organization (Attorney) Remarks: This Deed is Development Power of Attorney after Registered Development

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Directorate of Registration and Stamp Revenue
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Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0110] Sale Development Agreement or Construction agreement	D.S.R. - III NORTH 24-PARGANAS	I-152500844/2020	1525-2020 Page No 24889 to 24942	03/02/2020	04/02/2020		1525000898/2020

""Updated Data""

Name & Address of the Party		
Name	Address	Status
Mihir Kumar Guha Son of Late Manindralal Guha	City: BARASAT, District: North 24-Parganas, PS: Barasat, Pin: 700125, State: West Bengal, Country: India,	Status: Land Lord
Kajal Chakraborty Son of Late Niranjan Chakraborty	City: BARASAT, District: North 24-Parganas, PS: Barasat, Pin: 700125, State: West Bengal, Country: India,	Status: Land Lord
B.N.S. Construction	City: BARASAT, District: North 24-Parganas, PS: Barasat, Pin: 700125, State: West Bengal, Country: India,	Status: Organization (Developer)
Bubai Saha	City: BARASAT, District: North 24-Parganas, PS: Barasat, Pin: 700126, State: West Bengal, Country: India,	Status: Representative (Developer)

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