

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Date : 08.01.2014

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land total measuring about **28 (twenty eight) cottahs 6 (six) chittacks 38 (thirty eight) sq. ft.** be the same a little more or less together with a brick built pucca structure standing thereon total measuring about 2880 sq. ft. in R.S. Dag No. 426/1410, 427/1409, 425/1411, 425/1652, 425/1649, 428, R.S. Khatian No. 52, 509, 552, 382, Mouza- Kamdahari, J.L. No. 49, Police Station- Bansdroni (previously Regent Park), KMC Premises No.- **71, Narkelbagan**, Assessee No. 31-111-15-0071-3, Borough- XI, under Ward No.- 111 of Kolkata Municipal Corporation, within the District- 24 Parganas (South).

PRESENT LAND OWNERS:-

(1) SRI ASHIM KUMAR BHATTACHARYA (2) SRI ALOKE KUMAR BHATTACHARYA both sons of- Late Jyoti Kumar Bhattacharya (3) SRI DHRUBA KRISHNA BHATTACHARYA (4) SRI KRISHNA KISHORE BHATTACHARYA (5) SRI DIPAK NATH BHATTACHARYA (6) SRI NILMONI KRISHNA BHATTACHARYA all No. 3 to No. 6 sons of- Late Satyendra Nath Bhattacharya, (7) SMT. REBA BHATTACHARYA wife of- Late Ajoy Krishna Bhattacharya, (8) SRI ARINDAM BHATTACHARYA (9) SRI ANINDYA BHATTACHARYA both No. 8 & 9 sons of- Late Ajoy Krishna

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Re. :

Date :

2.

Bhattacharya, (10) SMT. RITA BHATTACHARYA wife of- Late Samir Krishna Bhattacharya and (11) SMT. SUKANYA BHATTACHARYA daughter of- Late Samir Krishna Bhattacharya, all by faith- Hindu, by occupation- Business, Retired Person, Service, Housewife & Student, by nationality- Indian, residing at- 71, Narkel Bagan, Kamdahari, P.O.- Garia, P.S.- Banskroni (previously Regent Park), Kolkata- 700084, (12) SRI ASHISH KUMAR ROY son of- Late Amal Kumar Roy, by faith- Hindu, by occupation- Retired Person, by nationality- Indian, residing at- B-51/1, Narkelbagan, Kamdahari, P.O.- Garia, P.S.- Banskroni (previously Regent Park), Kolkata- 700084.

I have caused necessary searches in the Registrar of Assurances Office, Kolkata, District Registry Office, Alipore and Additional District Sub. Registry Office, Alipore for the period of last 21 (twenty one) years and have inspected the records and all other relevant available documents in respect of the aforesaid property.

MY REPORT IS AS FOLLOWS:-

1. That, Sri Satyendra Nath Bhattacharya, son of- Late Debendra Kanta Bhattacharya purchased the land measuring about 16 cottahs 11 chittacks 29 sq. ft., from Sri Jiban Krishna Ghosh, son of- Late

Auth.

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Re. :

Date :

3.

Panchanan Ghosh, by virtue of a registered Deed of Sale registered on 28.06.1954, before Sub. Registrar, Alipore and recorded in Book No.- I, Volume No.- 83, Pages 46 to 50, being No.- 4460, for the year 1954.

2. That, Sri Satyendra Nath Bhattacharya, son of- Late Debendra Kanta Bhattacharya again purchased the land measuring about 5 cottahs 0 chittack 37 sq. ft., from Sri Jiban Krishna Ghosh, son of- Late Panchanan Ghosh, by virtue of a registered Deed of Sale registered on 18.10.1954, before Sub. Registrar, Alipore and recorded in Book No.- I, Volume No.- 111, Pages 237 to 240, being No.- 7016, for the year 1954.

3. That, Sri Satyendra Nath Bhattacharya, son of- Late Debendra Kanta Bhattacharya lastly purchased the land measuring about 5 cottahs 0 chittack 27 sq. ft., from M/S. Ramnath Estates Ltd. and M/S. Calcutta Colonies Ltd. both represented by its Director Sri Atindra Kumar Mitter, by virtue of a registered Deed of Sale registered on 25.02.1956, before Sub. Registrar, Alipore and recorded in Book No.- I, Volume No.- 30, Pages 136 to 145, being No.- 1384, for the year 1956.

4. That, by virtue of the afore-stated 3 (three) Deed of Sale Sri Satyendra Nath Bhattacharya, became the owner of total 26 cottahs 13 chittacks

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Re. :

Date :

4.

3 sq. ft., and after the death of Sri Satyendra Nath Bhattacharya on 27.07.1966 and that of his wife Smt. Sushama Bhattacharya on 22.08.1982 their 9 (nine) sons namely (1) Sri Jyoti Kumar Bhattacharya, (2) Sri Abhi Bhattacharya, (3) Sri Kalyan Kumar Bhattacharya, (4) Sri Ajoy Krishna Bhattacharya, (5) Sri Dipak Nath Bhattacharya, (6) Sri Nilmoni Krishna Bhattacharya, (7) Sri Dhruba Krishna Bhattacharya, (8) Sri Krishna Kishore Bhattacharya and (9) Sri Samir Krishna Bhattacharya- all of them jointly inherited his afore-stated purchased land of 26 cottahs 13 chittacks 3 sq. ft.

5. That, after the death of Sri Jyoti Kumar Bhattacharya on 10.08.2010 and that of his wife Smt. Sabita Bhattacharya on 06.05.1996 their 2 (two) sons namely (1) Sri Ashim Kumar Bhattacharya and (2) Sri Alope Kumar Bhattacharya (Landowners No. 1 & 2 herein) jointly inherited his undivided 1/9th share in the afore-stated total land of 26 cottahs 13 chittacks 3 sq. ft.

6. That, Sri Abhi Bhattacharya alias Krishna Gobinda Bhattacharya executed an unregistered Will on 10.09.1993 in favour of his two nephews (as because his wife Smt. Pranati Bhattacharya died long before him without any issue) namely (1) Sri Ashim Kumar Bhattacharya and (2) Sri Alope Kumar Bhattacharya in respect of his

Abhatt.

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Date :

5.

undivided 1/9th share in the afore-stated total land of 26 cottahs 13 chittacks 3 sq. ft., and also in respect of other movable and immovable properties, and after the death of Sri Abhi Bhattacharya alias Krishna Gobinda Bhattacharya on 11.09.1993 the Probate application for the said Will was filed In the High Court of Judicature at Bombay vide Petition No. 700 of 1994 and on 18.03.1994 the Ld. High Court at Bombay was pleased to grant Probate in favour of (1) Sri Ashim Kumar Bhattacharya and (2) Sri Aloke Kumar Bhattacharya.

7. That, after the death of Sri Kalyan Kumar Bhattacharya and that of his wife Smt. Jyotsna Bhattacharya died 16.06.2000, their undivided 1/9th share in the afore-stated total land of 26 cottahs 13 chittacks 3 sq. ft., i.e. 19,308 Sq. ft. has been derived amongst other legal-heirs as because they both died without having any issue.

8. That, after the death of Sri Ajoy Krishna Bhattacharya on 05.03.2007 his wife Smt. Reba Bhattacharya and 2 (two) sons namely Sri Arindam Bhattacharya, Sri Anindya Bhattacharya jointly inherited his undivided 1/9th share in the afore-stated total land of 26 cottahs 13 chittacks 3 sq. ft.

9. That, Sri Dipak Nath Bhattacharya, Sri Nilmoni Krishna Bhattacharya, Sri Dhruba Krishna Bhattacharya, Sri Krishna Kishore

K. Chatt.

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Date :

6.

Bhattacharya, all sons of- Sri Satyendra Nath Bhattacharya jointly inherited 4/9th share of the afore-stated land of 26 cottahs 13 chittacks 3 sq. ft.

10. That, after the death of Sri Samir Krishna Bhattacharya on 10.04.1991 his wife Smt. Rita Bhattacharya and only daughter Smt. Sukanya Bhattacharya jointly inherited his undivided 1/9th share in the afore-stated total land of 26 cottahs 13 chittacks 3 sq. ft.

11. That, thus the Landowners No. 1 to 11 herein by virtue of Law of Inheritance and Grant of Probate became the joint owners of the land total measuring an area of about 26 (twenty six) cottahs 13 (thirteen) chittacks 3 (three) sq. ft. be the same a little more or less together with a brick built structure measuring about 2000 sq. ft. standing thereon.

12. That, on 30.11.2011 & 27.12.2011 the Landowners No. 1 to 11 have executed 2 (two) separate unregistered Development Agreement with GANGULY HOME SEARCH PRIVATE LIMITED for construction of multi-storied building complex in respect of their land total measuring about 26 (twenty six) cottahs 13 (thirteen) chittacks 3 (three) sq. ft. and thereafter on 28.05.2013 the Landowners No. 1 to 11 herein executed a registered Development Agreement with GANGULY HOME SERACH PRIVATE LIMITED in respect of their said land, the said

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7.

Development Agreement was registered before A.D.S.R. Alipore and recorded in Book No. I, C.D. Volume No. 18, Pages 1920 to 1962, Being No. 4314, for the year 2013 and on the same date (i.e. on 28.05.2013 the Landowners No. 1 to 11 herein executed a General Power of Attorney in favour of Sri Amit Ganguly for smooth running of the construction work, the said General Power of Attorney was registered before A.D.S.R. Alipore and recorded in Book No. I, C.D. Volume No. 18, Pages 2504 to 2525, Being No. 4315, for the year 2013.

13. That, Sri Amal Kumar Roy, son of- Late Benode Behari Roy purchased the land measuring about 3 cottahs 7 chittacks 28 sq. ft. in C.S. Plot No. 428, C.S. Khatian No. 382, Mouza- Kamdahari, J.L. No. 49 from M/s. Ramanath Estate Ltd. and M/s. Calcutta Colonies Ltd. by virtue of a Sale Deed registered on 25.02.1956 from Sub. Registrar, Alipore and recorded in Book No.- I, Volume No. 30, Pages 116 to 125, Being No. 1374, for the year 1956.

14. That, after the death of Sri Amal Kumar Roy on 31.03.1985 his wife Smt. Santi Rani Roy, 3 (three) sons namely (1) Sri Ashish Kumar Roy, (2) Sri Anjan Kumar Roy, (3) Sri Alok Kumar Roy and 3 (three) daughters namely (1) Smt. Krishna Biswas, wife of- Sri Bharat

D. Chatt.

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8.

Bhusan Biswas, (2) Smt. Devika Banerjee, wife of- Sri Mihir Banerjee, (3) Smt. Ruby Chakraborty, wife of- Sri Ashok Chakraborty jointly inherited the afore-stated land and thereafter on 21.11.1986 all the afore-said 7 (seven) legal heirs of Sri Amal Kumar Roy jointly executed a Deed of Partition in respect of the said land measuring about 3 cottahs 7 chittacks 28 sq. ft. in R.S. Dag No. 428, R.S. Khatian No. 382, Mouza- Kamdahari, J.L. No. 49, the said Deed of Partition was registered District Registrar, Alipore and recorded in Book No.- I, Volume No. 372, Pages 492 to 511, Being No. 18915, for the year 1986, and being the "First Party" and as per "Schedule-A" of the said Deed of Partition Sri Ashish Kumar Roy (the Landowner No. 12 herein) got the absolute ownership of the land measuring about 1 (one) cottah 9 (nine) chittacks 35 (thirty five) sq. ft. be the same a little more or less together with a brick built two-storied building standing thereon measuring about 1000 sq. ft.

15. That, thus Sri Ashish Kumar Roy (the Landowner No. 12 herein) by virtue of the afore-stated Deed of Partition became the absolute owner of the land measuring about 1 (one) cottah 9 (nine) chittacks 35 (thirty five) sq. ft. be the same a little more or less together with a brick built two-storied building standing thereon measuring about 1000 sq. ft.

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9.

16. That, on 12.12.2011 the Landowners No. 12 have executed an unregistered Development Agreement with GANGULY HOME SEARCH PRIVATE LIMITED for construction of multi-storied building complex in respect of his land measuring about 1 (one) cottah 9 (nine) chittacks 35 (thirty five) sq. ft. and thereafter on 28.05.2013 the Landowner No. 12 herein executed a registered Development Agreement with GANGULY HOME SERACH PRIVATE LIMITED in respect of his said land, the said Development Agreement was registered before A.D.S.R. Alipore and recorded in Book No. I, C.D. Volume No. 18, Pages 1867 to 1903, Being No. 4312, for the year 2013 and on the same date (i.e. on 28.05.2013 the Landowner No. 12 herein executed a General Power of Attorney in favour of Sri Amit Ganguly for smooth running of the construction work, the said General Power of Attorney was registered before A.D.S.R. Alipore and recorded in Book No. I, C.D. Volume No. 18, Pages 2488 to 2503, Being No. 4313, for the year 2013.

17. That, presently the Landowners herein have been enjoying the joint ownership in respect of the land total measuring about 28 (twenty eight) cottahs 6 (six) chittacks 38 (thirty eight) sq. ft. having KMC Premises No.- 71, Narkelbagan, Assessee No. 31-111-15-0071-3,

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Re. :

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10.

Borough- XI, under Ward No.- 111 of Kolkata Municipal Corporation,
Police Station- Bansdrani (previously Regent Park), within the
District- 24 Parganas (South).

I hereby certify that the above-mentioned land of the present
Landowners is free from all sorts of encumbrances, charges, liabilities,
liens, lispendences, attachments of any kind whatsoever and the said
property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to
any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the
same is not under any claim of the KMDA and the KIT and any other
authority and is fit for equitable mortgage.

Enclosure:- Search Receipts.

Dibakar Bhattacharjee
ADVOCATE