

RATAN PAL

Advocate

High Court, Calcutta

C/o. G.C. Chunder & Co.
(Solicitors & Advocates).

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Temple Chamber
1st Floor, Room No.35,
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8697893055 (M)

Ref. No.

Date: 20.11.2020

**Sub: Non- Encumbrances Certificate and detailed report on Title
Description of the property**

ALL THAT piece and parcel of Bastu land measuring more or less 7 (Seven) Cottahs 6 (Six) chittacks 5 (Five) Sq.fts (before gift to KMC for building plan sanction) now shall measure more or less 6 (Six) cottahs 1 (One) chittacks 42.6 (Forty Two point Six) Sq.fts (after the registered gifts of splayed corners and strips of land to KMC for building plan sanction) comprised in L.R./R. S. Dag No. 354/1009 corresponding to C. S. Dag Nos. 354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in L.R. Khatian No. 275 corresponding to R. S. Khatian No. 457 corresponding to C.S. Khatian No. 211 situated at District 24 Parganas (South), Sub Registry office at Alipore, Mouja - Dakshin Behala, Pargana- Balia, P.S- Sarsuna, **being Premises No. 159B, Sarsuna Main Road, Kolkata- 700061 (previously 159, Sarsuna Main Road)** under K.M.C. Ward No.126 under Borough No. XVI of the Kolkata Municipal Corporation (South Suburban Unit) together with all easement right belonging and appurtenant thereto.

Present Owners of the said Property:

[1] **SHRI ASIM KUMAR MUKHERJEE @ ASHIM KUMAR MUKHERJEE** son of Late Anil Kumar Mukherjee, by faith- Hindu, by occupation- Retired, residing at 159B, Sarsuna Main Road (Mailing Address - 66/5, Sarsuna Main Road) P.S.- Sarsuna, P.O- Sarsuna, Kolkata- 700061; [2] **SHRI ASHIS KUMAR MUKHERJEE** son of Late Anil Kumar Mukherjee, by faith- Hindu, by occupation- Retired, residing at 159B, Sarsuna Main Road (Mailing Address - 66/5, Sarsuna Main Road) P.S.- Sarsuna, P.O- Sarsuna, Kolkata- 700061 and [3] **SHRI ALOKE KUMAR MUKHERJEE** son of Late Anil Kumar Mukherjee, by faith- Hindu, by occupation- Business, residing at 159B, Sarsuna Main Road (Mailing Address - 66/5, Sarsuna Main Road) P.S.- Sarsuna, P.O- Sarsuna, Kolkata- 700061.

Searches made:

I have gone through all the copies of the title deeds provided by the owners herein and I have caused necessary searches through searcher D. Saha in the records available with the offices of the D.S.R-II Alipore, S.R.O Behala and Registrar of Assurances at Kolkata for the period from 2006 - 2020.

My Report is as follows :

That said Shri Anil Kumar Mukhopadhyay (since deceased) thereafter duly mutated his name in the records of South Suburban Municipality and the aforesaid land along with a structure thereon together with common passage thereon was recorded as 159/170, Sarsuna Main Road, Calcutta - 700 061 and started paying the municipal taxes regularly and enjoying the same free from all encumbrances.

That by way of a Deed of Gift written in Bengali language dated 19th day of July, 1989, Shri Anil Kumar Mukhopadhyay gifted, transferred and conveyed unto and to use of his younger Son- Shri Ashis Kumar Mukherjee, ALL THAT piece and parcel of vacant Danga land measuring more or less 1 Cottahs 10 Chittacks 33 Sq. ft out of the total 10 Cottah 12 Chittack Danga Land comprised in Dag Nos. 354 of Touzi Nos. 351 J.L.



No.16, R.S.No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S-Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under South Suburban Municipality (formerly) later Kolkata Municipal Corporation (S. S. Unit). The said deed was registered on 19th day of July, 1989, in the office of the Additional District Sub-Registrar of Behala, Dist.24 Parganas (South), recorded as Being No.2683 for the year 1989. Further rectified on the 9th of February 1990 and the same was reregistered on 9th day of February, 1990, in the office of the Additional District Sub-Registrar of Behala, Dist.24 Parganas (South), recorded as Being No.505 for the year 1990.

That by way of an another Deed of Gift written in Bengali language dated 26th day of July, 1989, Shri Anil Kumar Mukhopadhyay gifted, transferred and conveyed unto and to use of his eldest Son- Shri Ashim Kumar Mukherjee, ALL THAT piece and parcel of vacant Danga land measuring more or less 1 Cottahs 10 Chittacks 30 Sq.ft out of the total 9 Cottah 1 Chittack 12 Sq.ft Danga Land (after gift to Shri Ashis Kumar Mukherjee) comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R.S.No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S-Behala (formerly) later Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under South Suburban Municipality (formerly) later Kolkata Municipal Corporation (S. S. Unit). The said deed was registered on 26th day of July, 1989, in the office of the District Registrar at Alipore, Dist.24 Parganas (South), recorded as Being No.10252 for the year 1989.

That by way of a registered Deed of Sale written in Bengali language, Shri Anil Kumar Mukhopadhyay sold, transferred and conveyed unto and to use of one Shri Mohini Das, ALL THAT piece and parcel of vacant Danga land measuring more or less 1 Cottahs 8 Chittacks 13 Sq.ft out of the total 7 Cottahs 6 Chittacks 27 Sq.ft Danga Land (after gift to Shri Ashis Kumar Mukherjee and Shri Ashim Kumar Mukherjee) comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S-Behala (formerly) later Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under South Suburban Municipality(formerly) later Kolkata Municipal Corporation (S.S.Unit). The total consideration amount received by Shri Anil Kumar Mukhopadhyay, out of the sold portion of land to Shri Mohini Das was gifted by Shri Anil Kumar Mukhopadhyay to his youngest Son - Shri Aloke Kumar Mukherjee, as share of land to be gifted to his youngest son.

That Shri Ashim Kumar Mukherjee duly mutated his name in the records of Kolkata Municipal Corporation in respect of more or less 1 Cottahs 10 Chittacks 30 Sq.ft Danga Land comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) and now demarcated and known as KMC Premises No. 159B, Sarsuna Main Road, Kolkata - 700 061, being Assessee No. 411261803773 and was paying the municipal taxes regularly and enjoying the same free from all encumbrances and built a two storied residential building out of his own resources.

That Shri Ashis Kumar Mukherjee duly mutated his name in the records of Kolkata Municipal Corporation in respect of more or less 1 Cottahs 10 Chittacks 33 Sq.ft Danga Land comprised in Dag Nos. 354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81



recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) and now demarcated and known as KMC Premises No. 159C, Sarsuna Main Road, Kolkata - 700 061, being Assessee No. 411261803086 and was paying the municipal taxes regularly and enjoying the same free from all encumbrances and built a two storied residential building out of his own resources.

That said Anil Kumar Mukhopadhyay died intestate on 14.12.1993 leaving behind him surviving his legal heirs namely- (1) Shri Ashim Kumar Mukherjee (Son), (2) Shri Ashis Kumar Mukherjee (Son), (3) Shri Alope Kumar Mukherjee (Son), (4) Smt Krishna Banerjee (Mukherjee) (Married daughter), (5) Smt Maitrayee Banerjee (Mukherjee) (Married daughter) and (6) Smt Sulekha Mukherjee (Wife) as his inheritors in his place as per provisions of the Hindu Succession Act, 1956, who jointly inherited total 5 Cottahs 14 Chittacks 14 Sq.ft Danga Land (after gift to Shri Ashish Kumar Mukherjee, Shri Ashim Kumar Mukherjee and sale to Shri Mohini Das) comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough- 14 of the Kolkata Municipal Corporation (South Suburban Unit) demarcated and known as KMC Premises No. 159, Sarsuna Main Road, Kolkata - 700 061.

That (1) Shri Ashim Kumar Mukherjee, (2) Shri Ashis Kumar Mukherjee, (3) Shri Alope Kumar Mukherjee (4) Smt Krishna Banerjee (Mukherjee), (5) Smt Maitrayee Banerjee (Mukherjee) and (6) Smt Sulekha Mukherjee (Wife) thus became entitled to land along with a structure thereon more or less 5 Cottahs 14 Chittacks 14 Sq.ft Danga Land comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) demarcated and known as KMC Premises No. 159, Sarsuna Main Road, Kolkata - 700 061, being Assessee No. 411261801442 and were jointly paying the municipal taxes regularly and enjoying the same free from all encumbrances but the mutation was pending.

That by way of a registered Deed of Sale written in Bengali language, (1) Shri Ashim Kumar Mukherjee, (2) Shri Ashis Kumar Mukherjee, (3) Shri Alope Kumar Mukherjee, (4) Smt Krishna Banerjee (Mukherjee) (5) Smt Maitrayee Banerjee (Mukherjee) and (6) Smt Sulekha Mukherjee (Wife) sold, transferred and conveyed unto and to use of one Shri Taposh Nag, ALL THAT piece and parcel of vacant Danga land measuring more or less 1 Cottahs 13 Chittacks 27 Sq.ft out of the total 5 Cottahs 14 Chittacks 14 Sq.ft Danga Land comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) demarcated and known as KMC Premises No. 159, Sarsuna Main Road, Kolkata - 700 061. The total consideration amount received by them, out of the sold portion of land to Shri Taposh Nag was gifted by (1) Shri Ashim Kumar Mukherjee, (2) Shri Ashis Kumar Mukherjee, (3) Smt Krishna Banerjee

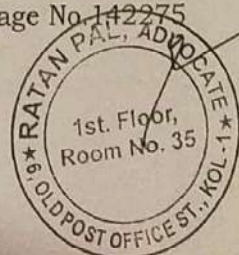


(Mukherjee) and (4) Smt Maitrayee Banerjee (Mukherjee) to their youngest brother – Shri Alope Kumar Mukherjee, for his only daughter's marriage.

That Smt Sulekha Mukherjee died intestate on 08.01.2006 leaving behind her surviving her legal heirs namely- (1) Shri Ashim Kumar Mukherjee (Son), (2) Shri Ashis Kumar Mukherjee (Son), (3) Shri Alope Kumar Mukherjee (Son), (4) Smt Krishna Banerjee (Mukherjee) (Married daughter) and (5) Smt Maitrayee Banerjee (Mukherjee) (Married daughter) as her inheritors in her place as per provisions of the Hindu Succession Act, 1956, who jointly inherited total 4 Cottahs 0 Chittacks 32 Sq.ft Danga Land comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja – Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) demarcated and known as KMC Premises No. 159, Sarsuna Main Road, Kolkata – 700 061.

That (1) Shri Ashim Kumar Mukherjee, (2) Shri Ashis Kumar Mukherjee, (3) Shri Alope Kumar Mukherjee (4) Smt Krishna Banerjee (Mukherjee) and (5) Smt Maitrayee Banerjee (Mukherjee) thus became entitled to land along with a structure thereon more or less 4 Cottahs 0 Chittacks 32 Sq.ft Danga Land comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja – Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) demarcated and known as KMC Premises No. 159, Sarsuna Main Road, Kolkata – 700 061, being Assessee No. 411261801442 and were jointly paying the municipal taxes regularly and enjoying the same free from all encumbrances but the mutation was pending.

That said Smt Krishna Banerjee (Mukherjee) and Smt Maitrayee Banerjee (Mukherjee), who are well settled in their respective married lives out of profound natural love and affection towards their brothers, by way of a registered Deed of Gift dated 24. 09.2015 being donors therein, have unconditionally gifted their respective 1/5th shares totalling joint undivided 2/5th share of 4 Cottahs 0 Chittacks 32 Sq.ft Danga Land totalling undivided 1 Cottah 9 Chittack 39 sft along with 2/5th share of undivided 1000 sft totaling 400 sft of pucca structure lying and situated at and being KMC Premises No. 159, Sarsuna Main Road, Kolkata – 700 061 comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja – Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit), to and unto the use of their brothers - (1) Shri Ashim Kumar Mukherjee, (2) Shri Ashis Kumar Mukherjee, (3) Shri Alope Kumar Mukherjee and handed over physically vacant possession of the same forever free from all encumbrances whatsoever. The said deed of gift dated 24.09.2015 was duly registered the same date at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No-I, C.D. Volume No.1901-2015, from Page No.117523 to 117549, Being No. 190107770 for the year 2015. Due to some unintentional minor typing mistakes later found in the aforesaid Deed of Gift dated 24.09.2015, a Deed of Declaration dated 14.10.2015 was also executed and registered at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No-I, C.D. Volume No.1901-2015, from Page No.142275 to 142294, Being No. 190108498 for the year 2015.

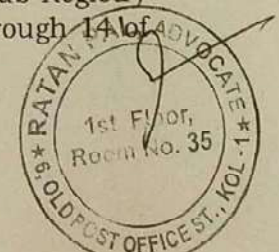


That thus by virtue of the aforesaid registered Deed of Gift dated 24.09.2015 (being No.190107770 for the year 2015) and subsequent registered Deed of Declaration dated 14.10.2015 (being No. 190108498 for the year 2015), said (1) Shri Ashim Kumar Mukherjee, (2) Shri Ashis Kumar Mukherjee, (3) Shri Alope Kumar Mukherjee became the absolute Joint Owners and got entitled to the aforesaid land and were exercising all their joint right of ownership and possession over the said property along with a structure thereon being **ALL THAT** piece and parcel of plot of land measuring more or less 4 Cottahs 0 Chittacks 32 Sq.ft Danga Land lying and situated at and being KMC Premises No. 159, Sarsuna Main Road, Kolkata - 700 061 comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit), being Assessee No. 411261801442.

That after mutation the said premises was then renowned and redemarcated as KMC Premises No. 159D, Sarsuna Main Road, Kolkata - 700 061, being Assessee No. 411261806038 were jointly paying the municipal taxes regularly and enjoying the same free from all encumbrances.

That by virtue of a registered Deed of Gift dated 24.09.2015, said Shri Ashis Kumar Mukherjee as Donor therein gifted, assured, conveyed and transferred ALL THAT piece and parcel of plot of land measuring more or less undivided 1 chittack more or less land together with 30 sft pucca structure therein out of total land measuring 1 cottah 10 Chittacks and 33 sq.ft more or less together with pucca structure therein lying and situated at and being premises No.159C, Sarsuna Main Road, P.S.- Thakurpukur, Kolkata-700061 comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S-Behala (formerly) later Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), within the municipal limits of Ward No. 126 of the Kolkata Municipal Corporation (S. S. Unit), Assessee No. 411261803086 to and unto the use of his two brothers - Shri Alope Kumar Mukherjee and Shri Ashim Kumar Mukherjee and handed over physically vacant possession of the same forever free from all encumbrances whatsoever. The said deed of Gift was duly registered in the office of the Additional Registrar of Assurances - I, Kolkata and recorded in Book No. I, C.D. Volume No. 1901-2015, from Page No.117480 to 117501, Being No. 190107768 for the year 2015. Due to some unintentional minor typographic mistakes later found in the aforesaid Deed of Gift dated 24.09.2015, a Deed of Declaration dated 14.10.2015 was also executed and registered at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No-I, C.D. Volume No.1901-2015, from Page No.142295 to 142309, Being No. 190108499 for the year 2015.

That also thus by virtue of a Deed of Gift dated 24.09.2015 being No.190107768 for the year 2015 and subsequent Deed of Declaration dated 14.10.2015 being No. 190108499 for the year 2015, said Shri Ashim Kumar Mukherjee, Shri Ashis Kumar Mukherjee and Shri Alope Kumar Mukherjee now all have become the absolute Joint Owners and are exercising all their joint right of ownership and possession over the said property being **ALL THAT** piece and parcel of plot of land measuring more or less 1 Cottahs 10 Chittacks 33 Sq.ft Danga Land comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of



the Kolkata Municipal Corporation (South Suburban Unit) and now demarcated and known as KMC Premises No. 159C, Sarsuna Main Road, Kolkata - 700 061, being Assessee No. 411261803086 and are paying the municipal taxes regularly and enjoying the same free from all encumbrances.

That by virtue of another registered Deed of Gift dated 24.09.2015, said Shri Ashim Kumar Mukherjee as Donor therein gifted, assured, conveyed and transferred ALL THAT piece and parcel of plot of land measuring more or less undivided 1 chittack more or less land together with 30 sft pucca structure therein out of total land measuring 1 cottah 10 Chittacks and 30 sq.ft more or less together with pucca structure therein lying and situated at and being premises No.159B, Sarsuna Main Road, P.S.- Thakurpukur, Kolkata-700061 comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S-Behala (formerly) later Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), within the municipal limits of Ward No. 126 of the Kolkata Municipal Corporation (S. S. Unit), Assessee No. 411261803373 to and unto the use of his two brothers - Shri Alope Kumar Mukherjee and Shri Ashis Kumar Mukherjee and handed over physically vacant possession of the same forever free from all encumbrances whatsoever. The said deed of Gift was duly registered in the office of the Additional Registrar of Assurances - I, Kolkata and recorded in Book No. I, C. D. Volume No. 1901-2015, from Page No.117502 to 117522, Being No. 190107769 for the year 2015. Due to some unintentional minor typographic mistakes later found in the aforesaid Deed of Gift dated 24.09.2015, a Deed of Declaration dated 14.10.2015 was also executed and registered at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No-I, C.D. Volume No.1901-2015, from Page No.142310 to 142324, Being No. 190108500 for the year 2015.

That thus by virtue of the aforesaid Deed of Gift dated 24.09.2015 being No.190107769 for the year 2015 and subsequent Deed of Declaration dated 14.10.2015 being No. 190108500 for the year 2015, said Shri Ashim Kumar Mukherjee, Shri Ashis Kumar Mukherjee and Shri Alope Kumar Mukherjee now all have become the absolute Joint Owners and are exercising all their joint right of ownership and possession over the said property being **ALL THAT** piece and parcel of plot of land measuring more or less 1 Cottahs 10 Chittacks 30 Sq.ft Danga Land comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) and now demarcated and known as KMC Premises No. 159B, Sarsuna Main Road, Kolkata - 700 061, being Assessee No. 411261803773 and were paying the municipal taxes regularly and enjoying the same free from all encumbrances.

That while seized and possessed of the aforesaid three demarcated separate plots of land as absolute Joint owners, they approached the Kolkata Municipal Corporation authority to amalgamate the three separate adjoining plots of land into a single plot of land for better enjoyment of the aforesaid plots of land and the said three plots of land were subsequently amalgamated into a single plot being **ALL THAT** piece and parcel of a single plot of land measuring 7 cottahs 6 chittaks 5 Sq.fts more or less together with structures thereon being Premises No. 159B, Sarsuna Main Road, P.S.- Thakurpukur, Kolkata- 700061, comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin



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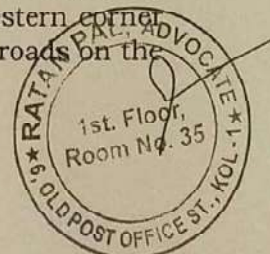
Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) being Assessee No. 411261803773, which is more fully and particularly mentioned and described in the First Schedule hereunder written.

That while seized and possessed of the aforesaid property, the Owners herein on 16th day of May, 2016, entered into an agreement for development of their property with the party of the Other Part herein, by way of constructing residential building for mutual benefits. And for effectually managing the affairs of their property as well as for development of the same, the Owners or the party of the One Part herein provided a General Power of Attorney to the Developer or the party of the Other Part herein, appointing, nominating and constituting the Managing Director of the developer company, as their attorney on behalf of the Owners/party of the One Part, to do and cause to be done all such acts, deeds, things and matters necessary to be done for the development of their SCHEDULE -'A' property of the Owners herein for mutual benefits. The said General Power of Attorney was duly registered on the same date at the office of the Additional Registrar of Assurances - III and recorded in Book No-IV, C D. Vol. No -1903-2016 from Page No-65576 to 65599 as Being No - 190302673 for the year 2016.

That thereafter for the requirement of obtaining the Building Plan sanctioned from the Kolkata Municipal Corporation, at their own cost and expenses cleared all overdue ground rent in respect of the land and mutated the respective names of the owners herein in respect of their undivided share in the aforesaid land vide M/C No. 4274/17/1570/TMB/2017/16.08.17, M/C No. 4275/17/1569/TMB/2017/16.08.17 and M/C No. 4273/17/1568/TMB/2017/16.08.17 and for the sake of conversion of classification of the land from Danga to Bastu, paid all conversion fees on behalf of the owners herein and got the land converted on behalf of the owners herein vide Conversion Certificate Memo No. 1/4041/S/T.M. Behala/2017 dated 04.12.2017 vide Case No. 3572 dated 18.10.2017, Memo No. 1/4040/S/T.M. Behala/2017 dated 04.12.2017 vide Case No. 3573 dated 18.10.2017 and Memo No. 1/4039/S/T.M. Behala/2017 dated 04.12.2017 vide Case No. 3574 dated 18.10.2017.

That the Developer herein, thereafter for the requirement of obtaining the Building Plan sanctioned from the Kolkata Municipal Corporation, as constituted attorney on behalf of the landowners herein, by way of a registered Deed of Gift dated 29.03.2018 gifted strip of land measuring more or less 01 (One) Cottah 02 (Two) Chittacks and 36.136 (Thirty Six point One Three Six) Sq. ft to the Kolkata Municipal Corporation for widening of passage on the north and metal roads on the west and South abutting the site as per KMC Building rules forever free from all encumbrances whatsoever. The said Deed of Gift dated 29.03.2018 was duly registered on the same date at the office of the District Sub - Registrar -II, South 24 Parganas and recorded in Book No-I, C D. Vol. No -1602-2018 from Page No-127373 to 127379 as Being No - 160203703 for the year 2018.

That the Developer herein, thereafter for the requirement of obtaining the Building Plan sanctioned from the Kolkata Municipal Corporation, as constituted attorney on behalf of the landowners herein, by way of a registered Deed of Gift dated 29.03.2018 gifted splayed corner of land measuring more or less 30.5 (Thirty point Five) Sq. ft from the North Western corner and also another splayed corner of land measuring more or less 30.77 (Thirty point Seventy Seven) Sq. ft from the South Western corner to the Kolkata Municipal Corporation for widening of corners of the metal roads on the



North, West and South abutting the site as per KMC Building rules forever free from all encumbrances whatsoever. The said Deed of Gift dated 29.03.2018 was duly registered on the same date at the office of the District Sub - Registrar -II, South 24 Parganas and recorded in Book No-I, C D. Vol. No -1602-2018 from Page No-127396 to 127412 as Being No - 160203705 for the year 2018.

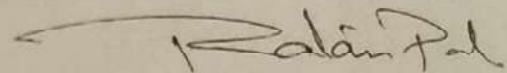
That the present landowners and the developer herein for better demarcation of allocation of areas in the said G + IV storied building decided to register a fresh Development Agreement incorporating all the changes mutually done and to give effect to the same they entered into a registered Agreement for Development & Development Power of Attorney on 16th day of January 2019, which was duly registered in the office of the District Sub Registrar -II, South 24 Parganas, West Bengal and recorded in Book No. I, Volume No. 1602-2020, from Page 38483 to 38564 as Being No.160200445 for the year 2020. Subsequently modified by way of a registered Deed of Declaration on 05.10.2020 by the parties, which was duly registered in the office of the District Sub Registrar -II, South 24 Parganas, West Bengal and recorded in Book No. I, Vol. No -1602-2020 from Page No-212541 to 212565 as Being No - 160205441 for the year 2020.

I, hereby certify that as per available records of the above-mentioned land of Vendors herein namely **SHRI ASIM KUMAR MUKHERJEE @ ASHIM KUMAR MUKHERJEE, SHRI ASHIS KUMAR MUKHERJEE** and **SHRI ALOKE KUMAR MUKHERJEE**, is free from all sorts of encumbrances, charges, liabilities, liens and lispence, attachments of any kind whatsoever and the said property bears an absolutely clear, free and marketable title.

I, also hereby certify that as per available records of the said property is not subject to any restriction of Urban Land (Ceiling & 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.

The receipt for the relevant searches is enclosed herewith.

1. AA-085620 Dated 05.11.2020. 2. AA-442234 Dated 04.11.2020.



(RATAN PAL)

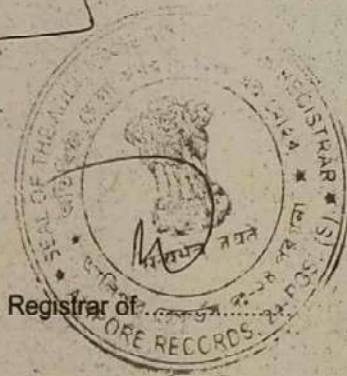
Advocate



No. REGN AA 085620

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 18720
- 2. Date of application 5/11/20
- 3. Search for the year (s) 2006 - 15
- 4. Name of office to which the record to be searched or inspected relates DK + Bahela.
- 5. Name of person or property to be searched 159, Jasrajna Maia Rd.
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
- 8. From whom received D Saha.
- 9. Fees paid under Article — 32/-
- F (1) (i)
- F (2) (ii)
- F (2)



Registrar of

No. REGN AA 442234

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application..... 40734
- Date of application 4/11/70
- 3. Search for the year (s) 206-70
- 4. Name of office to which the record to be searched or inspected relates pu
- 5. Name of person or property to be searched pu
- 6. Nature of document m
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 159 Sarjama mah
pu
- 8. From whom received D. Saha
- 9. Fees paid under Article —
F (1) (i) 10/-
F (2) (ii)
F (2)

..... Registrar of