

UTTAM KUMAR SINGH
Advocate

BAR ASSOCIATION
Sealdah Court Complex
Room No. 101, 1ST Floor
Kolkata - 700014

Date: 09-01-2026

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref.: **ALL THAT** piece or parcel of land measuring about 3 Cottahs 15 Chittacks 16 sq. ft. along with two storied cemented flooring residential building measuring about 1600 sq. ft. on the ground floor & 1600 sq. ft. on the first floor totaling 3200 sq. ft. lying and LR PLOTNO-812 situated at Mouza Patipukur, J.L. No. 24, Plot No. 812A, of the Development Scheme of the Government of West Bengal under Patipukur Township, on the portion of C.S. Plot No. 40, being Premises No. 812A, Lake Town Block 'A', being municipal Holding No. 1334, Lake Town, under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata 700 089, P.S. Dum Dum now Lake Town, District North 24 Parganas butted and bounded in the manner following:-

ON THE NORTH:	By 12 ft. wide Road;
ON THE SOUTH:	By Other Plot;
ON THE EAST:	By Other Plot;
ON THE WEST:	By Other Plot;

Present Owners: (1) SRI RANJAN KUNDU.
(2) SRI NAYAN KUNDU.
(3) SRI KALYAN KUNDU.
(4) SMT. KALPANA KUNDU.
(5) SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED,
its director namely SRI SANJAY KANSAL.

I, have caused necessary searches of Index -II in the A.D.S.R. Bidhannagar, for the period from 2012 to 2026 and D.S.R.-I North 24 Parganas, for the period from 2012 to 2026 and registered of Assurances, Kolkata for the period of 2012 to 2026.

Uttam Kumar Singh

UTTAM KUMAR SINGH
ADVOCATE
SEALDAH COURT
KOLKATA-700 014

My report is as follows:-

Part-A

That the Governor of the state of West Bengal had sold, transferred and conveyed a plot of land measuring about 2 Cottahs 7 chittacks 18 sq. ft. lying and situated at Mouza - Patipukur, J.L. No. 24, plot no. 808A. of the development Scheme of the Government of West Bengal under Patipukur Township, under C.S. plot No. 40, P.S. Dum Dum now Lake Town, District 24 Parganas -now North 24 Parganas unto and in favour of Suresh Chandra Kundu by a deed of conveyance dated 25th day of March, 1963 duly registered before the Sub Registrar Cossipore Dum Dum and recorded in Book No.I, Volume No. 40, pages 129 to 133, being no. 2637 for the year 1963 for a valuable consideration thereof free from all sorts of encumbrances.

That the said Suresh Chandra Kundu became the sole and absolute owner and seized and possessed of/or otherwise well and sufficiently entitled to inter-alia ALL THAT piece or parcel of land measuring about 2 Cottahs 7 chittacks 18 sq. ft. lying and situated --at Mouza Patipukur, J.L. No. 24, plot no. 808A, of the development Scheme of the Government of West Bengal under Patipukur Township, under C.S. plot No. 40, P.S. Dum Dum now Lake Town, District 24 Parganas now North 24 Parganas and enjoying the right, title and interest thereof free from all sorts of encumbrances.

That the said Suresh Chandra Kundu recorded his name before South Dum Dum Municipality being Municipal Holding No. 731, Lake Town and constructed two storied building upon the said plot of land.

That the said Suresh Chandra Kundu died intestate on 16.12.1997 and leaving behind him surviving hiswife namely Niva Rani Kundu and three sons namely Ranjan Kundu, Nayan Kundu and Kalyan Kundu and one daughter namely Kalpana Kundu as his legal heirs and successors of the said deceased Suresh Chandra Kundu.

That the said Niva Rai Kundu, Ranjan Kundu, Nayan Kundu, Kalyan Kundu and Kalpana Kundu recorded their names before South Dum Dum Municipality being Municipal Holding No. 1327, previously 731, Lake Town, Block -A, Kolkata 700 089 and pay -rates and taxes regularly before the concern authority.

That the said Niva Rani Kundu died intestate on 07.07.2004 and leaving behind her surviving herthree sons namely Ranjan Kundu, Nayan Kundu and



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Kalyan Kundu and one daughter namely Kalpana Kundu as her legal heirs and successors of the said deceased Niva Rani Kundu.

That the said Ranjan Kundu, Nayan Kundu, Kalyan Kundu and Kalpana Kundu became the joint owners and seized and possessed of/or otherwise well and sufficiently entitled to inter-alia **ALL THAT** piece or parcel of land measuring about 2 Cottahs 7 Chittacks 18 sq.ft. along with two storied building measuring about 800 sq. ft. on the ground floor and 800 sq. ft. on the first floor totaling 1600 sq. ft. lying and situated at Mouza - Patipukur, J.L. no. 24, Plot No. 808A, of the development Scheme of the Government of West Bengal under Patipukur Township, on the portion of C.S. Plot No. 40, LR PLOT NO-812, being municipal Holding No. 1327 previously 731, Lake Town Block 'A', under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata 700 089, P.S. Dum Dum now Lake Town, District North 24 Parganas and enjoying the right, title and interest thereof free from all sorts of encumbrances (hereinafter referred to as the **Said Part-A Land**).

Part-B

The Governor of the state of West Bengal sold, transferred and conveyed a plot of land measuring about 1 Cottah 7 chittacks 43 sq. ft. lying and situated at Mouza Patipukur, J.L. No. 24, plot no. 812A, of the development Scheme of the Government of West Bengal under Patipukur Dum Dum now Lake Town, District 24 Parganas now Township, P.S. North 24 Parganas unto and in favour of Bina Chatterjee alias Binapani Chatterjee by a deed of conveyance duly registered before the Sub Registrar Cossipore Dum Dum for the year 1963 for a valuable consideration thereof free from all sorts of encumbrances.

That the said Bina Chatterjee alias Binapani Chatterjee became the sole and absolute owner and seized and possessed of/or otherwise well and sufficiently entitled to inter-alia ALL THAT piece or parcel of land measuring about 1 Cottah 7 chittacks 43 sq. ft. lying and situated at Mouza Patipukur, J.L. No. 24, plot no. 812A, of the development Scheme of the Government of West Bengal under Patipukur Township, P.S. Dum Dum now Lake Town, District 24 Parganas now North 24 Parganas and enjoying the right, title and interest thereof free from all sorts of encumbrances.

That the said Bina Chatterjee alias Binapani Chatterjee recorded her name before South Dum Dum Municipality and constructed two storied building upon the said plot of land.

That the said Bina Chatterjee alias Binapani Chatterjee died intestate on 11.05.1999 and leaving behind her surviving her husband namely Anil Kumar Chatterjee and three sons namely Sunil Kumar Chatterjee, Badal Kumar


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Chatterjee, and one daughter in law Smt. Chandra Chatterjee wife of Swapan Chatterjee (Swapan Chatterjee son of Bina Chatterjee alias Binapani Chatterjee predeceased him 10.06.1997) as her legal heirs and successors of the said deceased Bina Chatterjee alias Binapani Chatterjee.

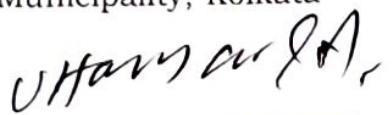
That the said Anil Kumar Chatterjee died intestate on 09.12.2005 and leaving behind him surviving his two sons namely Sunil Kumar Chatterjee and Badal Kumar Chatterjee and one daughter in law Smt. Chandra Chatterjee wife of Swapan Chatterjee as his legal heirs and successors of the said deceased Anil Kumar Chatterjee.

That the said Sunil Kumar Chatterjee died intestate on 12.09.2011 and his wife namely Ranu Chatterjee died intestate of 01.10.2011 and leaving behind their only daughter Smt. Mahua Chatterjee Ghosh as their legal heirs and successors of the said deceased namely Sunil Kumar Chatterjee and Ranu Chatterjee.

That the said Badal Kumar Chatterjee died intestate on 05.09.2008 and his wife namely Aparajita Chatterjee died intestate on 07.10.2015 and leaving behind their only son Amlan Chatterjee, as their legal heirs and successors of the said deceased namely Badal Kumar Chatterjee and Aparajita Chatterjee.

That the said Mahua Chatterjee Ghosh, Amlan Chatterjee and Smt. Chandra Chatterjee became the joint owners and seized and possessed of/or otherwise well and sufficiently entitled to inter-alia **ALL THAT** piece or parcel of land measuring about 1 Cottahs 7 Chittacks 43 sq.ft. along with two storied building measuring about 800 sq. ft. on the ground floor and 800 sq. ft. on the first floor totaling 1600 sq. ft. lying and situated at Mouza Patipukur, J.L. no. 24, Plot No. 812A, of the development Scheme of the Government of West Bengal under Patipukur Township, being Premises No. 812A, Lake Town Block 'A', being municipal Holding No. 1334, Lake Town, under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata 700 089, P.S. Dum Dum now Lake Town, District North 24 Parganas and enjoying the right, title and interest thereof free from all sorts of encumbrances.

That the Mahua Chatterjee Ghosh, Amlan Chatterjee and Smt. Chandra Chatterjee being the joint owners and seized and -possessed of/or otherwise well and sufficiently entitled had sold, transferred and conveyed the same **ALL THAT** piece or parcel of land measuring about **1 Cottahs 7 Chittacks 43 sq. ft.** along with two storied building measuring about 800 sq. ft. on the ground floor and 800 sq. ft. on the first floor totaling 1600 sq. ft. lying and situated at Mouza Patipukur, J.L. No. 24, Plot No. 812A, of the development Scheme of the Government of West Bengal under Patipukur Township, being Premises No. 812A, Lake Town Block 'A', being municipal Holding No. 1334, Lake Town, under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata


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700 089, P.S. Dum Dum now Lake Town. District North 24 Parganas unto and in favour of Silver Villa Constructions Private Limited by a deed of Conveyance dated 15th of March duly registered in the office of the ADSR Bidhannagar Salt Lake City, and recorded in Book No.1, Volume No. 1504-2023, page 23627 to 23663, being no. 150400569 for the year 2023 against a valuable consideration there of free from all sorts of encumbrances (hereinafter referred to as the **Said Part-B Land**)

Amalgamation and Mutation [Part-A and Part-B Land]

That by virtue of a Deed of Declaration Cum Amalgamation dated 01-08-2023 said (1) SRI RANJAN KUNDU, (2) SRI NAYAN KUNDU, (3) SRI KALYAN KUNDU, (4) SMT. KALPANA KUNDU and (5) SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED, its director namely SRI SANJAY KANSAL as owners therein duly amalgamated their respective Part-A and Part-B land equal to total amalgamated **ALL THAT** piece or parcel of land measuring about 3 Cottahs 15 Chittacks 16 sq.ft. along with two storied cemented flooring residential building measuring about 1600 sq. ft. on the ground floor & 1600 sq. ft. on the first floor totaling 3200 sq. ft. lying and LR PLOTNO-812 situated at Mouza Patipukur, J.L. No. 24, Plot No. 812A, of the Development Scheme of the Government of West Bengal under Patipukur Township, on the portion of C.S. Plot No. 40, being Premises No. 812A, Lake Town Block 'A', being municipal Holding No. 1334, Lake Town, under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata 700 089, P.S. Dum Dum now Lake Town, District North 24 Parganas (hereinafter referred to as the **Said Property**). The said Deed was duly registered in the office of D.S.R.-II North 24 Parganas and recorded in Book No. I, Volume No. 1502-2023, Pages 158932 to 158960, being No. 150205999 for the year 2023 and thereafter they also mutated their names in the records of South Dum Dum Municipality and paid taxes thereon upto 2nd qtr. 2023-2024 with respect to amalgamated holding no. 1334.

I, hereby certify that the above mentioned said **property** of (1) SRI RANJAN KUNDU, (2) SRI NAYAN KUNDU, (3) SRI KALYAN KUNDU, (4) SMT. KALPANA KUNDU and (5) SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED are free from all sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property have an absolutely clear, free and marketable title.

The said report is the available records of the aforesaid registry office.

Uttam K. S.
UTTAM KUMAR SINGH
Advocate
Enrolment No. F/26/199/07

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SEALDAH COURT
KOLKATA-700 014

No. REGN BB 099678

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 228

Date of application 2/11/26

Search for the year (s) 2012-16

Name of office to which the record to be searched or inspected relates [Signature]

Name of person or property to be searched [Signature]

Nature of document [Signature]

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 1334 Lake Town

Block A

From whom received Mr. Singh

Fees paid under Article —

(1) (i)

(2) (ii)

(2)

300/- [Signature]

Registrar of

Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 09-01-2026

Serial No of Application 1501001031/2026 **Search No** 1501001031/2026
Search for the Years From 2012 To 2026 **Record Available** From 13/07/2009 onwards
Property to be Searched District: North 24-Parganas, PS: Lake Town, Road: Lake Town Block-A
From whom Received U Singh All Transaction
Fees Paid under Articles F1(i) 20 /- F1(ii) 280 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Lake Town, Mouza: Patipukur, Municipality: SOUTH DUM DUM,, Road: Lake Town Block-A,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-1168 Khatian: 564	Area of Land: 1.07756 decimal (10 Chatak, 20.208 Sqft) Area of Structure: 555 Sq Ft
Deed Details :		Deed No: I-150101829/2023, Query No: 15012000629261/2023, Serial No: 1501001807/2023, Page: 46268 - 46308, Date of Registration: 13/03/2023, Date of Completion: 16/03/2023,		

(Mr Pranab Kumar Datta)

D.S.R. - I NORTH 24-PARGANAS

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS



Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Application: 09-01-2026

Serial No of Application 1501001032/2026 Search No 1501001032/2026
Search for the Years From 2012 To 2026 Record Available From 13/07/2009 onwards
Property to be Searched District: North 24-Parganas, PS: Lake Town, Road: Lake Town Block-A
From whom Received U Singh All Transaction
Fees Paid under Articles F1(i) 20/- F1(ii) 280/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Lake Town, Mouza: Patipukur, Municipality: SOUTH DUM DUM,, Road: Lake Town Block-A,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-1168 Khatian: 564	Area of Land: 1.07756 decimal (10 Chatak, 20.208 Sqft) Area of Structure: 555 Sq Ft
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(Mr Pranab Kumar Datta)

D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

DR/DSR/ADSR... Bidhanagar
Please allow the applicant to search
the documents for the year... 2012...
o... 2026...

For A.D.S.R. (Records)
North 24-Parganas

