

Ref. No.: 365/TSR/24-25.

Date : 02.02.2025

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT OF TITLE

In Re. : ALL THAT the piece and parcel of homestead land measuring 3(three) Cottahs 7(seven) Chittacks 38.5(thirty eight point five) Sq. Ft. more or less lying and situated at Mouja : Dhakuria, Touji No. 230/233, J.L. No. 18, R.S. No. 5 and C.S. Dag no. 1497 , C.S. Khatian No. 336, at and being **Premises no. 89B, Selimpore Road**, (having mailing address 2/20, Sahid Nagar Colony), Post Office : Dhakuria, Police Station : Kasba now Garfa, Kolkata : 700031, within the limits of the Kolkata Municipal Corporation, Ward No. - 92, under Police Station: Kasba now Garfa, District 24 Parganas (South), **TOGETHER WITH** a Three Storied (under construction) building standing thereon, together with all right, title, interest and right of easement attached thereto, which is butted and bounded as follows;

On the North	:	By 89A, Selimpur Road;
On the East	:	By 89D, Selimpur Road;
On the West	:	By 14 feet wide K.M.C. Road;
On the South	:	By 89C, Selimpur Road;

PRESENT OWNERS:

(1) SRI AMAL DASGUPTA, and (2) SRI SHYAMAL DASGUPTA, both sons of Late Santi Ranjan Dasgupta, both residing at 2/20, Sahid Nagar, Post Office – Dhakuria, Police Station – Kasba now Garfa, Kolkata – 700031, Dist. – South 24 Parganas.

DEVELOPER:

M/S. SHELTER PLAZA PRIVATE LIMITED, having CIN : U70109WB2017PTC219477 , having PAN: AAYCS1464R, A Private Limited Company within the meaning of Companies Act, 2013, having its registered office at 1/32, Sahid Nagar, Post Office: Dhakuria, Police Station: previously Kasba now Garfa, Kolkata: 700031, District 24 Parganas (South),

I have caused necessary available searches in respect of the above referred property in the office of D.R. Alipore, S.R. Sealdah and R.A. Calcutta for the year 2013 to 2025 in Index I and II and also Book I and I have gone through the Title Deeds, Link Deeds, Mutation Certificate, Sanctioned Plan, Development Agreement, Development Power of Attorney etc. and my report is as follows;

WHEREAS long years ago by virtue of a Sale Deed , registered in the Office of the Sub-Registry Alipore, 24 Parganas and recorded in Book No. I, Volume No. 48, Pages from 145 to 150, Being no. 2601 for the Year 1947, Santi Ranjan Dasgupta (since deceased) son of Late Suresh Dasgupta, purchased ALL THAT piece and parcel of the homestead land measuring an area 3(three) Cottahs 7(seven) Chittacks 38.5(thirty eight point five) Sq. ft., be a little more or less, in Mouza: Dhakuria, Touji No. 230/233, J.L. No.18, R.S. No. 5, C.S. Dag No. 1497, C.S. Khatian No. 336 known and numbered as Municipal Premises No. **89B, Selimpore Road**, (having mailing address 2/20, Sahid Nagar Colony), Post Office : Dhakuria, Police



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Station : Kasba now Garfa, Kolkata : 700031, within the limits of the Kolkata Municipal Corporation, Ward No. - 92, under Police Station: Kasba now Garfa, District Sub Registry Office : Alipore, District 24 Parganas (South).

AND WHEREAS thus the said Santi Ranjan Dasgupta (since deceased) absolutely seized and possessed of and or well and sufficiently entitled to the said Landed Property at the said municipal premises and for this residential accommodation constructed a two storied residential building each floor having 1200(One Thousand Two Hundred) square feet area structure totaling 2400(Two Thousand Four Hundred) square feet, be a little more or less having cemented flooring.

AND WHEREAS the said Santi Ranjan Dasgupta(since deceased) during enjoyment of the same died intestate on 31.07.2012 leaving behind him his two sons SRI AMAL DASGUPTA and SRI SHYAMAL DASGUPTA and four daughters SMT GITA SENGUPTA, SMT SIPRA SEN, SMT MANISHA SENGUPTA, and SMT RAMA SENGUPTA to inherit the said property as his only legal heirs and successors as per provisions of Hindu Succession Act. Be it noted that the wife of Santi Ranjan Dasgupta(since deceased) namely Bela Dasgupta pre-deceased him on 14.06.1992.

AND WHEREAS thus the said SRI AMAL DASGUPTA, SRI SHYAMAL DASGUPTA, SMT GITA SENGUPTA, SMT SIPRA SEN, SMT MANISHA SENGUPTA, and SMT RAMA SENGUPTA became the lawful joint owners and possessors (each having undivided and undemarcated 1/6th share) of ALL THAT piece and parcel of the homestead land measuring an area 3(three) Cottahs 7(seven) Chittacks 38.5(thirty eight point five) Sq. ft., be a little more or less, with straight 2(two) storied building standing thereon measuring super built up area of 1200(One Thousand Two Hundred) square feet area on each floor totaling 2400(Two Thousand Four Hundred) square feet, be a little more or less having cemented flooring, in Mouza: Dhakuria, J.L. No.18, known and numbered as Municipal Premises No. 89B, Selimpore Road, (having mailing address 2/20, Sahid Nagar Colony), Post Office : Dhakuria, Police Station :Kasba now Garfa, Kolkata : 700031, within the limits of the Kolkata Municipal Corporation, Ward No. - 92, under Police Station: Kasba now Garfa, District Sub Registry Office : Alipore, District 24 Parganas (South); by way of inheritance.

AND WHEREAS the said SRI AMAL DASGUPTA, SRI SHYAMAL DASGUPTA, SMT GITA SENGUPTA, SMT SIPRA SEN, SMT MANISHA SENGUPTA, and SMT RAMA SENGUPTA while seized and possessed the said property recorded their names as lawful joint owners in the records of Kolkata Municipal Corporation vide Assessee no. **210922403934** and thereafter paying all rents and taxes.

AND WHEREAS the said SMT GITA SENGUPTA, SMT SIPRA SEN, SMT MANISHA SENGUPTA, and SMT RAMA SENGUPTA in consideration of their natural love and affection by dint of one Deed of Gift dated 20.11.2021, registered in the office of D.S.R. -III, Alipore and recorded in its Book -I, Volume No. 1603-2021, Page from 398900 to 398934, Being No. 160311731 for the year 2021, being the Donors therein has gifted, transferred and conveyed unto and in favour of their brothers SRI AMAL DASGUPTA, SRI SHYAMAL DASGUPTA being the Donees therein and Owners herein, ALL THAT undivided and undemarcated 4/6th share of the piece and parcel of land measuring 3 Cottahs 7 Chittacks 38.5 Sq. Ft. more



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or less i.e. 1675.66 sq. ft. or 2 Cottahs 5 Chittacks 10.66 Sq. Ft. more or less together with undivided and un demarcated 4/6th share of the straight two storied building each floor measuring 1200 square feet more or less measuring total build up area 2400 Sq. Ft. covered area i.e. in the ground floor measuring 800 sq. ft. covered area and first floor measuring more or less 800 sq. ft. covered area total 1600 Sq. ft. covered area with cemented flooring lying and situated at **Premises no. 89B, Selimpore Road**, (having mailing address 2/20, Sahid Nagar Colony), Post Office : Dhakuria, Police Station : Kasba now Garfa, Kolkata : 700031, Mouja : Dhakuria, Touji No. 230/233, J.L. No. 18, R.S. No. 5 and C.S. Dag no. 1497 , C.S. Khatian No. 336, within the limits of the Kolkata Municipal Corporation, Ward No. - 92, under Police Station: Kasba now Garfa, District 24 Parganas (South), and the said gift have duly been accepted by the Donees therein.

AND WHEREAS thus by dint of inheritance and by the aforementioned gift the said SRI AMAL DASGUPTA and SRI SHYAMAL DASGUPTA (the Owners herein) became the lawful joint owners and possessors of the said property each having undivided and undemarcated ½(half) share and thereafter mutated their names in the records of Kolkata Municipal Corporation vide Assessee no. **210922403934** and thereafter paying all rents and taxes.

AND WHEREAS subsequently it was detected that in the said Deed of Gift dated 20.11.2021, registered in the office of D.S.R. -III, Alipore and recorded in its Book -I, Volume No. 1603-2021, Page from 398900 to 398934, Being No. 160311731 for the year 2021, certain mistakes and inaccuracies have accidentally and inadvertently crept in the said Deed of Gift and for rectification of the said Deed of Gift the said Donors namely SMT GITA SENGUPTA, SMT SIPRA SEN, SMT MANISHA SENGUPTA, and SMT RAMA SENGUPTA and Donees namely SRI AMAL DASGUPTA, SRI SHYAMAL DASGUPTA jointly executed a Deed Of Declaration on 7th day of September, 2022 and the said declaration was registered in the office of the D.S.R.-III at Alipore and recorded therein Book. No. I, Volume No. 1603-2022, pages 490572 to 490586, Being No. 13983 for the year 2022.

AND WHEREAS the said SRI AMAL DASGUPTA and SRI SHYAMAL DASGUPTA being the lawful joint owners of the said property situate, lying at and being Municipal Premises no. 89B, Selimpore Road, (having mailing address 2/20, Sahid Nagar Colony), Post Office : Dhakuria, Police Station : Kasba now Garfa, Kolkata : 700031, Mouja : Dhakuria, Touji No. 230/233, J.L. No. 18, R.S. No. 5 and C.S. Dag no. 1497 , C.S. Khatian No. 336, within the limits of the Kolkata Municipal Corporation, Ward No. - 92, under Police Station: Kasba now Garfa, District 24 Parganas (South), being desirous of developing the said property by constructing thereupon a new multi storied building in accordance with the sanctioned Building Plan to be approved by the K.M.C. applied for and obtained sanctioned building Plan vide Building Permit No. 2022100248, dated 04.03.2023, Borough-X, from the concerned department of Kolkata Municipal Corporation.

AND WHEREAS the Owner being desirous of developing the said property by constructing thereupon a new three storied building in accordance with the K.M.C. approved sanctioned building plan being Building Permit No. 2022100248, dated 04.03.2023, Borough-X, but due to lack of fund and as well as experience and other various reasons the owners are unable to start the construction of the same and have been in search of a



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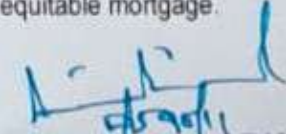
Promoter and/or Developer who can undertake the responsibility of construction of such New Proposed building on the said property at its own arrangements and expenses of the Developer.

AND WHEREAS the Owners having thus been approached by M/s. Shelter Plaza Private Limited, the Developer herein, has agreed to allow the Developer to develop the said landed Property i.e. ALL THAT the piece and parcel of homestead land measuring 3(three) Cottahs 7(seven) Chittacks 38.5(thirty eight point five) Sq. Ft. more or less together with straight two storied building each floor measuring 1200 square feet more or less measuring total area 2400 Sq. Ft. with cemented flooring lying and situated at Mouja : Dhakuria, Touji No. 230/233, J.L. No. 18, R.S. No. 5 and C.S. Dag no. 1497 , C.S. Khatian No. 336, at and being **Premises no. 89B, Selimpore Road**, (having mailing address 2/20, Sahid Nagar Colony), Post Office : Dhakuria, Police Station : Kasba now Garfa, Kolkata : 700031, within the limits of the Kolkata Municipal Corporation, Ward No. - 92, under Police Station: Kasba now Garfa, District 24 Parganas (South); thus entered to a Development Agreement dated 3rd May, 2023 with M/s. Shelter Plaza Pvt. Ltd. and the same was registered in the office of ADSR, Sealdah and recorded in its Book no. I, Volume No. 1606-2023, Pages from 48475 to 48514, Being No. 160601731 for the year 2023; to raise construction of a three storied building, consisting of several self contained flats and spaces according to the K.M.C. sanctioned building plan being Building Permit No. 2022100248, dated 04.03.2023, Borough-X, upon demolishing the old structure therefrom at the costs and responsibility of the Developer under certain terms, conditions, stipulations and respective obligations as mentioned in the said Agreement for Development dated 03.05.2023 .

AND WHEREAS for the purpose of smooth construction of the building and to sell flat/flats, spaces etc. to any intending Purchaser/ Purchasers and for other various purposes said Sri Amal Dasgupta and Sri Shyamal Dasgupta, the owners herein, executed and registered one Development Power of Attorneys in favour of said M/s. Shelter Plaza Private Limited , a Private Limited Company within the meaning of Companies Act, 2013, represented by one of its Director SRI ANINDYA CHATTERJEE, having PAN: AEFPC8143K, Son of Late Animesh Chatterjee, by faith : Hindu, by Occupation : Business, residing at 1/32, Sahid Nagar, Dhakuria, Post Office : Dhakuria, Police Station : Kasba Now Garfa, Kolkata: 700031 which was duly executed and registered in the office of ADSR, Sealdah and recorded in its Book no. I, Volume No. 1606-2023, Pages from 50713 to 50731, Being No. 160601797 for the year 2023.

AND WHEREAS in terms of the said Agreement for Development and Power of Attorney, the said Developer in accordance with the K.M.C. sanctioned building plan being Building Permit No. 2022100248, dated 04.03.2023, Borough-X, started construction in all manners of the said Three storied building without any deviation upon demolishing the old structure therefrom on the said plot at its own costs, effort and initiation.

During investigations of the available records from 2013 to 02.02.2025 in the office of D.R. Alipore and S.R. Sealdah and R.A. Kolkata no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of Sri Amal Dasgupta and Sri Shyamal Dasgupta, are free from all sorts of encumbrances, liabilities, charges or claims and attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title. I also hereby certify that the above mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for the equitable mortgage.


SOUMIK BISWAS
Advocate
High Court, Calcutta