

**1/ Subrata Mallik**  
Advocate  
District Judges Court, Barasat  
North 24 Parganas

Resident :  
23, M. M. Ghosh Road, Kol - 74  
Office :  
100, South Sinthee Road, Kol - 30  
Mobile : 9903455760

Ref No. SLD/ALP/ARA/00256/2025

Date 26/03/2025

**NON ENCUMBRANCES CERTIFICATE**  
**AND**  
**DETAILED REPORT ON TITLE**

SUB : **ALL THAT** piece or parcel of a total plot of bastu land measuring an area of 03 Cottah 03 Chittak 24 Square Feet more or less alongwith Multistoried building standing thereon which is called and known as "**GREEN HOUSE**" lying and situated at 8A/1, Bhairab Mukherjee Lane, Kolkata -700004, Assessee No. 11-005-03-0009-2 within the jurisdiction of Tala Police Station, within the local limits of Kolkata Municipal Corporation, under Ward No. 005.

**PRESENT OWNERS** : (1) **SRI INDRANIL ROY**, (PAN: ACHPR1082Q, Aadhaar No. 4512 1634 3951, Mobile No. 7003284674), son of Late Madhusudan Roy, by Faith - Hindu, by occupation - Service, by Nationality - Indian, residing at Premises No. 11/1B, Northern Avenue, Police Station Tala, Post Office - Belgachia, Kolkata -700037 and (2) **SMT. NILANJANA PAL**, (PAN: AMDPP6551G, Aadhaar No. 2715 8990 6057. Mobile No. 8777292533), wife of Sri Biswajit Pal, daughter of Late Madhusudan Roy, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at Premises No. 24, Baguiati 4th Lane, Post Office - Dum Dum, P.S. Nagerbazar, Kolkata - 700028, Dist. North 24-Parganas.

I have caused necessary searches in the Office of the A.D.S.R.O. Sealdah for the year period from 2013 to 2025, D.R. Alipore for the year period from 2013 to 2025 and A.R.A. Kolkata for the year period from 2010 to 2024 and A.R.A. - IV, Kolkata for the year period from 2013 to 2025 and also have inspected the other documents in respect of the aforesaid property.

*Subrata Mallik*  
Subrata Mallik *AM*  
(Adv) 26/03/25  
Barasat Court

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**My Report is as follows : -**

**NOTE FOR THE ADVOCATE**

**THAT** one Gopal Gobinda Roy alias Gopal Gobinda Khanra Madhusudan Roy alias Madhusudan Khanra and Mrinal Kanti Khanra alias Mrinal Kanti Roy became the joint owners of Premises No. 8A, Bhairab Mukherjee Lane, admeasuring about 06 Cottah 06 Chittaks 30 sqft of freehold land in Post Office Shyambazar, Police Station Ultadanga, Kolkata -700004 in equal share in upon purchasing the said Premises on 03.06 1957 from Sri Biswanath Biswas and others vide Deed No. 1102, Book No. 1, Volume No 21, Pages 145-149, for the year 1957 which was registered in SRO Sealdah.

**THAT** by virtue of Deed of Conveyance dated 28.03.1985 and registered in the office of the Registrar of Assurance, Calcutta, in Book No.1, Volume No 128, Pages 41 to 50, being Deed No 4791 for the year 1985 the said Gopal Cobinda Roy alias Gopal Gobinda Khanra for the consideration mentioned therein conveyed and transferred his undivided 1/3rd share in Premises No. 8A, Bhairab Mukherjee Lane, Kolkata to Madhusudan Roy alias Madhusudan Khanra and Mrinal Kanti Roy alias Mrinal Kanti Khanra and thus Madhusudan and Mrinal Kanu Khanra became the joint owners of Premises No. 8A, Bhairab Mukherjee Lane, Kolkata measuring about 06 Cottah 06 Chittaks and 30 Square Feet of free hold land.

**THAT** by virtue of Deed of Conveyance dated 05.06.1991 the said Madhusudan Roy alias Madhusudan Khanra and Mrinal Kanti Khanra alias Mrinal Kanti Roy out of the said Premises conveyed the Western Portion of Premises No. 8A, Bhairab Mukherjee Lane, Post Office Shyambazar, Police Station - Ultadanga, Kolkata -700004 being an area of Land measuring about 03 Cottahs 06 sq.ft. unto one Ajit Kumar Ghosh, another Shankar Ghosh and Paritosh Ghosh, recorded in Book No. 1, Volume No. 390, pages 2333-2351, being No. 15912 which was Registered in the office of R.A. Calcutta for the year 1991.

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Subrata Mallik Adv.  
(Adv.) 26/03/25  
Barasat Court  
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**THAT** after such sale of Land said Sri Madhusudan Roy alias Madhusudan Khanra and Mrinal Kanti Khanra alias Mrinal Kanti Roy became the absolute owners of remaining portion of land measuring about 03 (three) Cottah 03 (Three) Chittacks 24 (Twenty Four) sqft. in the aforesaid premises being No. 8A, Bhairab Mukherjee Lane, Kolkata jointly.

**THAT** by virtue of Deed of Conveyance dated 27.02.1995 and registered in the office of the Additional Registrar of Assurance-1, Calcutta, in Book No.1, Volume No. 17, Pages 110 to 123, Deed No. 676 for the year 1995 the said Mrinal Kanti Khanra alias Mrinal Kanti Roy for the consideration mentioned therein conveyed and transferred undivided one equal half part or share in Premises No. 8A, Bhairab Mukherjee Lane, Kolkata -700004 to Smt. Dipali Roy (wife of Sri Madhusudan Roy alias Khanra).

**THAT** the Eastern portion of Premises No. 8A, Bhairab Mukherjee Lane, Kolkata -700004 having an area of Land 03 (Three) Cottahs 03 (Three) Chittacks 24 (Twenty Four) Sq.ft. togetherwith two storied building thereon subsequently numbered as 8A/1, Bhairab Mukherjee Lane, Kolkata - 700004 by the Calcutta Municipal Corporation.

**THAT** Sri Madhusudan Roy and Smt. Dipali Roy duly corrected their names and became absolute joint owners of and seized and possessed of and otherwise well and sufficiently entitled to Premises No. 8A/1, Bhairab Mukherjee Lane, Post Office - Shyambazar, Police Station - Ultadanga, Kolkata -700004, having Assessee No. 1100950300092, admeasuring about 03 Cottah 03 Chittak 24 Square Feet of land and partly two storied building thereon.

**THAT** the said Dipali Roy died intestate on 07.12.2019 leaving behind her husband Sri Madhusudan Roy (Khanra) only son Sri Indranil Roy and only daughter Smt. Nilanjan Pal and interalia premises No. 8A/1, Bhairab Mukherjee Lane, Kolkata-700004.

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Subrata Mallik Adv.  
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**THAT** immediately after demise of Smt. Dipali Roy her husband namely Madhusudan Roy (Khanra) died intestate on 04.11.2020 leaving him his only son and daughter named above and interalia Premises No. 8A/1, Bhairab Mukherjee Lane, Kolkata - 700004.

**THAT** by virtue of said inheritance thus the said Sri Indranil Roy and Smt. Nilanjana Pal (hereinafter for the sake of brevity collectively and jointly called and referred to as the "Land Owners") became the absolute Owners to the extent of undivided equal share each and jointly seized and possessed of and/ or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of a revenue free land here ditaments and premises containing by estimation an area of 03 Cottah 03 Chittak 24 Square Feet be the same or a little more or less including all easement rights and appurtenances thereto lying situate at being Premises No. 8A/1, Bhairab Mukherjee Lane, Kolkata - 700004 within the jurisdiction of Tala Police Station, within the local limits of Kolkata Municipal Corporation, in the District of South 24 Parganas hereinafter referred to as the "**SAID PROPERTY**" or "**SAID LAND**" free from shall encumbrances whatsoever and the said Owners duly got their names mutated before the Kolkata Municipal Corporation in respect of the said Property.

**THAT** with a view to develop of the aforesaid property by raising construction of a multi storied building thereon, the Owners herein entered into a Development Agreement with one reputed Developer named **M/S. GREEN HOUSE DEVELOPERS**, a proprietorship firm, having its office at 19, Badridas Temple Street, P.S. & P.O. Manicktola, Kolkata - 700 004, represented by the proprietress **SMT. SONALI NAG**, wife of Sri Sujoy Nag, by Occupation -. Business, by Nationality - Indian, By Religion - Hindu, residing at 63/19, Dum Dum Road, P.O. Motijheel, P.S. Dum Dum, Kolkata- 700 074 under some terms and conditions mentioned thereon which was

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duly registered before the Additional District Sub- Registrar at Sealdah, and recorded in Book No. 1, CD Volume No. 1606-2022, pages from 102491 to 102512, being Deed No. 160603074 for the year 2022 and also executed one Development Power of Attorney unto the favour of the said Developer duly registered before the Additional District Sub- Registrar at Sealdah and recorded in Book No. I, CD Volume No. 1606-2022, pages from 102513 to 102527, being Deed No. 190305570 for the year 2015 empowering the Developer to construct and complete the said building together with right to do other acts, deeds and things on behalf of the Owners herein alongwith rights to sell, convey and transfer the respective units of the Developer's Allocation on their behalf to any intending buyer or buyers and also right to collect the entire consideration of the same from the said intending buyer or buyers.

**THAT** in terms of said Development Agreement and Development Power of Attorney, the said Developer obtained a Building Sanctioned Plan vide Building Permit No. 2022010022 dated 19.05.2022 from the concerned Kolkata Municipal Corporation and the said Developer constructed and completed a new multi storied building on the aforesaid property in fully complete and in habitable nature together with the facilities of water and electricity connection which is called and known as "**GREEN HOUSE**".

By the foregoing events and in fact, it is clear that, this property is free from all sorts of encumbrances, charges, liabilities, liens and lispendents, 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 fit for equitable mortgage.

The Search Receipts are enclosed herewith.

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(Adv.) 26/03/25  
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