

SAMARESH DAS

Advocate
High Court, Calcutta

Resi & Chamber :

R-1/18, B.P. Township
P.S. Patuli, Kolkata-700094
Mob : 9830185069

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and situated at Municipal Premises No.1, Tilak Road, P.S. Rabindra Sarobar, Kolkata- 700029, within the ambit of The Kolkata Municipal Corporation, Ward No.85, vide Assessecc No.11-085-24-0001-8, District 24 Parganas (South) is free from all encumbrances, charges, liens, liabilities, lispendents and attachment of any kind of whatsoever and the said landed property has an absolute clear, free and marketable title.

I as per searching of my clerk also hereby certify that the abovementioned landed property is not subject to any restriction of **URBAN LAND** (Ceiling and Regulation) Act, 1976, and the same is not under any claim from C.M.D.A. and C.I.T. and any other authority and is fit for equitable mortgage.

Enclosed:-

Search Receipt No. REGN-BB-519187
REGN-BB-068858


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Regn No: WB/1930/2009.

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AND WHEREAS the Owners for beneficial use and commercial exploitation of the aforesaid property decided to construct G+V Storied building over the said property in accordance with the sanctioned building plan to be sanctioned by the K.M.C. or any other competent authorities.

AND WHEREAS the said **(1) SMT. GOURI CHATTERJEE** and **(2) SRI ABHIJIT BHATTACHARJEE** executed a Registered Development Agreement on 20th day of January 2022 with the present Developer **SYNERGY CONSULTANTS** for developing the aforesaid plot of land, under some terms and conditions morefully described in the said Development Agreement. The said registered Deed of Development Agreement was registered on 20th day of January, 2022 in the office of D.S.R.-III, Alipore, 24 Parganas (South) and recorded in Book No. I, Volume No. 1603-2022, Pages from 33630 to 33679, being No. 160300745 for the year 2022.

AND WHEREAS the said **(1) SMT. GOURI CHATTERJEE** and **(2) SRI ABHIJIT BHATTACHARJEE** executed a registered Development Power of Attorney was registered on day of 21st day of January, 2022 in the office of D.S.R.-III, Alipore, 24 Parganas (South) and recorded in Book No. I, Volume No. 1603-2022, Pages from 36786 to 36813, being No. 160300934 for the year 2022, in favour of **SYNERGY CONSULTANTS**, the Developer therein.

I as per searching of my clerk hereby certify that the abovementioned landed property of **SMT. GOURI CHATTERJEE** and **SRI ABHIJIT BHATTACHARJEE** who are the owners of **ALL THAT** piece and parcel of bastu land measuring more or less 8 Cottah 15 sq. ft. alongwith structure standing thereon formerly plot No.393 of the Improvement Trust Scheme No.XV(B) comprised in Holding Nos.144 and 140 respectively in Sub-Division Q, Division VI, Dihi-Panchngram, District 24 Parganas, Sub-Registration Office Alipore, District Registration Office Alipore lying

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WB/1430/2022

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No. 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata-700029 due to natural love and affection jointly decided to gift their undivided $\frac{2}{6}$ th share in favour of their brother Sri Abhijit Bhattacharjee by a Deed of Gift which was registered in the office at additional Registrar of Assurances-IV, Kolkata and recorded in Book No.1, Volume No.1904-2022, pages 52587 to 52624, being No. 190417381 for the year 2021.

AND WHEREAS by the aforesaid way of inheritance and gift Sri Abhijit Bhattacharjee became the owner of undivided $\frac{1}{6}$ th + undivided $\frac{2}{6}$ th i.e. undivided $\frac{1}{2}$ (half) share of the entire property lying and situated at Premises No. 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029.

AND WHEREAS Smt. Gouri Chatterjee and Abhijit Bhattacharjee jointly became the absolute owners of ALL THAT piece and parcel of bastu land measuring more or less 8 Cottah 15 sq. ft. alongwith partly three and partly four storied building standing thereon lying and situated at Municipal Premises No. 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029.

AND WHEREAS while seized, possessed and enjoying the aforesaid property Smt. Gouri Chatterjee and Abhijit Bhattacharjee mutated their names in the records of The Kolkata Municipal Corporation by paying upto date taxes and levies relating to Municipal Premises No. 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029, Ward No.85, vide Assessee No.11-085-24-0001-8, District 24 Parganas (South).

AND WHEREAS Smt. Gouri Chatterjee and Abhijit Bhattacharjee as joint owners and are in lawful possession and absolutely seized and possessed of or otherwise sufficiently entitled to **ALL THAT** the said land more fully described above free from any encumbrances and having a clear and good marketable title.

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WB/1930/2001

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AND WHEREAS by the aforesaid way of inheritance and purchase Uma Rani Bhattacharjee alias Uma Bhattacharjee and Smt. Gouri Bhattacharjee jointly became the absolute owner of 8Cottah 15 sq. ft. of bastu land alongwith partly three and partly four storied building lying and situated at Premises No. 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029 and Uma Rani Bhattacharjee alias Uma Bhattacharjee individually became the owner of undivided ½(half) share of the entire property and Smt. Gouri Chatterjee individually became the owner of undivided ½(half) share of the entire property.

AND WHEREAS while seized, possessed and enjoying the undivided ½(half) share of the entire property Uma Rani Bhattacharjee alias Uma Bhattacharjee died intestate on 01.12.2007 leaving behind surviving his only son Sri Abhijit Bhattacharjee and two married daughters Smt. Dipa Bhattacharjee and Smt. Indrani Banerjee as her only legal heirs, heiresses and successors as per Hindu Succession Act, 1956 as his husband Rajendra Lal Bhattacharjee predeceased her on 26.10.1980.

AND WHEREAS by the aforesaid way of inheritance Sri Abhijit Bhattacharjee became the owner of undivided 1/6th share holder of the entire property lying and situated at 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029 and Smt. Dipa Bhattacharjee became the owner of undivided 1/6th share holder of the entire property lying and situated at 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029 and Smt. Indrani Banerjee became the owner of undivided 1/6th share holder of the entire property lying and situated at 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029.

AND WHEREAS Smt. Dipa Bhattacharjee and Smt. Indrani Banerjee as the owners of undivided 2/6th share holder of the entire property lying and situated at Premises

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before the Sub-Registrar Alipore and recorded in Book No.1, Volume No.80, Pages from 97 to 103, Being No.3101, for the year 1942.

AND WHEREAS Smt. Benarasi Debi Lath since the date of her aforesaid purchase is in possession of the said property and is thus absolutely seized and possessed or otherwise well and sufficiently entitled to the said premises No.1, Tilak Road, Kolkata- 700029 fully described in the Schedule thereunder and hereunder written free from encumbrances.

AND WHEREAS Smt. Benarasi Debi Lath while seized, possessed and enjoying the aforesaid 8 Cottah 15 sq. ft. of bastu land alongwith partly three and partly four storied building lying and situated at 1, Tilak Road, Kolkata- 700029 due to some unavoidable circumstances sold, conveyed and transferred the aforesaid property as the Vendor therein with the confirmation of Motilal Lath as the Confirming Party therein by an Indenture of Conveyance dated 16.08.1972 which was registered in the Office at District Sub- Registrar of Alipore at Alipore, 24 Parganas and recorded in Book No.1, Volume No.86, page from 32 to 40, being No.3532 for the year 1972 in favour of Smt. Bimala Bala Bhattacharjee and her two daughters namely Smt. Uma Rani Bhattacharjee and Smt. Gouri Chatterjee the joint purchasers therein.

AND WHEREAS Smt. Bimala Bala Bhattacharjee while, seized, possessed and enjoying the aforesaid property lying and situated at 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029 as undivided 1/3rd share holder Smt. Bimala Bala Bhattacharjee died intestate on 12.04.1985 leaving behind surviving her two married daughters namely Uma Rani Bhattacharjee alias Uma Bhattacharjee and Smt. Gouri Chatterjee as her legal heirs, heiresses and successors as her husband Jnaneswar Bhattacharya died intestate on 17.08.1986.

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WHEREAS as per photo copy of Deed submitted to me and as per searching of my clerk N. Uddin that by a Conveyance dated the 13th day of March, 1993 and registered in Book No.1, Volume No.33, Pages from 217 to 219, Being No.1816, in the office of the District -Sub-Registrar of Twenty Four Parganas Alipore made between the Trustees for the Improvement of Calcutta therein referred to as the "Board" of the one Part and one Narendra Chandra Bhattacharya therein described as "purchaser" of the Other Part, the Board for the consideration therein mentioned sold, granted and conveyed **ALL THAT** piece and parcel of revenue free land hereditaments and Premises contained an area of Eight Cottahs and Fifteen Square Feet more or less situate lying at and being plot No.393 of the Surplus land in the Improvement Scheme No.XV(B) in the District of Twenty Four Parganas Alipore and within the Municipal Limits of the town of Calcutta and more particularly described in the schedule thereunder written.

AND WHEREAS the said Narendra Nath Bhattacharya thereafter erected a partly four and partly three storied building on the said land hereditaments and premises.

AND WHEREAS the said plot of land hereditaments and premises being Plot No.393 of the Calcutta Improvement Scheme No.XV(B) **TOGETHER WITH** the building erected thereon was thereafter assessed and numbered by the corporation of Calcutta as premises No.1, Tilak Road, P.S. previously Tollygunge presently Rabindra Sarobar, Kolkata- 700029.

AND WHEREAS by a conveyance dated the 6th November 1942 for the consideration therein mentioned the said Narendra Chandra Bhattacharya granted transferred and conveyed his absolute right title and interest in the said premises No.1, Tilak Road, Kolkata- 700029 more fully and particularly described in the schedule therein to Smt. Benarasi Debi Lath and the said Deed was registered

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Date : 14.03.2024

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

Ref: **ALL THAT** piece and parcel of bastu land measuring more or less 8 Cottah 15 sq. ft. alongwith structure standing thereon formerly plot No.393 of the Improvement Trust Scheme No.XV(B) comprised in Holding Nos.144 and 140 respectively in Sub-Division Q, Division VI, Dihi-Panchnagram, District 24 Parganas, Sub-Registration Office Alipore, District Registration Office Alipore lying and situated at Municipal Premises No.1, Tilak Road, P.S. Rabindra Sarobar, Kolkata-700029, within the ambit of The Kolkata Municipal Corporation, Ward No.85, vide Assessee No.11-085-24-0001-8, District 24 Parganas (South).

Present Owners of the Land :-

(1) SMT. GOURI CHATTERJEE, wife of Late Rabindra Lal Chatterjee, daughter of Late Jnaneswar Bhattacharya, by faith-Hindu, by occupation-Landlady, by Nationality- Indian and **(2) SRI ABHIJIT BHATTACHARJEE**, son of Late Rajendra Lal Bhattacharjee, by faith-Hindu, by occupation-Landlord, by Nationality- Indian, both are residing at 1, Tilak Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar, Kolkata- 700029, District 24 Parganas (South).

I have caused necessary searching through my clerk N. Uddin in the office at A.D.S.R. Alipore, 24 Parganas (South) for the period from 2011 to 2024 upto date, D.R. Alipore, 24 Parganas (South) for the period from 2011 to 2024 upto date and Additional Registrar of Assurances, Kolkata for the period from 2011 to 2024 upto date and have inspected all other relevant documents in respect of the aforesaid property and I have found three entries within the aforesaid stipulated period.

My report is as follows:-

Samaresh Das
Adv.
WB/1435/2001

No. REGN BB 063858

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 18658
- 2. Date of application 12/3/22
- 3. Search for the year (s) 2022-23
- 4. Name of office to which the record to be searched or inspected relates M

Name of person or property to be searched F

Nature of document 1

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 1. Title RA

From whom received N. Mahalingam

Fees paid under Article — 15 F

(1) (i)

(2) (ii)

(2)

..... Registrar of

..... attached
 14/ SRI AB...
 ...Hindu, by

No. REGN BB 519187

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 7487

Date of application 13.3.24

Search for the year (s) 2021-24

Name of office to which the record to be searched or inspected relates DR + SR - AHIPUR

Name of person or property to be searched 1. Tilak Road

Nature of document Kot - 29

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

From whom received N. Addin

Fees paid under Article - 307

(1) (i)

(2) (ii)



Registrar of *[Signature]*