

Arijit Dutta
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NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE.

Ref. ALL THAT piece and parcel of bastu land measuring about 5 (five) Cottahs 14 (fourteen) Chittacks (ie. total 4230 Sq. Ft.), a little more or less, together with old dilapidated three storied residential brick building total measuring about 8100 Sq. Ft. (i.e. 2700 Sq. Ft. in each Ground Floor, First Floor and Second Floor respectively), more or less, cement flooring, (now here undivided one third share i.e. land measuring about 1 Cottah 15 Chittacks 15 Sq. Ft. or 1410 Sq. Ft. with total 2700 Sq. Ft. of residential structures) standing thereon, which is situated at Dist. -Kolkata, Police Station Shyampukur, being municipal premises no. 4, Haralal Mitra Street, P.S. Shyampukur, Kolkata 700003, Assessee No.11-007-16-0003-8, under Ward No.007, Borough No. 1, within the local limits of Kolkata Municipal Corporation, together with all easement rights over the said property.

Present Owner/Vendor: 1) SMT. DURGA GHOSH, wife of Late Sankar Ghosh @ Shankar Prasad Ghosh, and 2) SRI SUNNY GHOSH, son of Late Sankar Ghosh @ Shankar Prasad Ghosh, 3) SMT.SARMISTHA GHOSH, daughter of Late Sankar Ghosh @ Shankar Prasad Ghosh, and 4) SMT.SANGHAMITRA GHOSH, wife of Late Sudhis Ranjan Ghosh, all are residing at 4, Haralal Mitra Street, P.O.- Baghbazar, P.S. Shyampukur, Kolkata 700003.

Developer: M/S TRIKUTA HEIGHTS LLP (PAN: AAWFT8887G, D.O.I. 23/09/2024), a Limited Liability Partnership Firm is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008 having its registered office at 13, Pran Krishna Mukherjee Road, P.O. -Cossipore, P.S. Chitpur, Kolkata 700 002, District South 24 Parganas, represented by its partners namely (1) SRI ABHISHEK SHAW (PAN: JCTPS4131Q, Aadhaar No. 4907-8858-7463, D.O.B. 05/12/1998), son of Sri Arun Kumar Shaw, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. Cossipore, P.S. Chitpur, Kolkata - 700 002, District South 24 Parganas, (2) SRI INDRAJIT SINHA (PAN: NMLPS0722M, Aadhaar No.2968-5488-1447, D.O.B.-31/01/2002), son of Sri Amar Kumar Sinha, residing at 13, Pran Krishna Mukherjee Road, P.O. Cossipore, P.S. Chitpur, Kolkata 700 002, District South 24 Parganas and (3) MS. DIPTI VERMA (PAN: BKXPM9320F, Aadhaar No.7045-5768-9379, D.O.B. 19/06/1989), daughter of Sri Ravindra Prasad Verma, residing at 1/1/H/A/2, Haridhan Dutta Bye Lane, Flat No.C2, 2nd Floor, P.O. Cossipore, P.S. Chitpur, Kolkata-700 002, District South 24 Parganas.

I have caused necessary searches in the office of the Additional Registrar of Assurances at Kolkata for a period from 2010 to 2026 alongwith City Civil Court at Calcutta and have inspected the Municipal records for mutation and all other relevant documents in respect of the aforesaid property.

My report is as follows:

WHEREAS by virtue of registered Saaf Bikroy Kobala dated 19/03/1907, one Smt. Basanta Kumari Ghose wife of Madan Mohan Ghose purchased ALL THAT piece and parcel of bastu land measuring about 5 (five) Cottahs 14 (fourteen) Chittacks, a little more or less, situated at premises no.4, Haralal Mitra Street, P.S. Shyampukur, Kolkata 700003, within the local limits of Kolkata Municipal Corporation, together with all easement rights over the said property, which is morefully and particularly described in the SCHEDULE - "A" below, from Rajlaxmi Dasi, which was registered in the office of Addll. District Sub-Registrar of Assurances at Calcutta and recorded in Book No.1, Volume No.8, pages from 88 to 93, being Deed No.00282 for the year 1907, hereinafter referred to as the "said property".

AND WHEREAS after such purchased said Basanta Kumari Ghose died intestate leaving behind her only one son namely Satyendra Nath Ghose as her Class-I legal heirs. It is pertinent to mention herein that her husband namely Madan Mohan Ghose was predeceased her.

AND WHEREAS after such demise mentioned hereinabove said Satyendra Nath Ghose became the absolute owner of the said property mentioned in the SCHEDULE - "A" below as per law of inheritance and thereafter mutated his names before the assessment registrar of Calcutta Municipal Corporation and after mutation his property known as being municipal premises no.4, Haralal Mitra Street, P.S. Shyampukur, Kolkata 700003, within the local limits of Kolkata Municipal Corporation and enjoyed the same free from all

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encumbrances and paid taxes in his favour in respect of the property mentioned in the SCHEDULE - "A" below.

AND WHEREAS said Satyendra Nath Ghose being the absolute owner in respect of property mentioned in the SCHEDULE - "A" below with other properties have executed a registered WILL and Testament dated 07/10/1964 for the benefits of legal heirs of said Satyendra Nath Ghose as mentioned therein, which was duly registered in the office of Registrar of Assurances, Calcutta and recorded in Book No.III, Volume No. 10, pages from 80 to 87, being Deed No.00263 for the year 1964.

AND WHEREAS after death of said Satyendra Nath Ghose the executors of the said WILL and Testament dated 07/10/1964 filed a Probate Case being No.14 of 1982 before the Learned Chief Judge, City Civil Court at Calcutta for grant of probate in respect of last WILL and Testament dated 07/10/1964 and after heard of the said case vide order dated 06/07/1984 the Ld. Chief Judge-In-Charge, City Civil Court at Calcutta was pleased to grant the probate of last WILL and Testament dated 07/10/1964.

AND WHEREAS as per contents of the said last WILL and Testament of Satyendra Nath Ghose dated 07/10/1964 the following persons are entitled the property mentioned in the SCHEDULE "A" below which are as follows:

a) Smt. Jiban Basini Ghose wife of Late Satyendra Nath Ghose shall get the undivided 1/6th share of said property and after death of said Jiban Basini Ghose her undivided 1/6th share of said property will devolve absolutely in equal shares upon Gopi Ranjan Ghose (son of Late Satyendra Nath Ghose), Sankar Prasad Ghose (grandson of Late Satyendra Nath Ghose), Shyama Prasad Ghose (grandson of Late Satyendra Nath Ghose) and Sudhis Ranjan Ghose (grandson of Late Satyendra Nath Ghose) or their respective male heirs and successors;

b) Gopi Ranjan Ghose son of Late Satyendra Nath Ghose shall get the undivided 1/3rd share of said property;

c) Shyama Prasad Ghose son of Late Promod Ranjan Ghose and grandson of Late Satyendra Nath Ghose shall get the undivided 1/6th share of said property;

d) Sudhis Ranjan Ghose son of Late Promod Ranjan Ghose and grandson of Late Satyendra Nath Ghose shall get the undivided 1/6th share of said property;

e) Sankar Prasad Ghose son of Late Makhanlal Ghose and grandson of Late Satyendra Nath Ghose shall get the undivided 1/6th share of said property;

AND WHEREAS after grant of probate by the Ld. Court in respect of the last WILL and Testament dated 07/10/1964 said Jiban Basini Ghose died and as per conditions of the said WILL and Testament dated 07/10/1964 her undivided 1/6th share of the said property mentioned in the SCHEDULE "A" below has devolved in equal shares upon Gopi Ranjan Ghose (son of Late Satyendra Nath Ghose), Sankar Prasad Ghose (grandson of Late Satyendra Nath Ghose), Shyama Prasad Ghose (grandson of Late Satyendra Nath Ghose) and Sudhis Ranjan Ghose (grandson of Late Satyendra Nath Ghose) and enjoyed the same free from all encumbrances.

AND WHEREAS said Gopi Ranjan Ghose being unmarried died intestate leaving behind Shyama Prasad Ghose (son of predeceased brother Promod Ranjan Ghose), Sudhis Ranjan Ghose (son of predeceased brother Promod Ranjan Ghose) and Sankar Prasad Ghose (son of predeceased brother Makhanlal Ghose), Seba Ghose (daughter of predeceased brother Makhanlal Ghose) and Mita Ghose (daughter of predeceased brother Makhanlal Ghose) as his legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that his parents namely Satyendra Nath Ghose and Jiban Basini Ghose predeceased him and also his two unmarried sisters including Aparna Ghose predeceased him.

AND WHEREAS said Shyama Prasad Ghose being unmarried died intestate on 24/11/2010 leaving behind his full blooded brother namely Sudhis Ranjan Ghose, since deceased and one unmarried sister namely Dipti Ghose as his legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that his parents namely Promod Ranjan Ghose and Gouri Rani Ghose predeceased him and also his one unmarried sister including Dipti Ghose predeceased him.

AND WHEREAS said Sudhis Ranjan Ghose died intestate on 30/10/2007 leaving behind his widow namely Sanghamitra Ghosh as his only Class-I legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that his parents namely Promod Ranjan Ghose and Gouri Rani Ghose predeceased him and also his one unmarried sister including Dipti Ghose predeceased him.

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AND WHEREAS after such demise said Sanghamitra Ghosh became the owner of undivided one half shares in respect of the property mentioned in the SCHEDULE "A" below as per law of inheritance and enjoying the same free from all encumbrances.

AND WHEREAS said Seba Ghose being issueless died intestate leaving behind her full-blooded brother namely Sankar Prasad Ghose as her only legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that her parents namely Makhanlal Ghose, Nilima Rani Ghose, Mita Ghose (predeceased sister) predeceased her and also her husband predeceased her.

AND WHEREAS said Mita Ghose being unmarried died intestate leaving behind her full-blooded brother namely Sankar Prasad Ghose as her only legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that her parents namely Makhanlal Ghose and Nilima Rani Ghose, predeceased her.

AND WHEREAS after such demise mentioned hereinabove said Sankar Prasad Ghose became the owner of undivided one half shares in respect of the property mentioned in the SCHEDULE "A" below as per contents of WILL and Testament and also as per law of inheritance and enjoying the same free from all encumbrances and thereafter mutated the owners names before the assessment registrar of Kolkata Municipal Corporation and paying all taxes in respect of the property mentioned in the SCHEDULE - "A" below.

AND WHEREAS said Sankar Prasad Ghose died intestate on 09/03/2013 leaving behind his wife namely Durga Ghosh, one son namely Sunny Ghosh and one daughter namely Sarmistha Ghosh as his only Class-1 legal heirs as per Hindu Succession Act, 1956 and as such each of them became the owners of each having undivided one sixth shares in respect of the property left by said Sankar Prasad Ghose, since deceased.

AND WHEREAS after aforesaid facts and circumstances at present said Sanghamitra Ghosh became the owner of undivided one half shares in respect of the property mentioned in the SCHEDULE "A" below and said Durga Ghosh, Sunny Ghosh and Sarmistha Ghosh became the owners of each having undivided one sixth shares in respect of the said property mentioned in the SCHEDULE "A" below as per law of inheritance and enjoying the same free from all encumbrances and paying taxes in their favour in respect of the property mentioned in the SCHEDULE - "A" below.

AND WHEREAS now said Durga Ghosh and Sunny Ghosh being co-owner have decided to develop and/or extend their total undivided one third share of property mentioned in the SCHEDULE "A" below but due to insufficient fund and other sufficient reasons and also due to lack of finance and lack of technical expertise the Owners herein are searching for a reputed Promoters/Developers, who would construct multi-storied building on the SCHEDULE "A" property written hereunder under certain terms and conditions at its own costs and responsibilities after obtaining necessary sanction/permission from the Competent Authority and having so decided offered the Developers to undertake the said project and the Developers agreed to take up the said project and upon such agreement the parties hereto entered into this Development Agreement under mutual terms and conditions hereinafter appearing.

AND WHEREAS the Owners herein have decided and agreed to get the said property mentioned in the SCHEDULE "A" below written hereunder, developed by Constructing a multi-storied building upon it through and at the costs and expenses of the Developers namely M/S TRIKUTA HEIGHTS LLP and in this effect the Owners herein have executed a Registered Development Agreement dated 02.12.2024, which was registered in the office of A.R.A.-II at Kolkata and recorded in Book No. 1, Volume No. 1902-2024, Pages from 752050 to 752088, being Deed No. 1902-14196 for the year 2024, Book No. 1, Volume No. 1902-2024, Pages from 752181 to 752225, being Deed No. 1902-14199 for the year 2024 and Book No. 1, Volume No. 1902-2024, Pages from 752896 to 752933, being Deed No. 1902-14202 for the year 2024 and also the Owners executed a Registered Development Power of Attorney dated 02.12.2024 in favour of Developers, which was registered before A.R.A.-II at Kolkata and recorded in Book No. I, Volume No. 1902-2024, Pages from 753003 to 753028, being Deed No. 1902-14204 for the year 2024, Book No. I, Volume No. 1902-2024, Pages from 753029 to 753056, being Deed No. 1902-14205 for the year 2024 and Book No. I, Volume No. 1902-2024, Pages from 753057 to 753082, being Deed No. 1902-14206 for the year 2024 and it is free from all encumbrances.

I hereby certify that the above mentioned property of SMT. DURGA GHOSH, 2) SRI SUNNY GHOSH, 3) SMT.SARMISTHA GHOSH, and 4) SMT.SANGHAMITRA GHOSH are free from all sorts of encumbrances

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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 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.

The receipts for the relevant searches are enclosed herewith:

Dated : 17.02.2026.

ARIJIT DUTTA
~~ADVOCATE~~
Advocate