

Dipal Roy

Chamber & Residence:
G-59/A, Baghajatin, P.S. Patuli
Kolkata - 700 086

B. Sc. LL.B. Advocate

Alipore Judges & Criminal Court

(033) 2425-9834 (R)
Mobile : 98310-24464
E-mail : dipalroy2@gmail.com

NON ENCUMBRANCES CERTIFICATE

Re. : **ALL THAT** piece and parcel of the homestead land measuring more or less an area **4 (four) Cottahs 15 (fifteen) Chittaks 10 (ten) Sq.ft. TOGETHER WITH brick built old two storied dilapidated building, standing thereon, lying and situated at **Mouza - Baishnabghata, J.L. No. 28, comprised in R.S. Khatian No. 30 corresponding to L.R. Khatian Nos. 1092 and 1093, appertaining to R.S. & L.R. Dag No. 661, under Police Station - Patuli, being KMC Premises No. 46, Barada Avenue, Kolkata - 700084, within the limits of Ward No. 110 vide Assessee No. 31-110-02-0046-0 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, A.D.S.R. at Alipore, D.S.R. at Alipore.****

Present Owners : - 1. SMT. CHITRA BHATTACHARJEE widow of Late Bidyut Bhattacharjee and daughter of Late Sudhish Chandra Banerjee and **2. SMT. SUVRA BANERJEE**, daughter of Late Sudhish Chandra Banerjee, both of 18, Barada Avenue, P.S. Patuli, Kolkata - 700084, in the District of South 24 Parganas.

This is to certify that I have caused necessary searches through my searcher online and manual basis in the Index - II, in the Records of A.D.S.R. at Alipore, D.S.R. at Alipore as well as A.R.A. at Kolkata for the period from 2011- 2025 (till date).

In course of search work and in terms of the records made available as per record of I have found eight entries evidencing registration with respect to the said Land, which is attach in Search Report by separate sheet.

My report is as follows :-

THAT the Present Owners herein entered into a Development Agreement on 08.08.2019 with the then Developer Sri Biswajyoti Bagchi and 2 Sri Sagnik Mukherjee in respect of the said landed property and the said Development Agreement, duly registered in the office of A.R.A.-IV at Kolkata, recorded in Book No.I, Volume No. 1904-2019, Pages from 371742 to 371798, Being No. 190407769 for the year 2019 and afterwards the Present Owners herein also executed a registered Development Power of Attorney unto and in favour of the Developer therein, which was registered in the office of A.R.A.-IV at Kolkata and recorded in Book No.I, Being No. 190407794 for the year 2019

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THE\$REAFTER the Present Owners herein Cancelled Development Agreement with the then Developer Sri Biswajyoti Bagchi and 2 Sri Sagnik Mukherjee, by virtue of a registered Cancellation Development Agreement, dated - 03.02.2024, duly registered in the office of A.R.A.-IV at Kolkata, recorded in Book No.I, Volume No. 1904-2024, Pages from 176635 to 176653 Being No. 190402828 for the year 2014 afterwards the Present Owners herein also executed a registered Cancellation Development Power of Attorney, which was registered in the office of A.R.A.-IV at Kolkata, recorded in Book No.I, Being No. 190407794 for the year 2019 was automatically cancel due to demise of Smt. Aparna Banerjee on 24.04.2021 who was one of the co-owner of the plot and also the development agreement dated - 08.08.2019 was cancelled and to that effect the Present Owners herein absolutely freely and peacefully seized and possessed of the aforesaid landed property.

THAT the Present Owners herein while jointly seized and possessed of the said land entered into a Development Agreement on 13.12.2024 with M/s. Sabyasachi Construction, having its office at 27, Raja S.C. Mullick Road, P.S. Patuli, Kolkata - 700084, being represented by its Proprietor namely Sri Sabyasachi Sutradhar, son of Late Surendra Nath Sutradhar of A/7, New Raipur, P.S. Patuli, Kolkata - 700084 and the said Development Agreement duly registered in the office of D.S.R. - III at Alipore, recorded in Book No.I, Volume No. 1603-2024, Pages from 558546 to 558581, Being No. 160321172 for the year 2024 and afterwards the Present Owners herein also executed a registered Development Power of Attorney unto and in favour of the Developer therein, which was registered in the office of D.S.R. - III at Alipore, recorded in Book No.I, Volume No. 1603-2024, Pages from 559492 to 559509, Being No. 160321180 for the year 2024.

THEREAFTER in the basis of the said Development Agreement and Development Power of Attorney Developer M/s. Sabyasachi Construction, having its office at 27, Raja S.C. Mullick Road, P.S. Patuli, Kolkata - 700084, being represented by its Proprietor namely Sri Sabyasachi Sutradhar, son of Late Surendra Nath Sutradhar of A/7, New Raipur, P.S. Patuli, Kolkata - 700084 executed a Boundary Declaration and Deed of Gift for Splay Cornor of land to KMC and the said Boundary Declaration duly registered in the office of D.S.R. - III at Alipore, recorded in Book No.I, Volume No. 1603-2025, Pages from 108488 to 108501, Being No. 160304478 for the year 2025 and the said Deed of Gift, duly registered in the office D.S.R. - III at Alipore, recorded in Book No.I, Volume No. 1603-2025, Pages from 108688 to 108703, Being No. 160303364 for the year 2025 in favour of KMC.

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BE IT MENTIONED THAT another Power of Attorney was registered for the purpose of sanction plan and other works before the Kolkata Municipal Corporation in respect of the said landed property, as stated above and the same was registered in the office of D.S.R. - III at Alipore, recorded in Book No.I, Volume No. 1603-2025, Pages from 55665 to 55680, Being No. 160301484 for the year 2025.

THEREAFTER the Present Land Owners/Vendors herein while jointly seized and possessed of the said land duly constructed brick built pucca structure over the said land at their own costs, expenses and efforts, free from all encumbrances.

I hereby certify that the above mentioned land of **1. SMT. CHITRA BHATTACHARJEE** widow of Late Bidyut Bhattacharjee and daughter of Late Sudhish Chandra Banerjee and **2. SMT. SUVRA BANERJEE**, daughter of Late Sudhish Chandra Banerjee, both of 18, Barada Avenue, P.S. Patuli, Kolkata - 700084, in the District of South 24 Parganas being the Present Owner herein is free from all sorts of encumbrances, charges, liabilities, liens and dispendences attachment of any kind whatsoever and the said land have an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act. 1976 and the same is not under any claim of the B.L. & L.R.O. as well as Search Competent Court of Law at Alipore for Title Suit any in the name of the Present Owners herein and therein found that no such suit filed against the Present Owners herein and any other authority.

The receipts for the relevant search is enclosed herewith.

Enclosed as above.


Dipal Roy
Advocate

19.05.2025

HIGH COURT FORM NO. (M) 55 Civil / (H) 30 (Criminal) **APPLICATION FOR INFORMATION**

Serial No. & Date 1	Name & residence of the applicant 2	Name of information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	Remarks
<p>923 04-A-25</p> <p>Stamp for Searching Fee affixed so as to leave half stamp over the pricked line</p> <p>Rs. 10 INDIA TEN RUPEES</p> <p>LED 11 APR 2025</p> <p>14</p>	<p>Dipal Roy. Advocate - Alipore Police Court. Kot-700027</p>	<p>Whether any Title Suit has been filed in the name of Mrs Chitra Bhattacharyya (nee Banerjee) who late - Bidyut Bhattacharyya.</p> <p>18, Barada Avenue P.O. Garia, P.S. Patuli Kot-700084</p> <p>In the Court of the 5th Civil Judge (SR Div) at Alipore in the year 2014 to 2025 & so what is the no and next date!</p>	<p>04-A-25</p> <p>CIVIL JUDGE (SR. DIV.) 5TH COURT ALIPORA</p>	<p>✓</p> <p>No Such T.S. has been filed in this Court during the year 2014 to 2025. (date) appears from the year. as per C.S.</p> <p>Sheristadar Civil Judge (Sr. Division) 5th Court, Alipore</p> <p>04-A-25</p>	

HIGH COURT FORM NO. (M) 55 Civil / (H) 30 (Criminal) **APPLICATION FOR INFORMATION**

Serial No. & Date 1	Name & residence of the applicant 2	Name of information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	Remarks
265	Dipal Roy Advocate Alipore Police Court Kolkata 700027	Whether any Title Suit has been filed in the name of Smt Chitra Bhattacharjee (nee Banerjee) w/o late Bidyut Bhattacharjee 18, Barada Avenue, P.O. Garia, P.S. Patuli Kolkata-700084 In the Court of the 4th Civil Judge (Jr Div) at Alipore in the year 2018 to 2025 If so what is the case no and next date -	4.4.25	 4.4.25	No such suit has been filed against Smt. Chitra Bhattacharjee (nee Banerjee) during 2018 to Hkt. 4.4.25

Place for Searching Fee
affixed so as to leave half
stamp over the pricked line



No. REGN CC 467168

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 8368
2. Date of application 13/4/25
3. Search for the year (s) 2011 - 2025

4. Name of office to which the record to be searched or inspected relates

5. Name of person or property to be searched D R + SR Alipore

6. Nature of document Pre-46 Baroda Avenue, S. Jadavpur

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

8. From whom received S. Chhetri

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2) —

Rs. 32/-



forwarded to D.S.R./A.D.S.R. ALPur.

for searching from 2011 to 2025

✓ 17/4/25

Handwritten notes in the middle section, including "2011" and "2025" written multiple times.

forwarded to D.S.R./A.D.S.R. ALPur.

for searching from 2011 to 2025

✓ 17/4/25

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 21-04-2025

Serial No of Application	1901012985/2025	Search No	1901012985/2025
Search for the Years	From 2011 To 2025	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 46, Road: Baroda Avenue		
From whom Received	S CHHETRI		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 14/-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA

