



## NO ENCUMBRANCES

This is to confirm that the land on which development of our Residential Project "Skyline Bhagavati" is proposed at Premises No. 34B, Lake Temple Road, Kolkata- 700029, is free from any encumbrances including any rights, title, interest or name of any party in or over such land.

For SKYLINE PROJECTS

*Law B. B. B.*  
Partner

*Palash Majumdar*  
Partner

**01.08.2024**

**Report on Title**

This is a comprehensive title report on the property at 34B, Lake Temple Road, P.S. - Tollygunge, P.O. - Sarat Bose Road, Kolkata - 700029. The report details the historical transactions, legal proceedings and current ownership status, providing a clear picture of the title's lineage and current status.

**Present Owners :** Sri Debashis Mukhopadhyay, Smt. Ajita Mukherjee, Smt. Sulagna Banerjee, and Smt. Madhulagna Mukherjee, Sri Samir Kumar Mitra, Sri Arijit Mitra and Sri Dilip Kumar Dutt.

**Developer :** Skyline Projects , a Partnership firm represented by its Partners, Sri Palash Mazumder and Sri Lalit Baid, having its office at Skyline Profulla, 1st floor-1B, 3A, P.C. Sorcar Sarani, Kolkata - 700019.

Devolution of title of the original Premises no. 34B, Lake Temple Road, P.S. - Tollygunge, P.O. - Sarat Bose Road, Kolkata – 700029

**1. Initial Acquisition:**

- o Smt. Kiran Bala Debi acquired the property measuring 6 (Six) Cottahs 3 (Three) Chittacks and 1(One) Square Feet more or less through a registered conveyance dated 21st January 1938, under Deed No. 782, Book No. 1, Volume No. 9, Pages 271 to 273, from the Calcutta Improvement Trust. The property, located at Plot No. 405 of the surplus lands in Calcutta Improvement Scheme No. XXXIII, was a portion of old Municipal Premises No. 43, Mudiali Road, a part of Holding No. 39, Sub-Division T, Division VI, DihiPanchannagram, South 24 Parganas, and is now known as Premises No. 34B, Lake Temple Road, Kolkata - 700029.

**2. Subsequent Transactions:**

- o On 4th July 1939, Smt. Kiran Bala Debi sold 1 (One) Cottah 14 (Fourteen) Chittacks 30 (Thirty) Square Feet out of the property to Nirode Bala Devi, wife of Babu Probodh Bandyopadhyay, as recorded in Deed No. 676, Book No. 1, Volume No. 8, Pages 116 to 123. The remaining property then measured 4 Cottahs 4 Chittacks 16 Square Feet, including a common passage.

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**3. Construction:**

- Smt. Kiran Bala Debi constructed a three-storied building on part of the property, specifically on 2 (Two) Cottahs 5 (Five) Chittacks 31 (Thirty One) Square Feet, with 1 (One) Cottah 14 (Fourteen) Chittacks 30 (Thirty) Square Feet of the land designated as common passage.

**4. Inheritance and Legal Proceedings:**

- Smt. Kiran Bala Debi passed away intestate on 15th April 1972, leaving her son Sri Jatindra Chandra Mukherjee and daughter Smt. Sudhamaya Banerjee as her only heir/heiress.
- Sri Jatindra Chandra Mukherjee passed away intestate on 6th January 1979, leaving behind his wife Smt. Monika Mukherjee, two sons, namely Dipendra Chandra Mukhopadhyay and Debashis Mukhopadhyay and also three married daughters namely Ratna Chakrabarty , Jhuma Chakravorty and Chandana Chakraborty as his legal heir/heiresses.
- A partition suit, Title Suit 135 of 1982, was filed by Dipendra Chandra Mukhopadhyay and Debashis Mukhopadhyay against Smt. Sudhamaya Banerjee and other family members. The court decreed the suit on 12th July 1982, detailing the division of the property.

**5. Further Transactions:**

- Smt. Sudhamaya Banerjee passed away intestate on 19th February 1997, leaving behind her Monika Mukherjee, Dipendra Chandra Mukhopadhyay, Debashis Mukhopadhyay, Ratna Chakrabarty , Jhuma Chakravorty and Chandana Chakraborty as her only legal heirs/heiresses.
- Monika Mukherjee died intestate on 17th January 2010, leaving behind her two sons and three married daughters (as named herein above) as her only legal heirs/heiresses.

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- On 20th June 2016, Smt. Ratna Chakrabarty and Smt. Chandana Chakraborty, transferred their shares to Dipendra Chandra Mukhopadhyay and Debashis Mukhopadhyay. The said deed was registered in the office of District Sub Registrar-I at Alipore, recorded in Book No 1, Pages 61463 to 61485, Deed No 160102080 for the year 2016. On 30<sup>th</sup> January 2017 the said Smt. Jhuma Chakravorty wife of Sri Kanchan Kumar Chakravorty gifted, transferred and conveyed her share which she inherited from her mother in favour of Dipendra Chandra Mukhopadhyay and Debashis Mukhopadhyay . The said deed was registered in the office of District Sub Registrar-I at Alipore, recorded in Book No 1, Pages 7247 to 7273 , Deed No 1 60100237 for the year 2017.

**6. Current Ownership:**

- Dipendra Chandra Mukhopadhyay passed away intestate on 30th July 2019, leaving behind his wife Smt. Ajita Mukherjee and two daughters, namely Sulagna Banerjee and Madhulagna Mukherjee as his only legal heiresses.
- Following the transfers and inheritance as mentioned herein above, the said Debashis Mukhopadhyay , Ajita Mukherjee, Sulagna Banerjee and Madhulagna Mukherjee became the owners of the property and Premises no 34B Lake Temple Road, Kolkata – 700029. The said owners duly recorded and mutated their names with the Kolkata Municipal Corporation.

Devolution of title of the Premises no. 34C, Lake Temple Road, P.S. - Tollygunge, P.O. - Sarat Bose Road, Kolkata – 700029

**1. Original Transaction :**

- On July 4, 1939, Smt. Kiran Bala Debi transferred ownership of land measuring 1 Cottah 14 Chittacks and 30 Square Feet to Nirode Bala Devi, wife of Babu Probodh Bandyopadhyay. The property is a portion of Plot No. 405, Calcutta Improvement Scheme No. XXXIII, previously part of old Municipal Premises No. 43,

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Mudiali Road, now identified as part of Holding No. 39, Sub-Division T, Division VI, DihiPanchannagram, District 24 Parganas, now South 24 Parganas. This transaction was recorded in the District Registrar's office at Alipore, Book No: 1, Volume No. 8, Pages 116 to 123, Being No. 676 for the year 1939.

**2. Subsequent Transfer :**

- On November 26, 1943, Niode Bala Devi and her husband Babu Probodh Bandyopadhyay transferred the same property to Chandi Charan Mitra and his brother Gopal Chandra Mitra. The said deed was registered in the District Registrar's office at Alipore, Book No: 1, Volume No. 91, Pages 103 to 113, Being No. 4833 for the year 1943.

**3. Partition Suit :**

- In 1976, Chandi Charan Mitra filed a partition suit (Title Suit No. 42 of 1976) against Gopal Chandra Mitra. The court decreed the suit on August 5, 1978. According to the final decree:
- Chandi Charan Mitra was allotted 14 Chittaks 13 Square Feet of the property.
- Gopal Chandra Mitra was allotted 11 Chittaks 39 Square Feet.
- The common passage area was allocated 3 Chittaks 38 Square Feet.

The property was reassessed by the Kolkata Municipal Corporation and renamed as Premises No. 34C, Lake Temple Road, Kolkata 700029.

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**4. Devolution of Title:**

- Death of Chandi Charan Mitra (1996): Chandi Charan Mitra died intestate on October 9, 1996. His legal heirs included his wife Smt. Gita Mitra and four children, two sons namely Sri Subir Kumar Mitra and Sri Samir Kumar Mitra and also two daughters namely Smt. Bharati Bose and Smt. Sukla Bose.
- Death of Gita Mitra (2014): Gita Mitra died intestate on December 5, 2014. Her legal heirs were her four children two sons namely Sri Subir Kumar Mitra and Sri Samir Kumar Mitra and also two daughters namely Smt. Bharati Bose and Smt. Sukla Bose.
- Death of Subir Kumar Mitra (2015): Subir Kumar Mitra died intestate on June 11, 2015, leaving behind his three children, one son namely Sri Arijit Mitra and two daughters namely Smt. Debjani Mitra. And Smt. Kaberi Mitra. His wife, had predeceased him on October 5, 1994.

**5. Recent Transactions:**

- Gift Deed (2017): On January 20, 2017, Smt. Bharati Bose and Smt. Sukla Bose transferred their undivided half-share of the property to Sri Samir Kumar Mitra and Sri Arijit Mitra. The deed was recorded in the office of the Additional District Sub Registrar at Alipore, Book No. 1, Pages 10921 to 10954, Deed No. 160500413 for the year 2017.

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- Gift Deed to Arijit Mitra (2017): On January 20, 2017, Smt. Debjani Mitra gifted her undivided 1/8th share of the property to Sri Arijit Mitra. The deed was registered in the office of the Additional District Sub Registrar at Alipore, Book No. 1, Volume No: 1605-2017, Pages 11072 to 11100, Being No. 160500412 for the year 2017.

## **6. Current Ownership:**

As of the most recent transactions:

- Sri Samir Kumar Mitra owns an undivided ½ share of the property.
- Sri Arijit Mitra owns an undivided ½ share of the property, including the 1/8th share received from Smt. Debjani Mitra.

All deeds and transfers are duly registered, and the current ownership reflects the latest transactions recorded in the District Sub Registrar's office. The title appears to be clear with no outstanding encumbrances as per the reviewed documents.

Devolution of title of the Premises no. 34A, Lake Temple Road, P.S. - Tollygunge, P.O. - Sarat Bose Road, Kolkata – 700029

### **1. Sale and Transfer (4th July 1939):**

- Smt. Kiran Bala Debi sold land measuring 1 (One) Cottah 14 (Fourteen) Chittacks and 30 (Thirty) Square Feet, part of Plot No. 405, Calcutta Improvement Scheme No. XXXIII, previously Municipal Premises No. 43, Mudiali Road, to Nirode Bala Devi, wife of Babu Probodh Bandyopadhyay. The said deed was

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registered in the District Registrar's office at Alipore (Book No: 1, Volume No. 8, Pages 116-123, No. 676/1939).

**2. Sale and Transfer (26th November 1943):**

- Nirode Bala Devi and Probodh Bandyopadhyay sold the same land to Chandi Charan Mitra and his brother Gopal Chandra Mitra. The said deed was registered in the District Registrar's office at Alipore (Book No: 1, Volume No. 91, Pages 103-113, No. 4833/1943).

**3. Partition Suit (1976-1978):**

- Chandi Charan Mitra filed Title Suit No. 42 of 1976 for partition against Gopal Chandra Mitra. The suit was decreed on 5th August 1978, resulting in Chandi Charan Mitra receiving 14 (Fourteen) Chittaks 13 (Thirteen) Square Feet, and Gopal Chandra Mitra receiving 11 (Eleven) Chittaks 39 (Thirty Nine) Square Feet, with a 3 (Three) Chittaks 38 (Thirty Eight) Square Feet common passage. The property is located at 34A, Lake Temple Road, Kolkata.

**4. Post-Partition Ownership:**

- Gopal Chandra Mitra, who died intestate on 22nd June 1995, left the property to his wife Smt. Sefalika Mitra and daughter Smt. Sipra Ghosh.

**5. Sale to Krishna Roy (1st July 1997):**

- Smt. Sefalika Mitra and Smt. Sipra Ghosh sold the property to Smt. Krishna Roy, wife of Goutam Roy. The said deed was registered at the Additional District Sub Registrar's office at Alipore (Book No: 1, Volume No. 166, Pages 384-394, No. 4309/1997).

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**6. Sale to Dilip Kumar Dutt (19th April 2000):**

- Smt. Krishna Roy sold the property to Dilip Kumar Dutt. The said deed was registered at the Additional Registrar of Assurances-I at Kolkata (Book No: 1, Volume No. 101, Pages 151-160, No. 2705/2000).

**Current Ownership:**

- Dilip Kumar Dutt is the sole owner of the property at 34A, Lake Temple Road, Kolkata, measuring 14 (Fourteen) Chittaks 13 (Thirteen) Square Feet, including the brick-built structure and common passage rights.

Premises Nos. 34A, 34B, and 34C, Lake Temple Road, P.S. Tollygunge, P.O. Sarat Bose Road, Kolkata-700029 are contiguous and upon amalgamation form one seamless plot of land.

**Deeds Executed:**

**1. Gift Deeds (15th March 2023):**

- **Deed 1:** Between Dilip Kumar Dutt (Donor) and Arijit Mitra, Samir Kumar Mitra, Debashis Mukhopadhyay, Ajita Mukherjee, Sulagna Banerjee, Madhulagna Mukherjee (Donees). Registered at District Sub Registrar –II, South 24 Parganas, West Bengal, Book No. I, Volume No. 1602-2023, Pages 164465 to 164492, No. 160204478.

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- **Deed 2:** Between Debashis Mukhopadhyay, Ajita Mukherjee, Sulagna Banerjee, Madhulagna Mukherjee (Donors) and Arijit Mitra, Samir Kumar Mitra, Dilip Kumar Dutt (Donees). Registered at District Sub Registrar –II, South 24 Parganas, West Bengal, Book No. I, Volume No. 1602-2023, Pages 169203 to 169238, No. 160204477.
- **Deed 3:** Between Arijit Mitra and Samir Kumar Mitra (Donors) and Dilip Kumar Dutt, Debashis Mukhopadhyay, Ajita Mukherjee, Sulagna Banerjee, Madhulagna Mukherjee (Donees). Registered at District Sub Registrar –II, South 24 Parganas, West Bengal, Book No. I, Volume No. 1602-2023, Pages 171647 to 171682, No. 160204479.

**Amalgamation:**

- The Kolkata Municipal Corporation amalgamated the premises into a single plot numbered 34B Lake Temple Road, P.S. Tollygunge, P.O. Sarat Bose Road, Kolkata-700029, with an area of 6 Cottahs 3 Chittacks 1 Square Feet. Assessee No. 110871600387.

**Development Agreements:**

**1. (10th March 2023):**

- **Development Agreement 1:** By Sri Debashis Mukhopadhyay, Smt. Ajita Mukherjee, Smt. Sulagna Banerjee, and Smt. Madhulagna Mukherjee for Premises No. 34B. Registered at Additional District Sub Registrar, Alipore, West Bengal, Book No. I, Volume No. 1605-2023, Pages 22027 to 22087, No. 160500396.

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- **Development Agreement 2:** By Sri Samir Kumar Mitra for Premises No. 34C. Registered at Additional District Sub Registrar, Alipore, West Bengal, Book No. I, Volume No. 1604-2023, Pages 98162 to 98211, No. 160403191.
- **Development Agreement 3:** By Sri Arijit Mitra for Premises No. 34C. Registered at Additional District Sub Registrar, Alipore, West Bengal, Book No. I, Volume No. 1604-2023, Pages 102616 to 102665, No. 160403192.
- **Development Agreement 4:** By Sri Dilip Kumar Dutt for Premises No. 34A. Registered at Additional District Sub Registrar, Alipore, West Bengal, Book No. I, Volume No. 1605-2023, Pages 21981 to 22026, No. 160500395.

**Powers of Attorney:**

**1. General Power of Attorney (14th September 2023):**

- Sri Debashis Mukhopadhyay, Smt. Ajita Mukherjee, Smt. Sulagna Banerjee, Smt. Madhulagna Mukherjee, Sri Samir Kumar Mitra, Sri Arijit Mitra and Sri Dilip Kumar Dutt Executed a General Power of Attorney in favour of Sri Palash Mazumder and Sri Lalit Baid. Registered at District Sub Registrar –II, South 24 Parganas, Book No. I, Volume No. 1602-2023, Pages 457196 to 457219, No. 160213488.

**2. Recent Development Agreement (9th February 2024):**

- Sri Debashis Mukhopadhyay, Smt. Ajita Mukherjee, Smt. Sulagna Banerjee, Smt. Madhulagna Mukherjee, Sri Samir Kumar Mitra, Sri Arijit Mitra and Sri Dilip Kumar Dutt entered into a Development Agreement with Skyline Projects represented by its

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Partners Sri Palash Mazumder and Sri Lalit Baid . The said Development Agreement was executed by all the owners for the development of the amalgamated property and premises no. 34B Lake Temple Road, P.S. Tollygunge, P.O. Sarat Bose Road, Kolkata-700029 and registered at District Sub Registrar –II, South 24 Parganas, Book No. I, Volume No. 1602-2024, Pages 83251 to 83331, No. 160202325.

**3. Development Power of Attorney (23rd February 2024):**

- o Sri Debashis Mukhopadhyay, Smt. Ajita Mukherjee, Smt. Sulagna Banerjee, Smt. Madhulagna Mukherjee, Sri Samir Kumar Mitra , Sri Arijit Mitra and Sri Dilip Kumar Dutt executed a Development Power of Attorney in favour of Sri Palash Mazumder and Sri Lalit Baid, both Partners of Skyline Projects. The said Development Power of Attorney was registered at District Sub Registrar –II, South 24 Parganas, Book No. I, Volume No. 1602-2024, Pages 102175 to 102204, No. 160202896.

I have also conducted searches of the relevant registration offices, and no adverse entry has been found against the aforesaid property. The report as given concerning registrations is also self-explanatory.

**Certificate:**

According to search results from registration offices, and the given documents as supplied by the present owners, the present owners, Sri Debashis Mukhopadhyay, Smt. Ajita Mukherjee, Smt. Sulagna Banerjee, Smt. Madhulagna Mukherjee, Sri Samir Kumar Mitra, Sri Arijit Mitra and Sri Dilip Kumar Dutt have a clear and marketable title to the property and premises at

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34B Lake Temple Road, P.S. Tollygunge, P.O. Sarat Bose Road, Kolkata-700029

The certificate confirms that the current owners have a clear and marketable title to the property, based on searches of the relevant registration offices and provided documents.

Search reports given by the concerning registration offices are enclosed herewith as well as information slips issued by the concerning office of the learned court are enclosed herewith.

*Subhasis Dasgupta* 

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Signature of the Advocate