

SIDDHARTHA RAY

Advocate, The High Court at Calcutta

No Encumbrances Certificate and detailed report on title

Re: ALL THAT piece and parcel of land being Plot No. 65B in Sector A of Metropolitan Co-operative Housing Society Ltd. measuring about 4 Cottahs more or less lying and situated at District South 24 Parganas, Touzi No. 12987/2833, J.L. No. 2, Mouza Dhapa, Nimak Poktan, R.S. No. 236, C.S. Khatian No. 654,609, 612, Revisional Settlement Khanda Khatian Nos. 407, 408, 352 and 353, District Survey and Settlement Khatian Nos. 2, 21 43 corresponding R.S. Dag No. 248, 186, 187, 167, 87, 31 & 209 and Dag Nos. 201, 140, 141, 87, 209 under Police Station at present Pragati Maidan (formerly Tollygunge, then Jadvapur, thereafter Tiljala) being Municipal Premises No. A/P-65B/A, Canal South Road / Chingrihata Village, Kolkata - 700105(Zone – Metropolitan Coop. to Metropolitan Coop.) within the limits of Kolkata Municipal Corporation Ward No. 57, vide Assessee No. 140570201116.

I have caused necessary searches in the Offices of the District Sub Registrar III and A. D. S. R. Sealdah for the period of 2014 to 2026 and has inspected the settlement Records, mutation and all other relevant documents in respect of the aforesaid property.

My Report is as follows :-

Devolution of title :

- **THAT**, one Metropolitan Co-operative Housing Society Ltd was organised by its promoters and was registered for the objects which, besides other, include the establishment on Co-operative basis, settlements of housing by affording its members to have plots of lands and in furtherance of its objects, the acquiring of lands by way of purchase or otherwise developing the same, and the distribution, allotment and transfer of the plots to and /or in favour of the members, of the said Society and to aid and assist such member in causing construction of their respective houses and also to raised fund for the fulfilment of its objects from its members.

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- In pursuance of the aforesaid of the objects, the said Society raised fund its members by way of Sale of its shares and otherwise for the purpose of purchase of lands, development thereof and fulfilling the objects.
- By the Deed of Sale dated 25.11.1968 and Registered on 29.11.1968, entered into Book No-I, Volume No.- 145, Pages from 264 to 270, Being No.-5462 for the year 1968, the Deed of Sale dated 29.04.1969 and Registered on 07.05.1969, entered into Book No-I, Volume No.- 74, Pages from 264 to 272, Being No.-2046 for 1969, the Deed of Sale dated 10.05.1969 and Registered on 15.05.1969, entered into Book No-I, Volume No.- 97, Pages from 57 to 65, Being, No.-2234 for the year -1969, the Deed of Sale dated 11.06.1969 and Registered on 18.06.1969, entered into Book No-I, Volume No.- 104, Pages from 159 to 168, Being No.-2759 for the year 1969, the Deed of Sale dated 13.06.1969 and Registered on 21.06.1969, entered into Book No-I, Volume No.- 38, Pages from 288 to 298, Being No.2796 for the year 1969, the Deed of Sale dated the 21.02.1970 and Registered on 10.03.1970, entered into Book No I Volume No.37, Pages from 194 to 207, Being No.-781 for the year 1970, the said Society purchased several pieces and parcels of lands, hereditaments, messuges, easements and premises in Mouza - Dhapa and Nimakpoktan within Jadavpur P.S. (Formerly Tollygunj) under the Alipore Collectorate within the District 24 Parganas containing jointly with Taki Estate Barataraf in the sixteen annas share a little above 157.32 acres of Bheri lands which by local measurement covers a little above 467 Bighas 16 Cottahs and recorded in the District Settlement Khatian No.-21, Dag No.- 31 and 209 of the Dhapa Mouza, corresponding to R.S. Khatian Nos,-654(Khanda), 609 (Khanda) and 612 (Khanda), Dag Nos.- 87 and 209 of the said Mouza- Dhapa as well as District Settlement Khatian No.-43 and 2, Dag Nos.- 201,141 and 140 of the Mouza- Nimakpoktan, corresponding to the Revised Settlements Khanda Khatian Nos.- 407,408,352 and 353, Dag No- 248,186,187,167,87,31 and 209 of the said Mouza - Nimakpoktan.
- By a Deed of Partition dated 29.04.1970 made between the Metropolitan Co-operative Housing Society Ltd., of the one part and Smt. Saibalini Chaudhurani & others of the other part and Registered by the R.A. Calcutta in' Book No.-I, Volume

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No.- 88, Pages 4 to 14, Being No.-1909 for the year 1970 the said Metropolitan Co-operative Housing Society Ltd., became the absolute Owners of the Western portion of the Taki Estate Bheri Land (Marshy) which was C.S.Dag Nos.- 201,141 and 140 of District Survey and Settlement Khatian Nos.- 2 and 43, corresponding to R.S.Dag. Nos.- 248,186,187, 167, recorded in the Revisional Settlement Khanda Khatian Nos.- 407,408,352 and 353 of Mouza - Nimakpoktan, P.S.-Jadavpur (old Tollygunj) now P.S. - Pragati Maidan (old Tiljala), Touzi No:- 173,1298/2833, J.L.No.- 1 under the Alipore collectorate, District 24 Parganas as well as the Western portion of the lands of C.S.Dag No.- 81, District Settlement Khatian No.- 21, Touzi No.- 173, J.L.No.- 2, R.S.No.-236 of Mouza - Dhapa in P.S.- Jadavpur (old Tollygunj) now P.S.- Tiljala under the Alipore collectorate, District 24 Parganas corresponding to Western portion of the land covering an" area of 17.72 acres included in the R.S. Khatian Nos. 654(khanda), 609 (Khanda), 612(Khanda) of the same Mouza, same P.S. and same R.S. Number under the same Collectorate and District, which corresponds to Western Portion of R.S. Dag Nos. 87 and it was for greater clearance demarcated by a common boundary line passing North to South through the said Dag No. 87.

- After purchase of the said lands, the said Society caused a Master Plan drawn up and prepared in respect of the entire lands, so purchased providing therein the plots of lands to be allotted and transferred to its members, roadways, children parks, schools, colleges and other common amenities and the said Master Plan, with subsequent modification, amendments, alteration and addition because of acquisition of several plots of lands by and/or on behalf of the Calcutta Metropolitan Development Authority, constituted under the West Bengal Country and Town (Planning and Development) Act.,1976, comprises several allottable plots each measuring more or less 4 Cotthas/ 2 Cotthas/ 3 Cotthas available for allotment to its members.
- The said Metropolitan Co-op. Housing Society Ltd., has caused Development of the entire plots of lands divided into 5 (four) Sectors namely "A", "B", "C", "CZ" and "EA" sector as per the master plan.

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- One Sri Girija Bhusan Ganguly alias Girija Bhusan Gangopadhyay was allotted a Plot of Land being Plot No-65B in Sector-"A", as per master Plan drawn up by the said Co-operative Housing Society, having an area of 4 Cotthas more or less and SRI GIRIJA BHUSAN GANGULY ALIAS GIRIJA BHUSAN GANGOPADHYAY is the lawful owner of Plot No. 65B, in Sector-A of Metropolitan. Co-operative Housing Society Ltd., being Municipal Premises No. A/P-65B/A, Canal South Road, Police Station- Pragati Maidan (formerly Tiljala), District-24 Parganas (South), under Kolkata Municipal Corporation
- The said Metropolitan Co-opt Housing Society Ltd., executed a Deed of Sale on. 30th day of April, 1985 in favour of SRI GIRMA BHUSAN GANGULY ALIAS GIRIJA BHITSAN GANGOPADHYAY in respect of said plot of land being Plot No-65B in Sector-"A", Metropolitan Co-op. Housing Society Ltd, Kolkata- 700105, and registered the same in the office of the Sub-Registrar Alipore, District 24-Parganas, and recorded in Book: No. I, Volume No. 69, Pages 129 to 146, Being 4095, for the year 1985.
- SRI GIRIJA BHUSAN GANGULY ALIAS GIRIJA BHUSAN GANGOPADHYAY being the lawful owner of the aforesaid Plot of Land and was in peaceful possession of the same by constructing a two storied house on the same which is more fully described in the Schedule hereunder written without any disturbances from any corner whatsoever and the said two storied house more than twelve years old.
- While in peaceful possession SRI GIRIJA BHUSAN GANGULY ALIAS GIRIJA BHUSAN GANGOPADHYAY had duly applied for mutation of his name in respect of the aforesaid Plot of Land along with two storied house before the Kolkata Municipal Corporation and after mutation the property is now known and/or recorded as Municipal Premises No. A/P-65B/A, Canal South Road, Metropolitan Co-op. Housing Society ltd., Kolkata-700105 under P.S.- Pragati Maidan (old Tiljala), Kolkata Municipal Corporation, ward No. 57, Borough -VII, being Assessee No. 140570201116.
- Thereafter the said SRI GIRIJA BHUSAN GANGULY ALIAS GIRIJA BHUSAN GANGOPADHYAY executed a registered Deed of Gift on 11/11/2022 in favour of his daughters namely SMT. BANDANA PANDIT(2) SMT. PRITI CHATTERJEE, and (3) SMT. PRATIMA CHAKRABORTI, the Owners herein out of his natural love and affection and

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the said Gift deed was registered in the office of the Additional District Sub-Registrar Sealdah, District South 24- Parganas.

- Subsequently, the aforesaid title holders SMT. BANDANA PANDIT(2) SMT. PRITI CHATTERJEE, and (3) SMT. PRATIMA CHAKRABORTI entered into a duly Registered Development Agreement dated 14th November, 2022 with one M/s Domicile Associates of P-103, Sector A, Metropolitan Co-operative Housing Society Ltd, P.O. Dhapa, P.S. Pragati Maidan, Kolkata – 700105 which is recorded at the office of the ADSR Sealdah vide Book No. I, Volume No. 1606-2022, Pgs from 170028 to 170056 being No. 160605602 for the year 2022.

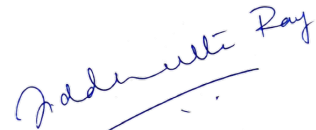
I hereby certify that the above mentioned land of SMT. BANDANA PANDIT(2) SMT. PRITI CHATTERJEE, and (3) SMT. PRATIMA CHAKRABORTI is free from all sorts of encumbrances, charges, liabilities, liens and lis pendens, attachment of any kind whatsoever as per documents available to us and the said property as per those documents may be declared as absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land of SMT. BANDANA PANDIT(2) SMT. PRITI CHATTERJEE, and (3) SMT. PRATIMA CHAKRABORTI is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and as per available documents the same is not under any claim of the KMDA and the CIT and any other authority.

The receipts of the relevant searches are enclosed herewith.

Dated, Kolkata

May 7, 2026



SIDDHARTHA RAY

Advocate

(Regn. No.- F-1989/2002)