

SIDDHARTHA RAY

Advocate, The High Court at Calcutta

No Encumbrances Certificate and detailed report on title

Re: ALL THAT piece and parcel of the residential land measuring more or less 4 (Four) Cottahs being Plot No. CZ/12 in Sector- "B", of the Metropolitan Co-operative Housing Society Limited. Canal South Road, P.O.- Dhapa, within the jurisdiction of Police Station- Pragati Maidan (previously Tiljala), Kolkata-700 105, under Kolkata Municipal Corporation, Ward No. 57, Borough- VII, in the district- South 24 Parganas, together with multistoried building standing thereon, lying and situated at Mouza Dhapa. Touzi No.173, 1298/2833, J.L. No. 2, R.S. Dag No.82 (Western Part), under C.S. Khatian No.654 AND under Mouza Nimakpoktan, Revisional Settlement Khanda Khatian Nos. 352 and 353, District Survey and Settlement Khatian Nos. 2 and 43 corresponding to the entire R.S. Dag Nos. 248,186, 187, being Municipal Premises No. A/P-CZ-12/B, Canal South Road/ Chingrihata Village under Police station- Pragati Maidan (previously Jadavpur (Old Tollygunge) then Tiljala), under the District Collectorate at Alipore, District South 24 Parganas (South).

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, under provisions of the Bengal Co-operative Societies Act 1940 (Bengal Acts XXI of 1940) a Co-operative Society had been duly formed under name and style of P. C. SEN CO-OPERATIVE HOUSING SOCIETY LTD. "under registered address at 1, Mangoe Lane, Calcutta-700001, Vide Certificate of Registration No-75/Cal of 1966 [Rule 10(2)] and the bye-Laws filed by the said Society before the authority and the same had been duly Registered;

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- The said "P.C. Sen Co-operative Society Ltd." had been changed its name under style of "Metropolitan Co-operative Housing Society Ltd." from the office of the Assistant Register Co-operative Society, Govt. of West Bengal as per the Memorandum No.- 3852 dated Calcutta the 08.06.1967;
- The said "Metropolitan Co-operative Housing-Society Ltd." hereinafter called "the said Society" having its registered office at 11, Canal South Road, within the jurisdiction of Tiljala police Station, Kolkata-700105 (formerly Kolkata-700039).
- The Society was formed with interalia, its main object to establish on Co-operative basis Settlements of Housing for its members from persons with moderate income by way of providing them with residential plots of lands at affordable costs; in order to pursue the said objective, under the provisions of its Bye-laws, the said Society was also empowered to raise funds from its members so as to enable the society to acquire and develop low priced marshy lands at the outskirts of the city, to distribute, allot and transfer such plots to its members and also to provide them with financial assistance for construction of their respective houses.
- By the Deed of Sale dated the 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 the 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 the 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 the 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 the 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 the then Vendor 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

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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, 353, Dag No-248, 186, 187 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.-1, Volume No. 88, Pages 4 to 14, Being No.-1909 for the year 1970 the said Metropolitan Co-operative Housing Society Ltd., became the absolute vendor 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 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,

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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 has caused Development of the entire plots lands divided into 4 (four) Sectors namely "A", "B", "C", "CZ" and "EA" sector as per the master plan.
- One Mukul Mukherjee, was allotted plot of land measuring about 4 cottahs being Plot No.CZ/12 in Sector 'B' of the Metropolitan Co-op. Housing Society Ltd., being a member of the said Metropolitan Co-operative Housing Society Ltd., and thereafter the said Mukul Mukherjee for his personal reasons, transfer the membership as well as shares of the said society in favour of Narayan Chandra Sil, since deceased and Smt. Tulsi Sil and the said society transferred the membership as well as shares and other interest of the said society in favour of Narayan Chandra Sil, since deceased and Smt. Tulsi Sil in place of Mukul Mukherjee vide their Managing committee meeting held on 16th April, 1983 and also their letter dated 21.04. 1983.
- Thereafter the said Metropolitan Co-operative Housing Society Ltd., executed a Deed of Conveyance dated 2nd day of April 1984 registered the same in the office of the Sub Registerer, Alipore, District 24-Parganas and recorded in Book No. I, Volume No.11F, Pages from 28 to 36, being No. 1638 for the year 1984 in favour of Sri. Narayan Chandra Sil since deceased, and Smt. Tulsi Sil, being the members of the said Society and thereafter the said Sri. Narayan Chandra Sil since deceased, and Smt. Tulsi Sil mutated their names in the books of the Kolkata Municipal Corporation.
- Sri Narayan Chandra Sil unfortunately died on 21/01/2018 leaving behind his wife Smt. Tulsi Sil and his only married daughter Smt. Srijita Sil as his only legal heirs and survivors as per Hindu Law succession and thereafter Smt. Tulsi Sil being the Member was sole member of the said Society in place of joint membership with Sri. Narayan Chandra Sil since deceased by the Society vide letter dated 26.05. 2018, and

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Smt. Tulsi Sil and upon such admission was allotted a plot of land admeasuring 4 Cottahs more or less being Plot No.CZ/12 in Sector 'B' of the Housing Project apart from shares towards the membership of the said Society being the Metropolitan Co-operative Housing Society Limited.

- Thereafter the said Society admitted Smt. Tulsi Sil along with her daughter Smt. Srijita Sil as joint members of the said society based on the application made by Smt. Tulsi Sil and the said society transferred the membership and as well as shares in the said society in favour of Smt. Tulsi Sil along with her daughter Smt. Srijita Sil vide its B.O.D dated 07.11.2020 and letter dated 02.12. 2020.

- Accordingly, Smt. Tulsi Sil and Smt. Srijita Sil are the absolute owners in respect of ALL THAT piece and parcel of the residential land measuring more or less 4 (Four) Cottahs being Plot No. CZ/12, together with 2400 sq.ft. covered area two storied house, in Sector- "B" of the Metropolitan Co-operative Housing Society Limited. Canal South Road, P.O.- Dhapa, within the jurisdiction of Police Station- Pragati Maidan (previously Tiljala), Kolkata-700 105, under Kolkata Municipal Corporation, Ward No. 57, Borough- VII, in the district- South 24 Parganas under Mouza Dhapa. Touzi No.173, 1298/2833, J.L. No. 2, R.S. Dag No.82 (Western Part), under C.S. Khatian No.654 AND under Mouza Nimakpoktan, Revisional Settlement Khanda Khatian Nos. 352 and 353, District Survey and Settlement Khatian Nos. 2 and 43 corresponding to the entire R.S. Dag Nos. 248,186, 187, under Police station- Jadavpur (Old Tollygunge) and at present Police Station- Pragati Maidan (formerly Tiljala), under the District Collectorate at Alipore, District South 24 Parganas (South).

- Subsequently, the aforesaid title holders Smt. Tulsi Sil and Smt. Srijita Sil entered into a duly Registered Development Agreement dated 8th December, 2021 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. 1606-2021, Pgs from 240410 to 240460 being No. 160605659 for the year 2021.

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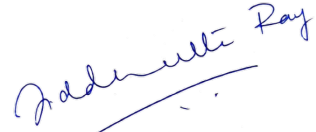
I hereby certify that the above mentioned land of Smt. Tulsi Sil and Smt. Srijita Sil is free from all sorts of encumbrances, charges, liabilities, liens and lis pendens, attachment of any kind whatsoever as per documents available to us and the said property as per those documents may be declared as absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land of Smt. Tulsi Sil and Smt. Srijita Sil 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)