

Date : 26/03/2026.

No. Encumbrances Certificate.

Ref : All That piece and parcel of land measuring about 4 (four) Kathas 10 (ten) Chataks 30 (thirty) Sq. Ft., in Mouza DakshinNimta, J.L. No. 8, R.S. No. 102, R.S. & L.R. Dag No. 5390, under R.S. Khatian Nos. 1278/1 and 422, L.R. Khatian No. 115 at present L.R. Khatian Nos. 8148, 8107, 8120 and 6810, Municipal Holding No. 6 (7), under Ward No. 8, at S.B. Roy Chowdhury Road, within North Dum Dum Municipality, P.S. Nimta, Kolkata - 700049, District North 24-Parganas.

: Present Owners Of The Said Land :

(1) Sri Pradip Kumar Sanyal (2) Smt. Dali Sanyal (3) Sri Diptiman Sanyal and, (4) Smt. Dola Mukherjee.

DEVELOPER: IM CREATIONS, a Sole Proprietorship Concern.

That on 8th August, 1966 by a Deed of Conveyance registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 110, Pages 76 to 80, Being No. 7271 for the year 1966 and made by and between the said Smt. Kiran Bala Roy, therein described as the Vendor of the One Part and Smt. RenukaSanyal, therein described as the Purchaser of the Other Part the said Vendor for a valuable consideration mentioned therein sold, conveyed and transferred the said land measuring 4 Kathas 10 Chataks 30 Sq. Ft. be the same a little more or less in MouzaDakshinNimta, J.L. No. 8, R.S. No. 102, Touzi No. 173, R.S. Dag No. 5390, Khatian No. 1238/1, within North Dum Dum Municipality, under P.S. formerly Dum Dum at present Nimta, District formerly 24-Parganas at present North 24-Parganas.

That in the events that have happened the said Smt. Renuka Sanyal thus became the absolute Owner of the said land measuring 4 Kathas 10 Chataks 3 Sq. Ft. be the same a little more or less in MouzaDakshinNimta, J.L. No. 8, R.S. No. 102, Touzi No. 173, R.S. Dag No. 5390, Khatian No. 1238/1, within North Dum Dum Municipality, under P.S. formerly Dum Dum at present Nimta, District formerly 24-Parganas at present North 24-Parganas;

That on 24th July, 1992 by a Deed of Gift registered In the office of the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 99, Pages 175 to 182, Being No. 4302 for the year 1992 and made by and between the said Smt. Ranuka Sanyal, therein described as the

Arup Roychowdhury
Advocate

ARUP ROYCHOWDHURY

**Advocate.
High Court, Calcutta.**

CHAMBER:

11, Old Post Office Street
3rd Floor, Kolkata - 700001.
Hours : 10-30 A.M. to 04-30 P.M.

RESIDENCE:

4A, Goalapara Bye Lane,
P.O. & P.S. - Belghoria,
Kolkata - 700056
Dist- North 24 Parganas
West Bengal.
Phone : 9830948428

Date : 26/03/2026.

Donor of the One Part and Sri Dilip Kumar Sanyal, therein described as the Donee of the Other Part the said Donor out of her natural love and affection for the said Donee, who was her son gave, devised and bequeathed a portion of the said land measuring 3 Kathas 3 Chataks 35 Sq. Ft. be the same a little more or less together with the building standing on portion thereon in Mouza DakshinNimta, J.L. No. 8, R.S. No. 102, Touzi No. 173, R.S. Dag No. 5390, Khatian Nos. 1238/1 and 422, within North Dum Dum Municipality, under P.S. Nimta, District North 24-Parganas;

That after the said Deed of Gift the said Sri Dilip Kumar Sanyal duly mutated his name in the records of Municipality and the said land has since been reassessed and renumbered as Holding No. 6 (7), under Ward No. 8, at S.B. Roy Chowdhury Road, within North Dum Dum Municipality, under P.S. Nimta, District North 24-Parganas;

That the said Dilip Kumar Sanyal, who was a Hindu Governed under the Dayabhaga Hindu School of Law, died intestate on 01/05/2017 leaving behind his widow namely Smt. Dali Sanyal, only son namely Sri Diptiman Sanyal and only daughter namely Smt. Dola Mukherjee, as his legal heir and heiresses under the Hindu Succession Act, 1956;

That in the events that have happened the said, Smt. Dali Sanyal, Sri Diptiman Sanyal and Smt. Dola Mukherjee thus become the absolute joint Owners of the said land measuring 3 Kathas 3 Chataks 35 Sq. Ft., in MouzaDakshinNimta, J.L. No. 8, R.S. No. 102, Touzi No. 173, R.S. Dag No. 5390, Khatian Nos. 1238/1 and 422, within North Dum Dum Municipality, under P.S. Nimta, District North 24-Parganas Parganas;

That the said Owners namely the said Smt. Dali Sanyal, Smt. Diptiman Sanyal and Smt. Dola Mukherjee jointly intended to develop the said land by raising a multi-storied building thereon and with such intention on 21st February, 2022 they entered into a Development Agreement with the Developer namely '**IM CREATIONS**' a Proprietorship Concern, having its Office formerly at 1/1, Nagen Bhattacharjee Lane, P.O. & P.S. Belghoria, Kolkata - 700056, District North 24-Parganas, now at Ground Floor, Block-B, Swapnaneer Apartment, 94/13, Olaichandi Road, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, represented by its sole Proprietor **SHRI INDRANIL MUKHERJEE**, son of Sri Bimalendu Mukherjee;

That the said Development Agreement was registered in the Office of the Additional District Sub-Registrar at Belghoria and recorded in Book No. I, Volume No. 1526-2022, Page from 54189 to 54225, Being No. 152601259, for the year 2022;

That on 24th July, 1992 by a Deed of Gift registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 99, Pages 183 to 190, Being No. 4303 for the year 1992 and made by and between the said Smt. RenukaSanyal, therein described as the Donor of the One Part and Sri Pradip Kumar Sanyal, therein and described as the Donee of the Other Part the said Donor out of her natural love and affection for the said Donee, who was her son gave, devised and bequeathed a portion of the said land measuring 1 Kathas 6 Chataks 40 Sq. Ft. be the same a little more or

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Advocate.

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less together with the building standing on portion thereon, in Mouza DakshinNimta, J.L. No. 8, R.S. No. 102, Touzi No. 173, R.S. Dag No. 5390, Khatian Nos. 1238/1 and 422, within North Dum Dum Municipality, under P.S. Nimta, District North 24-Parganas;

That after the said Deed of Gift the said Sri Pradip Kumar Sanyal duly mutated his name in the records of Municipality and the said land has since been reassessed and renumbered as Holding No. 7(8), under Ward No. 8, at S.B. Roy Chowdhury Road, within North Dum Dum Municipality, under P.S. Nimta, District North 24-Parganas;

That in the events that have happened the said Sri Pradip Kumar Sanyal thus becomes the absolute Owner of the said land measuring 1 (one) Katha 6 (six) Chataks 40 (forty) Sq. Ft. together with the building standing on portion thereon in MouzaDakshinNimta, J.L. No. 8, R.S. No. 102, Touzi No. 173, R.S. and L.R. Dag No. 5390, R.S. Khatian Nos. 1238/1 and 422, now L.R. Khatian No. 6810, within North Dum Dum Municipality, under P.S. Nimta, District North 24-Parganas;

That the said Owner namely the said Sri Pradip Kumar Sanyal also intended to develop the said land by raising a multi-storied building thereon and with such intention on 21st February, 2022 he entered into a Development Agreement with the said Developer namely **IM CREATIONS**.

That the said Development Agreement was registered in the Office of the Additional District Sub-Registrar at Belghoria and recorded in Book No. I, Volume No. 1526-2022, Page from 54189 to 54225, Being No. 152601259, for the year 2022;

That the said two pieces of land mentioned hereinabove are adjacent to each other and whereof the said Owners intent to develop the said land by amalgamating their respective land into a single holding and accordingly an application was filed before the Municipal Authority and the said Municipal Authority has been pleased to amalgamate the said two pieces of land into a single holding;

That in the mean time the said owners duly mutated their name in the records of B.L. and L.R.O. and the said land has since been recorded in R.S. and L.R. Dag No. 5390 under L.R. Khatian Nos. 6810, 8148, 8107 and 8120, in Mouza DakshinNimta, P.S. Nimta, District North 24-Parganas;

That after amalgamation of the total area of the said land is now more or less 4 (four) Kathas 10 (ten) Chataks 30 (thirty) Sq. Ft., in Mouza Dakshin Nimta, J.L. No. 8, R.S. & L.R. Dag No. 5390, under R.S. Khatian Nos. 1278/1 and 422, L.R. Khatian No. formerly 115 at present L.R. Khatian Nos. 8148, 8107, 8120 and 6810, within North Dum Dum Municipality, P.S. Nimta, District North 24-Parganas.

That I have also searched through Sri. S. Das in respect of the property for the period of 2015-2026 in the A.D.S.R.O. Cossipore, Dum Dum and A.D.S.R.O. Belghoria, in the District Registry Office Barasat and

Arup Roychowdhury
Advocate

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R.A. Kolkata, in Index-II and so far records available I found that the said land is not affected by any Trust, Mortgage and Sale, in favour of any person or persons.

That from the documents produced before me and from the result of searching I hereby certify that the above mentioned land of Sri Pradip Kumar Sanyal, Smt. Dall Sanyal, Sri Diptiman Sanyal and Smt. Dola Mukherjee is free from all sorts of encumbrances, charges liabilities, and 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 land is not subject 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 and is fit for equitable mortgage.

I hereby enclosed the relevant photo copies of the receipts of searching.

Enclosures:-

1. Receipt for fees deposited of search for inspection dated 17.03.2026 for Index-II for the period of 2015-2026.
2. Receipt for fees deposited of search for inspection dated 17.03.2026 for Index-II for the period of 2015-2026.
3. Receipt for fees deposited of search for inspection dated 17.03.2026 for Index-II for the period of 2019-2026.
4. Receipt for fees deposited of search for inspection dated 17.03.2026 for Index-II for the period of 2019-2022.
5. Receipt for fees deposited of search for inspection dated 18.03.2026 for Index-II for the period of 2015-2026.
6. Receipt for fees deposited of search for inspection dated 18.03.2026 for Index-II for the period of 2022-2026.
7. Receipt for fees deposited of search for inspection dated 18.03.2026 for Index-II for the period of 2019-2026.
8. Receipt for fees deposited of search for inspection dated 23.03.2026 for Index-II for the period of 2015-2015.

Arup Roychowdhury

ARUP ROY CHOWDHURY

**Advocate
High Court, Kolkata
4/A, Goalapara Bye Lane,
Belghoria, Kolkata-700058**

☎ 2304-6909

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

Date of Application: 17-03-2026

Serial No of Application	1902003399/2026	Search No	1902003399/2026
Search for the Years	From 2015 To 2026	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Nimta, Mouza: Dakshin Nimta, , Plot No: RS- 05390		
From whom Received	S Das	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	220 /-

Search Result: No Record Found

(Mr Soumitra Bhunia)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA



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

Date of Application: 17-03-2026

Serial No of Application	1904002314/2026	Search No	1904002314/2026
Search for the Years	From 2015 To 2026	Record Available	From 29/08/2015 onwards
Property to be Searched	District: North 24-Parganas, PS: Nimta, Mouza: Dakshin Nimta, , Plot No: RS- 05390		
From whom Received	S DAS	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	220 /-

Search Result: No Record Found



(Mr Saurav Roychowdhury)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA

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

Date of Application: 17-03-2026

Serial No of Application	1901003422/2026	Search No	1901003422/2026
Search for the Years	From 2019 To 2026	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Nimta, Mouza: Dakshin Nimta, , Plot No: RS- 05390		
From whom Received	S Das	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	140 /-

Search Result: No Record Found



(Mr Ananda Mohan Nandi)

A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA

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

Date of Application: 17-03-2026

Serial No of Application	1903002689/2026	Search No	1903002689/2026
Search for the Years	From 2019 To 2026	Record Available	From 01/01/1900 onwards
Property to be Searched	District: North 24-Parganas, PS: Nimta, Mouza: Dakshin Nimta, , Plot No: RS- 05390		
From whom Received	S Das	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	140 /-

Search Result: No Record Found

(Mr Surajit Roy Chowdhury)
A.R.A. - III KOLKATA
OFFICE OF THE A.R.A. - III KOLKATA



Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 18-03-2026

Serial No of Application	1501008344/2026	Search No	1501008344/2026
Search for the Years	From 2015 To 2026	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Nimta, Mouza: Dakshin Nimta, , Plot No: RS- 05390		
From whom Received	S Das	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	220 /-

Search Result: No Record Found

(Mr Subodh Kumar Majumder)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
Form - 1556

Date of Application: 18-03-2026

Serial No of Application	1502002320/2026	Search No	1502002320/2026
Search for the Years	From 2022 To 2026	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Nimta, Mouza: Dakshin Nimta, , Plot No: RS- 05390		
From whom Received	S Das		All Transaction
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 80 /-	

Search Result: No Record Found

(Mr Soumya Mukherjee)
D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS



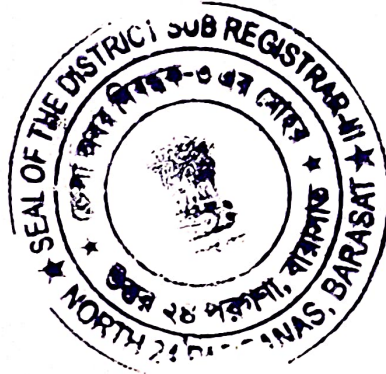
Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 18-03-2026

Serial No of Application	1525001785/2026	Search No	1525001785/2026
Search for the Years	From 2019 To 2026	Record Available	From 21/02/2014 onwards
Property to be Searched	District: North 24-Parganas, PS: Nimta, Mouza: Dakshin Nimta, , Plot No: RS- 05390		
From whom Received	Sujit Das	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	140 /-
Search Result:	No Record Found		

(Mrs Swati De)

D.S.R. - III NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS



Government of West Bengal
Office of the COSSIPORE DUMDUM (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 23-03-2026

Serial No of Application	1506000689/2026	Search No	1506000689/2026
Search for the Years	From 2015 To 2015	Record Available	From 28/10/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Nimta, Mouza: Dakshin Nimta, , Plot No: RS- 05390		
From whom Received	S Das	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	0 /-

Search Result: No Record Found

(Mrs Baishali Dasgupta)

A.D.S.R. COSSIPORE DUMDUM
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

