



# TAMAL CHAKRABORTY (B.A.LLB)

RESI + CHAM : 41, Subhas Nagar, R.N.Avenue,  
Sodepur, P.O. Sodepur, P.S. Khardah,  
Kolkata - 700110

Mb No. 6291072474

email id. - tamalc65@gmail.com

## TITLE SEARCH REPORT

### 1] DESCRIPTION OF THE IMMOVABLE PROPERTY

Title Search Report of **ALL THAT** peace and parcel of Bastu land admeasuring about **5 (Five) Cottahs** or 0.08 acre be the same or a little more or less along with (G+4) multi-storied building named as **"SHAKSHI APARTMENT"** standing thereon, which is lying and situated at **Mouza - Natagarh**, J.L. No. 15, Re. Su. No. 101, Touzi No. 155, comprised & contained in Khatian No. 385, previous L.R. Khatian Nos. 1016 & 1230 under **R.S. & L.R. Dag No. 2021 (Two Thousand Twenty One)** corresponding to **new L.R. Khatian Nos. 6598 (Six Thousand Five Hundred Ninety Eight), 6603 (Six Thousand Six Hundred Three), 6606 (Six Thousand Six Hundred Six), 6607 (Six Thousand Six Hundred Seven), 6649 (Six Thousand Six Hundred Forty Nine), 6674 (Six Thousand Six Hundred Seventy Four), 6704 (Six Thousand Seven Hundred Four) & 6734 (Six Thousand Seven Hundred Thirty Four)** under Scheme Plot No. A/22, being Municipal Holding No. 85 of H. B. Twon Road No. 6, under ward No. 31 within the limits of Panihati Municipality under the Jurisdiction of Police Station - Ghola, under Additional District Sun-Registry office Sodepur, in the District of North 24 Parganas, Kolkata - 700110.

### 2] NAME[S] AND ADDRESS[ES] OF THE DEVELOPER:

**"DEEKSHA DEVELOPER"** (PAN- AAVFD2958D), a partnership firm having its registered office at Holding Premises No. 125/A, C. K. Sen Road, Saktipur, P.O. - Agarpara, P.S. - Ghola, District - North 24 Parganas, Kolkata - 700109, in Ward No. 27 under Panihati Municipality, represented by its partners **(1) SRI BISWANATH KUMAR**, (PAN- BRFPK4846M, AADHAAR NO. 3428 4853 1086 & VOTER ID CARD No. BHR3065190), son of Sri Sitaram Kumar, by Faith- Hindu, by Nationality - Indian, by occupation - Business, residing at C. K. Sen Road, Saktipur, P. O. - Agarpara, P. S. - Ghola, District - North 24 Parganas, Kolkata - 700109 and **(2) SRI SASWATA GUHA**, (PAN- AQGPG3086N, AADHAAR NO. 9037 7648 4001 & VOTER ID CARD No. RXC0439984), son of Late Sasanka Guha, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at 203, Bhagini Nivedita Sarani, P.O. - Bediagara, P.S. - Dum Dum, District - North -24- Parganas Kolkata - 700077.

### 3] NAME[S] AND ADDRESS[ES] OF THE LAND OWNERS:

**(1) SRI TAPAS BHARADWAJ**, (PAN- BECPB9605M, AADHAAR NO. 8637 3815 3234 & VOTER ID CARD NO. WB/20/135/621265) son of Late Birendra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation - Retired Person, residing at A/257, H. B. Town Road 6, P.O. - Sodepur, P.S. - Khardah now Ghola, District- North -24- Parganas, Kolkata - 700110,  
**(2) SRI ARUP BHARADWAJ**, (PAN- GVGPB2763C, AADHAAR NO. 9626 1983 4949 & VOTER ID CARD NO. WB/18/112/417172) son of Late Phanindra Lal Bharadwaj, by Faith : Hindu, by







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Nationality : Indian, by Occupation - Retired Person, residing at 1/78, Paschim Putiari, P.O. - Paschim Putiari, P.S. - Haridebpur, District- Kolkata, Kolkata, 700041,

**(3) SRI BHASKAR BHARADWAJ**, (PAN- ADKPB1952H, AADHAAR NO. 3520 9210 7798 & VOTER ID CARD NO. WB/18/112/417491) son of Late Phanindra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation - Service, residing at Dakshinayan Apartment, Flat No. 4C, Rare Block, 337, N. S. C. Bose Road, Tetultala, P.O. - Garia, P.S. - Narendrapur, District- South - 24- Parganas, Kolkata - 700084,

**(4) SRI ASHIM BHARADWAJ**, (PAN- ACWPB9093N, AADHAAR NO. 7719 8698 1953 & VOTER ID CARD NO. WB/22/157/309597) son of Late Dharendra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation - Business, residing at 41F, R. N. Das Road, P.O. - Dhakuria, P.S. - Garfa, District- South -24- Parganas, Kolkata - 700031,

**(5) SRI SUBHRO BHARADWAJ**, (PAN- AHMPB5428J, AADHAAR NO. 9361 2181 7914 & VOTER ID CARD NO. B/22/157/309637) son of Late Dharendra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation - Business, residing at 3, K. B. Sen Street, Kalutala, P.O. - Chittaranjan Avenue, P.S. - Jorasanko, District- Kolkata, Kolkata - 700073,

**(6) SMT. BIVA DASGUPTA**, (PAN- CMGPD1087A, AADHAAR NO. 5604 9334 2969 & VOTER ID CARD NO. WB/37/265/816219) wife of Sri Diptimoy Dasgupta & daughter of Late Birendra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation - House Wife, residing at Bhimpalashree, 2C, Bidhannagar, Durgapur, P.O. - No. 12, Durgapur, P.S. - Kamsa-Durgapur, District- Bardhaman, Pin - 713212,

**(7) SMT. RITA DATTA**, (PAN- ADQPD7995J, AADHAAR NO. 3476 2208 7097 & VOTER ID CARD NO. DKN4373924) wife of Sri Biplab Kumar Dutta & daughter of Late Dharendra Lal Bharadwaj, by Faith : Hindu, by Nationality : Indian, by Occupation - Business, residing at DA 176, Salt Lake, Sector-I, P.O. - CC Block, P.S. - Bidhannagar North, District- North -24- Parganas, Kolkata - 700064 and

**(8) SMT. RUHITA DOSHI**, (PAN- AISPD5568J, AADHAAR NO. 4048 9871 4483 & Passport No. V7715361) daughter of Late Jitu Doshi, by Faith : Hindu, by Nationality : Indian, by Occupation - Business, residing at C-5/5, Mahabir Vikash, Salt Lake, Sector-III, P.O. - Bidhannagar IB Market, P.S. - Bidhannagar East, District- North -24- Parganas, Kolkata - 700106.

## 6] SEARCH IN THE REGISTRAR'S AND SUB-REGISTRAR'S OFFICE

### I] LOCATION OF PROPERTY:

Property situated in the A.D.S.R Sodepore, D.S.R North 24 Parganas, Barasat and Registrar of Assurances Kolkata.

### II] SEARCH AND INVESTIGATION

- Searches have been made in the A.D.S.R Sodepore, D.S.R North 24 Parganas, Barasat and Registrar of Assurances Kolkata for the year 1995 to 2024 and no adverse entry of the said property in the Indexed/Books and any type of transfer attachments liens etc.







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- I have searched the record of Court in the period of 12 years (2013 to 2024) at Barasat Court, Kolkata, under these jurisdiction of the said property situated at **Mouza - Natagarh**, J.L. No. 15, Re. Su. No. 101, Touzi No. 155, comprised & contained in Khatian No. 385, previous L.R. Khatian Nos. 1016 & 1230 under **R.S. & L.R. Dag No. 2021 (Two Thousand Twenty One)** corresponding to **new L.R. Khatian Nos. 6598 (Six Thousand Five Hundred Ninety Eight), 6603 (Six Thousand Six Hundred Three), 6606 (Six Thousand Six Hundred Six), 6607 (Six Thousand Six Hundred Seven), 6649 (Six Thousand Six Hundred Forty Nine), 6674 (Six Thousand Six Hundred Seventy Four), 6704 (Six Thousand Seven Hundred Four) & 6734 (Six Thousand Seven Hundred Thirty Four)** under Scheme Plot No. A/22, being Municipal Holding No. 85 of H. B. Twon Road No. 6, under ward No. 31 within the limits of Panihati Municipality under the Jurisdiction of Police Station - Ghola, under Additional District Sun-Registry office Sodepur, in the District of North 24 Parganas, Kolkata - 700110. and found that no title suit and money suit has been filed against the present owner during the said period in respect of the said property.
- Deeds and other relevant documents are available for verification.
- I have perused the Title Deeds, Development Agreements & Development Power of Attorney and found no ambiguity. The Land Owners have good right, title and interest over the said property.

## 7] CHAIN OF TITLE :

### WHEREAS :-

A) That One Nitai Chandra Dey and Pratap Chandra Dey was seized and possessed of or otherwise well and sufficiently entitled as their absolute property and as an absolute estate of inheritance receipt from their deceased father, free from all encumbrances to ALL THAT piece and parcel of respective lands as follows :- (i) Land measuring about 01.93 (One point Nine Three) Acre or 193 (One Hundred Ninety Three) Decimals comprised in C.S. Khatian No. 345, under C.S. Dag Nos. 2018 & 2019; (ii) Land measuring about 0.82 (point Eight Two) Acre or 82 (Eighty Two) Decimals comprised in C.S. Khatian No. 160, under C.S. Dag Nos. 2020 & 2027; AND (iii) Land measuring about 02.21 (Two point Two One) Acre or 221 (Two Hundred Twenty One) Decimals comprised in C.S. Khatian No. 385, under C.S. Dag Nos. 2021, 2025, 2034 & 2036; IN TOTAL land measuring an area about 04.93 (Four point Nine Three) Acre or 493 (Four Hundred Ninety Three) Decimals more or less in Eight Dags Nos. and Three Khatian Nos. situated at Mouza-Natagarh, J.L. No. 15, Re. Su. No. 101, Touzi No. 155, in the District of 24 Parganas, in the state of West Bengal.







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- B) Thereafter during the passage of time due to various reasons the above plot of land has become unfit for cultivation and lying Patit for a good number of years and fetch no income. Whereas the said Nitai Chandra Dey & Sri Pratap Chandra Dey have decided to dispose of their above mentioned plot of land.
- C) That after to implement of their above desire the said Nitai Chandra Dey & Sri Pratap Chandra Dey subdivided their above plot of lands into different subplots and prepared a map showing the position of such subplots and the passage / road kept for egress and ingress to those different sub-plots.
- D) Thereafter by virtue of a registered Saf Bikroy Kobala in Bengali language and character executed and presented on 28th day of January, 1959, One Sri. Nitai Chandra Dey and Sri. Pratap Chandra Dey, both sons of Late Krishna Chandra Dey, jointly the vendors therein, sold conveyed transferred or released ALL THAT piece or parcel of demarcated plot of land [classified as Shali Land], being Scheme Plot No. "A/22", measuring an area about 05[Five] Cottahs 00[Zero] Chittack 00[Zero] Sq. Ft., be the same a little more or less, comprised in C.S. Khatian No. 385, under C.S. Dag No. 2021 corresponding to L.R. Khatian Nos. 1016 & 1230, under R.S. & L.R. Dag No. 2021, lying and situated at MOUZA- NATAGARH, J.L. No. 15, Re. Su. No.101, Touzi No.155, within P.S.- Khardah, within the limits of Panihati Municipality and within the jurisdiction of Sub Registry Office Barrackpore, in the District of 24 Parganas, in the state of West Bengal, India unto and in favour of Smt. Sadhana Roy, wife of Bimal Chandra Roy, therein referred to as the Purchaser and the said Saf Bikroy Kobala was registered on 29th day of January, 1959 in the office of Sub Registrar Barrackpore and the same was duly recorded in Book No. I, Volume No. 7, Pages from 179 to 181, being Deed No. 387 for the year 1959, against the valuable consideration mentioned therein.
- E) That during the time of L.R. Settlement Operation, the concerned Block Land & Land Reforms Office Barrackpore-II, Sodepur, duly converted the said Khatian No. 385 to L.R. Khatian Nos. 1016 [in the name of Nitai Chandra Dey] and L.R. Khatian No. 1230 [in the name of Pratap Chandra Dey], and were also paying the khajna and/or government rents to the said concerned authority regularly as the recorded RAYATS.
- F) That while in absolute possession and absolute ownership over the said property, the said Sadhana Roy, wife of Bimal Chandra Roy and daughter of Late Binod Bihari Bharadwaj and Late Santamoni Bharadwaj, died intestate on 05.03.1987 and being no- other issues/children of her, leaving behind only her husband namely Bimal Chandra Roy, as her sole legal heirs and successor in interest of the said Sadhana Roy, since deceased, by the law of succession.
- G) That during the passage of time, the said Bimal Chandra Roy, was also died intestate on 25.09.1987, as he had no other children or no other legal heirs in his next to kin except his Brother-in-Laws namely (i) Birendra Lal Bharadwaj, (ii) Dharendra Lal Bharadwaj and (iii) Phanindra Lal Bharadwaj (collectively the biological brothers of deceased Sadhana Roy) as his legal heirs and successors-ininterest to succeed and inherit the properties left by the said Bimal Chandra Roy through inheritance of his deceased wife Sadhana Roy, by the law of succession.





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H) Thereafter the said Birendra Lal Bharadwaj was died intestate and his wife namely Renu Bharadwaj was also died prior of him, leaving behind the following legal heirs :-

## Name of Legal Heirs

## Relationship with Deceased

- |                          |          |
|--------------------------|----------|
| 1. Tapas Bharadwaj       | Son      |
| 2. Biva Dasgupta Married | Daughter |

as his legal heirs and successors-in-interests to succeed and inherit all the estates and properties left by the said Birendra Lal Bharadwaj, since deceased as inheritance property received from deceased Sadhana Roy, by the law of Succession.

I) That subsequently another one namely Dharendra Lal Bharadwaj died intestate on 03.07.1996 and thereafter his wife namely Malati Bharadwaj was also passed on

19.05.2006, leaving behind the following persons :-

## Name of Legal Heirs

## Relationship with Deceased

- |                                |          |
|--------------------------------|----------|
| 1. Sri. Ashim Bharadwaj        | Son      |
| 2. Subhro Bharadwaj            | Son      |
| 3. Rita Datta                  | Daughter |
| 4. Ruma Doshi (Since Deceased) | Daughter |

as his legal heirs and successors-in-interests to succeed and inherit the properties left by the said Dharendra Lal Bharadwaj, since deceased, as inheritance property received from deceased Sadhana Roy, by the law of Succession.

J) That subsequently one of the legal heir of deceased Dharendra Lal Bharadwaj namely Ruma Doshi died intestate on 27.08.2013 and her husband namely Jitu

Doshi died on 22.03.2022, leaving behind as follows :-

## Name of Legal Heir

## Relationship with Deceased

- |                 |          |
|-----------------|----------|
| 1. Ruhita Doshi | Daughter |
|-----------------|----------|







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as her legal heir and successor-in-interest to succeed and inherit the properties left by the said Ruma Doshi, since deceased, as inheritance property received from deceased Sadhana Roy, by the law of Succession.

K) That another one namely Phanindra Lal Bharadwaj died intestate on 29.03.2004 and subsequently his wife Krishna Bharadwaj was also died on 08.03.2023, leaving behind the following legal heirs :-

<u>Name of Legal Heir</u>	<u>Relationship with Deceased</u>
1. Sri. Arup Bharadwaj Bharadwaj	Son 2. Sri. Bhaskar Son

as his legal heir and successor-in-interest to succeed and inherit the properties left by the said Phanindra Lal Bharadwaj, since deceased, as inheritance property received from deceased Sadhana Roy, by the law of Succession.

L) Thus on the basis of the aforementioned facts events and circumstances and on the basis of inheritance received from the said Sadhana Roy (since deceased) which was purchased by her since long ago, one [1] Sri. Tapas Bharadwaj, son of Late Birendra Lal Bharadwaj, [2] Sri. Arup Bharadwaj, son of Late Phanindra Lal Bharadwaj, [3] Sri. Bhaskar Bharadwaj, son of Late Phanindra Lal Bharadwaj, [4] Sri. Ashim Bharadwaj, son of Late Dharendra Lal Bharadwaj, [5] Sri. Subhro Bharadwaj, son of Late Dharendra Lal Bharadwaj, [6] Smt. Biva Dasgupta, wife of Diptimoy Dasgupta and daughter of Late Birendra Lal Bharadwaj, [7] Smt. Rita Datta, wife of Biplab Kumar Datta and daughter of Late Dharendra Lal Bharadwaj and [8] Smt. Ruhita Doshi, daughter of Late Ruma Doshi, the Owners/Vendors herein, were collectively became the absolute owners of ALL THAT piece or parcel of land [classified as Shali Land], being Scheme Plot No. "A/22", measuring an area about 05[Five] Cottah 00[Zero] Chittack 00[Zero] Sq.Ft., be the same a little more or less, comprised in C.S. Khatian No. 385 under C.S. Dag No. 2021 corresponding to L.R. Khatian Nos.1016 & 1230 corresponding to R.S. & L.R. Dag No. 2021 lying and situated at MOUZA- NATAGARH, J.L. No. 15, Re.Su. No. 101, Touzi No.155, lying and situated at Holding No. 85, H.B. Town Road No. 6, P.S.- Ghola (formerly Khardah), Kolkata- 700110, within the jurisdiction of Panihati Municipality within Ward No. 31, within the jurisdiction of A.D.S.R.O. Sodepur formerly under Sub Registry Office Barrackpore, in the district of North 24 Parganas, in the state of West Bengal, India.

M) The said [1] Sri. Tapas Bharadwaj, [2] Sri. Arup Bharadwaj, [3] Sri. Bhaskar Bharadwaj, [4] Sri. Ashim Bharadwaj, [5] Sri. Subhro Bharadwaj, [6] Smt. Biva Dasgupta, [7] Smt. Rita Datta and [8] Smt. Ruhita Doshi, were collectively the Owners/Vendors herein express their desires to develop the aforesaid land by constructing a multistoried building thereon and the Developer accepted the said proposal and the owners have decided to enter into registered Development







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Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written and for the smooth running of the said project have agreed to execute a Registered Development Agreement and nominated the Developer herein as their Constituted Attorneys and to avoid future contradiction and confrontation both the parties have agreed to execute a formal Development Agreement with proper notification of the allocation shared between the Landowners and the Developer.

- N) The said [1] Sri. Tapas Bharadwaj, [2] Sri. Arup Bharadwaj, [3] Sri. Bhaskar Bharadwaj, [4] Sri. Ashim Bharadwaj, [5] Sri. Subhro Bharadwaj, [6] Smt. Biva Dasgupta, [7] Smt. Rita Datta and [8] Smt. Ruhita Doshi, the Owners/Vendors herein, entered into a Registered Development Agreement in respect of their land mentioned above and morefully described in the First Schedule hereunder written, for constructing a multi storied building on the aforesaid land with the Developer namely "M/S. DEEKSHA DEVELOPER" a Partnership Firm, under certain terms and conditions mentioned in the said Development Agreement and the said Development Agreement was registered on 27th day of June, 2023, which was registered in the office of A.D.S.R.O. Sodepur and recorded in Book No. I, Volume No. 1524-2023, Pages from 176101 to 176146, being Deed No. 152404706 for the year 2023, hereinafter referred to as the "said Development Agreement".
- O) The said [1] Sri. Tapas Bharadwaj, [2] Sri. Arup Bharadwaj, [3] Sri. Bhaskar Bharadwaj, [4] Sri. Ashim Bharadwaj, [5] Sri. Subhro Bharadwaj, [6] Smt. Biva Dasgupta, [7] Smt. Rita Datta and [8] Smt. Ruhita Doshi were also executed a registered Power of Attorney, appointing [1] Sri. Biswanath Kumar, son of Sitaram Kumar and [2] Sri. Saswata Guha, son of Late sasanka Guha both are the partners of "DEEKSHA DEVELOPER", a Partnership Firm, to act as Attorney to enter into any Agreement for Sale of Flat/Shop/Car Parking Space etc. with some intending Purchaser/Purchasers and other terms and conditions therein mentioned and the said power of attorney was registered on 27th day of June, 2023 which is registered in the office of A.D.S.R.O. Sodepur and recorded in Book No. I, Volume No. 1524-2023, Pages from 168171 to 168202, being Deed No. 152404876 for the year 2023, hereinafter referred to as the "said Development Power of Attorney".
- P) That after as aforesaid the said [1] Sri. Tapas Bharadwaj, [2] Sri. Arup Bharadwaj, [3] Sri. Bhaskar Bharadwaj, [4] Sri. Ashim Bharadwaj, [5] Sri. Subhro Bharadwaj, [6] Smt. Biva Dasgupta, [7] Smt. Rita Datta and [8] Smt. Ruhita Doshi, were collectively recorded their names into the assessment records of Panihati Municipality, under Mutation Certificate No. PNHM/23-24/MU/004426/163745 dated 30/01/2024, being Municipal Holding No. 85, H.B. Town Road No. 6, under Ward No. "31", and since then were jointly paying the municipal taxes and/or government rents thereof regularly as the recorded Assesseees/Owners.







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- Q) Thereafter the said Smt. Ruhita Doshi, daughter of Late Jitu Doshi, has also recorded her respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 17.10.2023, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6598, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Sri. Arup Bharadwaj, son of Late Phanindra Lal Bharadwaj, has also recorded his respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 17.10.2023, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6603, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Smt. Rita Datta, wife of Biplab Kumar Dutta & daughter of Late Dharendra Lal Bharadwaj, has also recorded her respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 30.10.2023, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6606, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Sri Bhaskar Bharadwaj, son of Late Phanindra Lal Bharadwaj, has also recorded his respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 30.10.2023, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6607, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Sri Subhro Bharadwaj, son of Late Dharendra Lal Bharadwaj, has also recorded his respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 01.12.2023, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6649, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Smt. Biva Dasgupta, wife of Sri Diptimoy Dasgupta & daughter of Late Birendra Lal Bharadwaj, has also recorded her respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 14.12.2023, in respect of the







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aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6674, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Sri Tapas Bharadwaj, son of Late Birendra Lal Bharadwaj, has also recorded his respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 02.01.2024, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6704, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas and the said Sri Ashim Bharadwaj, son of Late Dharendra Lal Bharadwaj, has also recorded his respective name in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] Khatian made on 09.02.2024, in respect of the aforesaid Shali Land measuring 10 (Ten) Chittacks or 0.01 acre be the same or a little more or less, out of total land, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian No. 6734, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas i.e. Smt. Ruhita Doshi, Sri. Arup Bharadwaj, Smt. Rita Datta, Sri. Bhaskar Bharadwaj, Sri. Subhro Bharadwaj, Smt. Biva Dasgupta, Sri. Tapas Bharadwaj and Sri. Ashim Bharadwaj they have also recorded their respective names in the records of Block Land and Land Reforms office Barrackpore-II, Sodepur, Government of West Bengal, under [1509015] khatian made on 17.10.2023, 30.10.2023, 01.12.2023, 14.12.2023, 02.01.2024 & 09.02.2024, in respect of the aforesaid total Shali Land measuring 5 (Five) Cottahs or 0.08 acre be the same or a little more or less, in Khatian No. 385, from the previous L.R. Khatian Nos. 1016 & 1230 under R.S. & L.R. Dag No. 2021 corresponding to new L.R. Khatian Nos. 6598, 6603, 6606, 6607, 6649, 6674, 6704 & 6734, lying and situated at Mouza - Natagarh, J.L. No. 15, under the jurisdiction of Police Station - Khardah now Ghola, in the District - North 24 Parganas, thereafter the said Smt. Biva Dasgupta, wife of Sri Diptimoy Dasgupta & daughter of Late Birendra Lal Bharadwaj, converted her the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 423/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/680 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6674 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded - Bastu and the said Sri Bhaskar Bharadwaj, son of Late Phanindra Lal Bharadwaj, converted his the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 424/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/681 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6607 under L.R. Plot No. Noted in







# **TAMAL CHAKRABORTY** (B.A.LLB)

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the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded - Bastu and the said Sri Ashim Bharadwaj, son of Late Dharendra Lal Bharadwaj, converted his the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 425/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/699 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6734 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded - Bastu and the said Sri Tapas Bharadwaj, son of Late Birendra Lal Bharadwaj, converted his the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 426/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/679 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6704 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded - Bastu and the said Sri Arup Bharadwaj, son of Late Phanindra Lal Bharadwaj, converted his the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 427/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/683 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6603 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded - Bastu and the said Smt. Rita Datta, wife of Biplab Kumar Dutta & daughter of Late Dharendra Lal Bharadwaj, converted her the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 428/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/685 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6606 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded - Bastu and the said Sri Subhro Bharadwaj, son of Late Dharendra Lal Bharadwaj, converted his the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 429/BL & LRO/Bkp-II dated 28.03.2024 & Conversion allowed vide case No. CN/2024/1509/651 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6649 under L.R. Plot No. Noted in the Deed - 2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded - Bastu and the said Smt. Ruhita Doshi, daughter of Late Jitu Doshi, converted her the said land before Government of West Bengal, office of the Block Land & Land Reforms Officer, Barrackpore-II, North 24 Parganas vide Memo No. Conv. 1071/BL & LRO/Bkp-II dated 22.11.2024/25.11.2024 & Conversion allowed vide case No. CN/2024/1509/2957 under Mouza - Natagarh, J.L. No. 15, P.S. - Khardah now Ghola, in L.R. Khatian No. 6598 under L.R. Plot No. Noted in the Deed -







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2021, Land measuring an area 10 (Ten) Chittacks or 0.01 acre, land Classification as per ROR - Shali now Classification for which permission accorded - Bastu as follows :-

<u>Name of Rayat</u>	<u>L.R. Khatian No.</u>	<u>L.R. Dag No.</u>	<u>Nature of Land</u>	<u>Area of Land</u>
Ruhita Doshi	6598	2021	Bastu	0.01 Acre M/L
Arup Bharadwaj	6603	2021	Bastu	0.01 Acre M/L
Rita Datta	6606	2021	Bastu	0.01 Acre M/L
Bhaskar Bharadwaj	6607	2021	Bastu	0.01 Acre M/L
Subhro Bharadwaj	6649	2021	Bastu	0.01 Acre M/L
Bibha Dasgupta	6674	2021	Bastu	0.01 Acre M/L
Tapas Bharadwaj	6704	2021	Bastu	0.01 Acre M/L
Ashim Bharadwaj	6734	2021	Bastu	0.01 Acre M/L

thereafter paying the Taxes and/or Govt. Rents to the concerned authorities regularly as recorded RAYATS.

R) With the intention of developing and exploiting the Said Property by constructing the Building/Project thereon and selling spaces therein (Units), the Developer sanctioned a building plan in the name of the land owners herein on the said plot of land, from the concerned authority of Panihati Municipality, being Sanctioned the Building Permit No. **SWS-OBPAS/2123/2024/0161** dated **05/09/2024**, (hereinafter referred to as the "Building Plan").

S) As per terms of the said registered Development Agreement and in accordance with the aforesaid sanctioned building plan, the said Developer, namely "M/S. DEEKSHA DEVELOPER", a Partnership Firm, started construction of the said (G+4) multi storied Building/Project known as "**SHAKSHI APARTMENT**" a stand-alone building constructed on the said plot of land, under construction, which is morefully described in the First Schedule hereunder written.







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## CERTIFICATE

I have searched by my searcher and/or agent in the office of ADSR Sodepore, ADSR Barrackpore, DSR Barasat and Registrar of Assurances Kolkata, Panihati Municipality and according to that search slip and information provided by my searcher and/or agent the right, title, interest and lawful possession of the property through searching lying and situated at **Mouza - Natagarh**, J.L. No. 15, Re. Su. No. 101, Touzi No. 155, comprised & contained in Khatian No. 385, previous L.R. Khatian Nos. 1016 & 1230 under **R.S. & L.R. Dag No. 2021 (Two Thousand Twenty One)** corresponding to **new L.R. Khatian Nos. 6598 (Six Thousand Five Hundred Ninety Eight), 6603 (Six Thousand Six Hundred Three), 6606 (Six Thousand Six Hundred Six), 6607 (Six Thousand Six Hundred Seven), 6649 (Six Thousand Six Hundred Forty Nine), 6674 (Six Thousand Six Hundred Seventy Four), 6704 (Six Thousand Seven Hundred Four) & 6734 (Six Thousand Seven Hundred Thirty Four)** under Scheme Plot No. A/22, being Municipal Holding No. 85 of H. B. Twon Road No. 6, under ward No. 31 within the limits of Panihati Municipality under the Jurisdiction of Police Station - Ghola, under Additional District Sun-Registry office Sodepur, in the District of North 24 Parganas, Kolkata - 700110.

I certify that (1) **SRI TAPAS BHARADWAJ**, (2) **SRI ARUP BHARADWAJ**, (3) **SRI BHASKAR BHARADWAJ**, (4) **SRI ASHIM BHARADWAJ**, (5) **SRI SUBHRO BHARADWAJ**, (6) **SMT. BIVA DASGUPTA**, (7) **SMT. RITA DATTA**, and (8) **SMT. RUHITA DOSHI**, are the joint owners of the said property and have got a valid, clear, absolute and marketable title, over the property shown, above free from any encumbrances, charge or claims.

Thanking You

Yours faithfully,

TAMAL CHAKRABORTY,

Advocate