

Uttam Kumar Sarkar

ADVOCATE

Calcutta High Court & Barasat Judges Court

Chamber :

Bharati Apartment, Ground Floor, Room No. -2,
23, T. N. Chatterjee Street, Kolkata - 700 090.

Residence :

7/1, Dr. Nilmoni Sarkar Street, Sarkar Para, Kolkata - 700 090
Cell : 9830524052, 9836548792

Ref. No.....

Date.....

NONENCUMBRANCES CERTIFICATE
AND

REPORT ON TITLE INCLUDING RIGHT/AUTHORITY

Ref.: ALL THAT piece and parcel of the BASTU landed property measuring an area of **17 (seventeen) Cottahs 07 (seven) Chittacks 32 (thirty two) Sq. Ft.** more or less and/or **29 Decimals** more or less together with **300 (three hundred) Sq. Ft. pucca tin shaded structure**, lying and situated at Mouza-Doharia, J.L. No.- 45, Re. Sa. No.- 132 & 139 under R.S. Khatian No.- 598 & L.R. Khatian Nos. 7970, 7971, 7972, 7988, 7997 & 8062 comprised in C.S. & R.S. & L.R. Dag No. 104 within the local limits of Madhyamgram Municipality under Ward No. 23 of Holding No. 24/1, Bireshpally (south) being Premises known as 24/1, Bireshpally (south), Kolkata- 700129, P.O.- Madhyamgram under Police Station of formerly Barasat and presently Madhyamgram in the District of North 24-Parganas and the said land is butted and bounded are as follows:

ON THE EAST BY	:	12' (ft.) Road as Bireshpally (south).
ON THE WEST BY	:	Land under L.R. Dag Nos. 102 & 103 & Pukur.
ON THE NORTH BY	:	Land under L.R. Dag Nos. 105 & 107 & Pukur as well as Pukur par
ON THE SOUTH BY	:	15' (ft.) Road as Bireshpally (south).

Contd.p/2..

Name of
the
Owners:

DECA ASSOCIATES, having [PAN- AATFD3276E], a partnership Firm, having it's incorporation date ...18.11.2021... and also having registered office at 92/9, Sodepur Road (East), Ground floor, P.O. & P.S.- Madhyamgram, District - North 24 Parganas, Kolkata -700129, represented by it's partners (1) *MUNNA GHOSH* [PAN- AUKPG2898N], [Epic No.- CKW3407152] & [AADHAAR No. 7455 7154 8637], wife of Tarun Kanti Ghosh, by religion Hindu, by Nationality Indian, by occupation- Business, residing at Debdas Pally, Madhyamgram, P.O.- Madhyamgram, P.S. Madhyamgram, District -North 24 parganas, West Bengal, Pin - 700129, (2) *TANIMA BASU* [PAN- BEAPB6606N], [Epic No.- YCW1035203] & [AADHAAR No. 2781 0397 8778], wife of Partha Basu, by religion Hindu, by Nationality Indian, by occupation- Business, residing at East Bankim Pally, Madhyamgram, P.O.-Madhyamgram, P.S.- Madhyamgram, District - North 24 parganas, West Bengal, Pin-700129, (3) *ANJANA BHATTACHARJEE* [PAN- AEDPB9209F], [Epic No. CKW1381110] & [AADHAAR No. 8648 3846 0078], wife of Samir Baran Bhattacharjee, by religion Hindu, by Nationality Indian, by occupation Business, residing at North Bireshpally, Madhyamgram, P.O.-Madhyamgram, P.S.- Madhyamgram, District North 24 Parganas, West Bengal, Pin-700129, (4) *BHABATOSH*

MAJUMDER [PAN- ANWPM3553F], [Epic No. LLR2695914] & [AADHAAR No. 9439 9610 2594], son of Gouranga Majumder, by religion Hindu, by Nationality Indian, by occupation- Business, residing at South Biresh Pally, Madhyamgram, P.O.- Madhyamgram, P.S.- Madhyamgram, District North 24 parganas, West Bengal, Pin-700129, (5) SARATHI MUKHERJEE [PAN: APPPM5883D], [Epic No. WB/13/090/0906320] & [AADHAAR No. 2411 0516 7025], son of Late Sudhir Mukherjee, by religion Hindu, by Nationality Indian, by occupation- Business, residing at Srinagar 2 No., Madhyamgram, P.O.- Madhyamgram, P.S.- Madhyamgram, District North 24 parganas, West Bengal, Pin 700129, (6) KAMAL PAUL [PAN: AFQPP0148F], [Epic No. WB/13/090/0715027] & [AADHAAR No. 7934 1792 3620], son of Joti Baran Paul, by religion Hindu, by Nationality-Indian, by occupation- Business, residing at Desh bandhu Road, Pal Para, Madhyamgram, P.O.- Madhyamgram Bazar, P.S.- Madhyamgram, District North 24 Parganas, West Bengal, Pin 700130, (7) UTPAL BHADRA [PAN: AEFPB9161E], [Epic No. CKW3912458] & [AADHAAR No.- 6541 2678 8388], son of Kumud Bandhu Bhadra by religion Hindu, by Nationality Indian, by occupation business, residing at P-54, LIC Township,

Madhyamgram, P.O.- Madhyamgram, P.S.- Madhyamgram, District North 24 parganas, West Bengal, Pin 700129, (8) PANKAJ NARAYAN DATTA [PAN: ACVPD0315J], [Epic No. CKW1259944] & [AADHAAR No.- 9281 0951 4015], son of Hem Ranjan Datta, by religion Hindu, by Nationality Indian, by occupation- Business, residing at P-59, LIC Township, Madhyamgram, P.O.- Madhyamgram, P.S. Madhyamgram, District North 24 parganas, West Bengal, Pin 700129, (9) PRIYABRATA DAS [PAN: BKRPD1427L], [Epic No. CKW3401106] & [AADHAAR No.- 8109 1194 9166], son of Subrata Das, by religion Hindu, by Nationality Indian, by occupation- Business, residing at Nandan Kanan, Chandigarh, Madhyamgram, P.O.-Madhyamgram Bazar, P.S.- Madhyamgram, District North 24 Parganas, West Bengal, Pin 700130, (10) HRISHIKESH BANIK [PAN: AEAPB7429Q], [Epic No. WB/13/090/987204], & [AADHAAR No.- 2940 3626 1194], son of Surendra Nath Banik, by religion Hindu, by Nationality Indian, by occupation- Business, residing at Block-B, Ram Mohan Estate, Madhyamgram, P.O.- Madhyamgram, P.S.- Madhyamgram, District -North 24 parganas, West Bengal, Pin-700129

**Present
status:**

ALL THAT proposed multi-storeyed and/or G+.....
storeyed building, having different Towers (if any like

that) and/or Blocks namely, “RADHA GOBINDA APARTMENT” standing over and above piece and parcel of the landed property measuring an area of 17 (seventeen) Cottahs 07 (seven) Chittacks 32 (thirty two) Sq. Ft. more or less and/or 29 Decimals more or less, lying and situated at Mouza-Doharia, J.L. No.- 45, Re. Sa. No.- 132 & 139 under R.S. Khatian No.- 598 & L.R. Khatian Nos. 7970, 7971, 7972, 7988, 7997 & 8062 comprised in C.S. & R.S. & L.R. Dag No. 104 within the local limits of Madhyamgram Municipality under Ward No. 23 of Holding No. 24/1, Bireshpally (south) being Premises known as 24/1, Bireshpally (south), Kolkata- 700129, P.O.- Madhyamgram under Police Station of formerly Barasat and presently Madhyamgram in the District of North 24-Parganas.

Name of the Developer:

M/S. SUNRISE CONSTRUCTION [PAN-ACAFS8324H], a Partnership firm, having its incorporation dated 12.12.2011 as well as having its office at 316, Jessore Road (South), P.O.- Ganganagar, Kolkata-700132 under Police Station of Madhyamgram in the District of North 24- Parganas, consist of two Partners namely, (1) **SRI ASHIM KUMAR SARKAR** [PAN- AMAPS7120D], [AADHAAR-491207502263] & [VOTER- CKW3963048], DOB- 23.06.1965, son of Late Birendra Nath Sarkar, by

Nationality- Indian, by Faith- Hindu, by Caste- Bengali, by Occupation- Business, residing at Bidhan Pally Bidhan Sarani, P.O.- Madhyamgram, Kolkata- 700129 under Police Station of formerly Barasat and presently Madhyamgram in the District of North 24- Parganas and (2) **MOHIDUL ISLAM** [PAN- AANPI1158E], [AADHAAR- 885060162792] & [VOTER- CKW3963048], DOB- 12.02.1979, son of Abdul Ohab, by Nationality- Indian, by Faith- Islam, by Caste- Muslim, by Occupation- Business, residing at Beliaghata Bridge, Mathpara, Dogachhiya under Police Station of Deganga, PIN- 743423 in the District of North 24- Parganas, represented by its both of the Partners namely, **SRI ASHIM KUMAR SARKAR** and **MOHIDUL ISLAM**

I have caused necessary searches in the A.R.A – I, II, III & IV and A.D.S.R. Barasat and D.S.R. – I, II & III, North 24-Parganas since to, to, to, to, to, to & to respectively duly obtaining records through my Law Clerk A. Bhattacharjee as per available records and have inspected title deeds and documents in connection with the land including structure of building, so furnished before me.

My report is as follows:

THAT on 05.06.1957 by virtue of a registered Deed being No. 5100 for the year 1957 duly purchased the property, one Radha Rani Chatterjee was the Owner in respect of ALL THAT piece and parcel of BASTU landed property

measuring an area of **29 Decimals** more or less together with 300 (three hundred) pucca structure with tin shaded, lying and situated at Mouza-Doharia, J.L. No.- 45, Re. Sa. No.- 132 & 139 under R.S. Khatian No.- 598 comprised in C.S. & R.S. Dag No. 104 within the local limits of Madhyamgram Municipality under Ward No. 23 of Holding No. 24/1, Bireshpally (south) under Police Station of formerly Barasat and presently Madhyamgram in the District of North 24-Parganas (formerly 24-Parganas) and absolutely seized and possessed the same with all transferable right title and/or interest in respect of the said property and sufficiently entitled to enjoy the same by paying rates and taxes to the competent local authority;

THAT on 23.03.1994 said Radha Rani Chatterjee being as mother from her own ownership property transferred the landed property by way of Sale measuring an area of **05 (five) Cottahs 06 (six) Chittacks 23 (twenty three) Sq. Ft.** more or less unto or in favour of her own one of the son namely, Sanjoy Chatterjee duly executed a Deed of Sale, which registered at Additional District Registry Office at Barasat (north 24-parganas) and recorded under Deed being No. 111 for the year 1994;

THAT since possessed in the year 1994 said Radha Rani Chatterjee being as mother from her own ownership property transferred the landed property by way of Gift measuring an area of **04 (four) Cottahs 08 (eight) Chittacks 39 (thirty nine) Sq. Ft.** more or less unto or in favour of her own one of the blood related said son namely, Sanjoy Chatterjee duly executed a Deed of Gift, which registered at Additional District Registry Office at Barasat (north 24-parganas) and recorded under Deed being No. 112 for the year 1994;

THAT thereafter, on 11.08.1998 said Radha Rani Chatterjee being as mother from her own ownership property further transferred the landed property by way of Gift measuring an area of **07 (seven) Cottahs 08 (eight) Chittacks 13 (thirteen) Sq. Ft.** more or less unto or in favour of her own one of the blood related said son namely, Sanjoy Chatterjee duly executed a Deed of Gift, which registered at Additional District Registry Office at Barasat (north 24-parganas) and recorded under Deed being No. 3690 for the year 1998;

THAT thus it appeared that said Radha Rani Chatterjee sold, conveyed and/or transferred the landed property measuring an area of **05 (five) Cottahs 06 (six) Chittacks 23 (twenty three) Sq. Ft.** more or less by virtue of a Deed being No. 111 for the year 1994 and also gifted total landed property measuring an area of **12 (twelve) Cottahs 01 (one) Chittack 07 (seven) Sq. Ft.** more or less by virtue of two deeds i.e. being No. 112 for the year 1994 & 3690 for the year 1998 unto or in favour of her own son namely, Sanjoy Chatterjee and duly purchased the property as well as duly accepted the gift from his mother said Sanjoy Chatterjee became the sole Owner of total landed property measuring an area of **17 (seventeen) Cottahs 07 (seven) Chittacks 30 (thirty) Sq. Ft.** more or less and considering the calculation of the fraction as well as in accordance with the record of the ROR the total landed property becomes to **17 (seventeen) Cottahs 07 (seven) Chittacks 32 (thirty two) Sq. Ft.** more or less together with the pucca tin shaded structure measuring an area of **300 (three hundred) Sq. Ft.** more or less under classification of the character of the said land as BASTU and absolutely seized and possessed the same with right title and/or interest in respect of the said property and sufficiently entitled to enjoy the same by

paying rates and taxes to the competent local authority duly mutated his name;

THAT it is hereby clarified that the said Radha Rani Chatterjee's family was consist of 08 (eight) family members and Radha Rani Chatterjee herself died on 22.07.2001 and her husband died prior to the death of said Radha Rani Chatterjee and during life time said Radha Rani Chatterjee sold as well as gifted her property unto or in favour of her one of the son, Sanjoy Chatterjee, who also died on 25.05.2020 as unmarried and one daughter of said Radha Rani Chatterjee namely, Gita Chakraborty, who also died prior to the death of Sanjoy Chatterjee (as issue less and unmarried) i.e. on 12.08.2014 and considering the focus it is eminent that the other sons and daughters of said Radha Rani Chatterjee namely, (1) Somnath Chatterjee, (2) Smt. Namita Ghosh (nee Chatterjee), (3) Smt. Kanchan Banerjee, (4) Smt. Ratna Chatterjee & (5) Smt. Nanda Chatterjee, who were/are the alive persons at that point of time when the Deed of Conveyance was executed i.e. on 15.12.2023 and considering such aliveness such daughters and son and/or sisters and brother of said Sanjoy Chatterjee, shall have every right to acquire the right of said landed property including structure considering the expiry of said Sanjoy Chatterjee as said Sanjoy Chatterjee was unmarried and the aforesaid present Owners namely, (1) Somnath Chatterjee, (2) Smt. Namita Ghosh (nee Chatterjee), (3) Smt. Kanchan Banerjee, (4) Smt. Ratna Chatterjee & (5) Smt. Nanda Chatterjee stand as his only legal heirs and successors and after demise of said Sanjoy Chatterjee, according to the Hindu Succession Act 1956 aforesaid all the legal heirs inherited deceased brother's property by virtue of Dayabhaga School of Hindu Law by which Law said deceased was governed at the time of his death and in accordance

with the scenario the BASTU landed property of said Sanjoy Chatterjee i.e. **17 (seventeen) Cottahs 07 (seven) Chittacks 32 (thirty two) Sq. Ft.** more or less together with the pucca tin shaded structure measuring an area of 300 (three hundred) Sq. Ft. more or less, devolved upon Somnath Chatterjee, Smt. Namita Ghosh (nee Chatterjee), Smt. Kanchan Banerjee, Smt. Ratna Chatterjee & Smt. Nanda Chatterjee as successors;

THAT duly inherited the said property said Somnath Chatterjee, Smt. Namita Ghosh (nee Chatterjee), Smt. Kanchan Banerjee, Smt. Ratna Chatterjee & Smt. Nanda Chatterjee became/become the joint owners in respect of ALL THAT piece and parcel of BASTU landed property measuring an area of **17 (seventeen) Cottahs 07 (seven) Chittacks 32 (thirty two) Sq. Ft.** more or less and/or **29 Decimals** together with the pucca tin shaded structure measuring an area of 300 (three hundred) Sq. Ft. more or less and absolutely seized and possessed the same in joint manner with all transferable right title and/or interest in respect of the said landed property including structure and sufficiently entitled to enjoy the same by paying rates and taxes to the competent local authority duly mutated their names in the Assessment Record of Madhyamgram Municipality as well as in the record of ROR and the said property being established under L.R. Khatian Nos. 7970 [in the name of Namita Ghosh (nee Chatterjee) as area 05 Decimals], 7971 [in the name of Somenath Chatterjee as area 06 Decimals], 7972 [in the name of Ratna Bhattacharjee as area 06 Decimals], 7988 [in the name of Kanchan Banerjee as area 06 Decimals], 7997 [in the name of Nanda Chatterjee as area 04 Decimals] & 8062 [in the name of Nanda Chatterjee as area 02 Decimals], Be it specified that said Nanda Chatterjee also the owner of 06 Decimals but under two khatians and hence, the entire landed

property being established under L.R. Khatian Nos. 7970, 7971, 7972, 7988, 7997 & 8062;

THAT since possessed on 15.12.2023 aforesaid all of the Owners namely, Somnath Chatterjee, Smt. Namita Ghosh (nee Chatterjee), Smt. Kanchan Banerjee, Smt. Ratna Chatterjee & Smt. Nanda Chatterjee jointly sold, conveyed and/or transferred ALL THAT piece and parcel of the BASTU landed property measuring an area of **17 (seventeen) Cottahs 07 (seven) Chittacks 32 (thirty two) Sq. Ft.** more or less and/or **29 Decimals** more or less together with **300 (three hundred) Sq. Ft. pucca tin shaded structure**, lying and situated at Mouza- Doharia, J.L. No.- 45, Re. Sa. No.- 132 & 139 under R.S. Khatian No.- 598 & L.R. Khatian Nos. 7970, 7971, 7972, 7988, 7997 & 8062 comprised in C.S. & R.S. & L.R. Dag No. 104 within the local limits of Madhyamgram Municipality under Ward No. 23 of Holding No. 24/1, Bireshpally (south) being Premises known as 24/1, Bireshpally (south), Kolkata- 700129 under Police Station of formerly Barasat and presently Madhyamgram in the District of North 24-Parganas, jointly sold, conveyed and/or transferred said landed property unto or in favour of **DECA ASSOCIATES**, having PAN- AATFD3276E, a partnership Firm, under incorporation No. 18/11/2021 having it's registered office at 92/9, Sodepur Road (East), Ground floor, P.O. & Police Station of Madhyamgram, District - North 24 Parganas, Kolkata -700129, **represented by it's 10 partners and the name of those Partners specified in the above**, and duly purchased the said property, the said Partnership Firm namely, **DECA ASSOCIATES** become the sole owner and absolutely seized and possessed the same with right title and/or interest in respect of the said property and sufficiently entitled to enjoy the same by paying rates and taxes

to the competent local authority duly mutated its name in the competent local authority as well as in the ROR and after mutation the name of the Firm being established under L.R. Khatian No. 8421, more fully and particularly described in the **SCHEDULE- A** hereunder written and hereinafter for the sake of brevity be referred to as the **“SAID LANDED PROPERTY INCLUDING STRUCTURE”**, free from encumbrances;

THAT PRESENTLY, the Owner, **DECA ASSOCIATES** agreed to develop the said landed property and the Developer agreed to develop the same duly constructed said proposed multi-storied building at its own cost and expenses in accordance with the sanctioned building plan to be obtained from the Madhyamgram Municipality with several terms and conditions as specified in the said Development Agreement.

I also hereby certify that the above mentioned property is not subject to any of 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 its fit for equitable mortgage.