

BODHISATWA BASU  
ADVOCATE  
ALIPORE POLICE COURT,  
KOLKATA-700027

Resl.: V-54/23, BRAHMAPUR,  
GHOSH PARA, GARIA,  
Kolkata-700084  
Mob: 9832528996

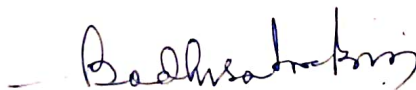
Date: \_\_\_\_\_

**No Encumbrances Certificate**

Ref **ALL THAT** piece and parcel of Homestead land measuring an area of **4 Cottahs** more or less in L.O.P. No. 1719, C.S. Dag No. 1491 (P), 1493(P), 1025(P) of Mouza Laskarpur & Kamdahari, J.L. No. 57 & 49, lying and situated in **K.M.C. Premises No. 48, Atabagan**, within P.S. Bansdrani (previously Sonarpur and Regent Park), Kolkata-700084, within the ward no. 111 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, **Assessee No. 31-111-01-0048-0**.

**PREMISES PRESENT OWNER OF THE SAID PLOT :**

**1. SMT ASHA GHOSH (PAN-BDXPG2223A) (AADHAAR NO- 2946 0676 4933)**, wife of Late Tarun Ghosh, by faith Hindu, by nationality Indian, by occupation Housewife, residing at B-139, Atabagan, Laskarpur, Post Office Laskarpur, Police Station Bansdrani, Kolkata-700153, Dist- South 24 Parganas, **2. SMT. MADHU DEY (PAN-BSXPD3007L) (AADHAAR NO- 8498 6502 1372)**, wife of Sri Probal Dey and daughter of Late Tarun Ghosh, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Thanamakua Adarsha Nagar (Hare Krishna Nagar), Andul Road Podrah, Post Office Andul, Police Station Sankrail, Pincode-711109, Dist- Howrah, **3. SMT. MAMTA BISWAS (PAN-CZYPB9446E) (AADHAAR NO- 9614 2641 8710)**, daughter of Late Tarun Ghosh, by nationality Indian, by occupation Housewife, residing at B-139, Atabagan, Laskarpur, Post Office Laskarpur, Police Station Bansdrani, Kolkata-700153, Dist- South 24 Parganas and **4. SMT. RUPA GHOSH (PAN-BDXPG5731R) (AADHAAR NO- 7476 0377 3966)**, daughter of Late Tarun Ghosh, by nationality Indian, by occupation Housewife, residing at B-139, Atabagan, Laskarpur, Post Office Laskarpur, Police Station Bansdrani, Kolkata-700153, Dist- South 24 Parganas.



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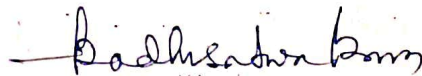
**PREMISES PRESENT DEVELOPER OF THE SAID PLOT :**

**M/S. SOUMYA CONSTRUCTION**, a Proprietorship concern, having its office at T-21, Subhash Pally, P.O.-Garia, P.S. Bansdroni, Kolkata-700084, represented by its sole proprietor namely **SRI. SOUMYAJIT MAITI (PAN NO. AYNPM6694H) (AADHAAR NO. 4119 0735 4656)**, son of Sri Ranjit Kumar Maity, by Religion-Hindu, by Nationality – Indian, by Occupation-Business, residing at T-21, Subhash Pally, Post Office Garia, Police Station Bansdroni, Kolkata-700084

**MY REPORT IS AS FOLLOWS:**

**WHEREAS** one Tarun Ghosh was a displaced person from East Pakistan now Bangladesh, after partition of India was compelled to come in India due to circumstances beyond control. The Government of West Bengal rehabilitated the said Tarun Ghosh, now deceased and allowed to occupy a plot of vacant land more fully described in the **Schedule "A"** hereunder written.

**AND WHEREAS** the said Tarun Ghosh acquired a plot of Homestead land measuring an area of **4 Cottahs**, more or less in L.O.P. No. 1719, C.S. Dag No. 1491 (P), 1493(P), 1025(P) of Mouza Laskarpur & Kamdahari, J.L. No.57 & 49, lying and situated within the ward no. 111 of the Kolkata Municipal Corporation, within P.S. previously Sonarpur and Regent Park at present Bansdroni, in the District of South 24 Parganas. The said plot of homestead land was seized and possessed of by the said Tarun Ghosh by virtue of a Deed of Gift executed by the Governor of the state of West Bengal, mentioned therein as the **"DONOR"**, in favour of the said Lakshmi Rani Dey mentioned therein as the **"DONEE"**, and the said Deed of Gift was registered in the office of the Additional District Sub-Registrar, Alipore, South 24

  
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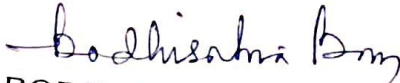
Resi.: V-54/23, BRAHMAPUR,  
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Parganas on the 29<sup>th</sup> day of November, 2011 and recorded in Book No. I, Volume No. 7, Pages 33 to 36, Being No. 459 for the year 2011. The said Gift was accepted by the said Tarun Ghosh and the said Donee have mutated the same in his name and got the Said land recorded in his name as owner with the Kolkata Municipal Corporation vide **Assessee No. 31-111-01-0048-0** and the same was numbered as **K.M.C. Premises No. 48, Atabagan, Kolkata-700153** and was paying the rates and taxes to the authorities concerned regularly and built a 100 sq. ft. tiles shed structure on the said land.

**AND WHEREAS** the said Tarun Ghosh instated died on 28.11.2019 leaving behind his only wife namely Smt Asha Ghosh and three daughters namely Smt. Madhu Dey, Smt. Mamta Biswas, and Smt. Rupa Ghosh as his legal heirs and successors and left no one else.

**AND WHEREAS** the said Smt Asha Ghosh, Smt. Madhu Dey, Smt. Mamta Biswas, and Smt. Rupa Ghosh became joint owners of **ALL THAT** piece and parcel of Homestead land measuring an area of **4 Cottahs**, more or less together with a 100 sq.ft. tiles shed structure in L.O.P. No. 1719, C.S. Dag No. 1491 (P), 1493(P), 1025(P) of Mouza Laskarpur & Kamdahari, J.L. No.57 & 49, lying and situated in **K.M.C. Premises No. 48, Atabagan, within P.S. Bansdroni** (previously Sonarpur and Regent Park), **Kolkata-700153**, within the ward no. 111 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, **Assessee No. 31-111-01-0048-0**.

**AND WHEREAS** the land owners herein were desirous to develop the said premises by constructing a G+III storied residential building thereon through a Developer in accordance with the building plan to be sanctioned by Kolkata Municipal Corporation and the said owners have decided to construct a building containing several independent flats on the said premises due to paucity of fund and lack of infrastructure the said owners approached the Developer to construct such building after demolishing the existing structure standing thereon and all material collect by the Developer

  
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ENRI. NO. 111



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I hereby certify that the above mentioned property of **Developer's Allocation**, which is morefully mentioned in the aforesaid **Development Agreement dated 7<sup>th</sup> day of June, 2022**, is free from all sorts of encumbrances, charges, liabilities lines and lispendents 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 Subjected to any restriction of Urban Land (Celling 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.

This is to certify that I have caused the necessary searches in the record of D.S. R. Alipore (I to V), A.D.S.R Alipore, And A.R.A I to IV Kolkata), all the offices for the year from 2013 to 2025 Each office in INDEX — II regarding the above-mentioned premises, property and have inspected some relevant Papers and document in respect of the aforesaid property.

In course of search I have found Four entries vide the entry No.

1. (Deed of Gift) Book I, Being No. 459 for the year 2011 registered in the office of the Additional District Sub Registrar at Alipore (area of Land 4 Cottahs)
2. (Development Agreement) Book I, Being No. 08641 for the year 2022 registered in the office of the D.S.R III Alipore (area of Land 4 Cottahs)
3. (Development Power of Attorney) Book I Being No. 08650 for the year 2022 registered in the office of the D.S.R III Alipore (area of Land 4 Cottahs)
4. (Declaration) Book I Being No. 01662 for the year 2023 registered in the office of the D.S.R III Alipore (2792.84 Sq.Ft. or 6.40026 decimal)



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Except the aforesaid four entries I have not found any others entry in respect of the said premises as per the available records of the above-mentioned registration office are.

Hence, in my opinion that the reference Premises property is free, good, clear and fair marketable title and free from all encumbrances.

Relevant search receipts and entries and my work sheet are enclosed herewith.

  
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No. REGN CC 426564

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 48764

Date of application ..... 13/11/15

Search for the year (s) ..... 2013-15

Name of office to which the record to be searched or inspected relates ..... RM

Name of person or property to be searched ..... [Signature]

Nature of document ..... [Signature]

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 48 Atubogon

8. From whom received ..... T. P. Naskar

9. Fees paid under Article —

F (1) (i) ..... 260

F (2) (ii)

F (2)

..... Registrar of

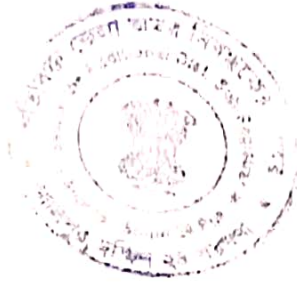
[Large Signature]

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

Date of Application: 14-11-2025

<b>Serial No of Application</b>	1605003890/2025	<b>Search No</b>	1605003890/2025
<b>Search for the Years</b>	From 2013 To 2025	<b>Record Available</b>	From 08/12/2008 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Bansdrani, , Premises: 48, , Holding: 48		
<b>From whom Received</b>	T P NASKAR		All Transaction
<b>Fees Paid under Articles</b>	F1(i) 20 /-	F1(ii) 240 /-	

**Search Result:** No Record Found



( Ms MANIMALA CHAKRABORTY )  
A.D.S.R. ALIPORE  
OFFICE OF THE A.D.S.R. ALIPORE

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

Date of Application: 14-11-2025

<b>Serial No of Application</b>	1601010579/2025	<b>Search No</b>	1601010579/2025
<b>Search for the Years</b>	From 2013 To 2025	<b>Record Available</b>	From 08/12/2008 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Bansdrani, , Premises: 48, , Holding: 48		
<b>From whom Received</b>	T P Naskar		All Transaction
<b>Fees Paid under Articles</b>	F1(i) 20 /-	F1(ii) 240 /-	

**Search Result: No Record Found**

( Mr Md Tabis Ansari )  
D.S.R. - I SOUTH 24-PARGANAS  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS



Ref. POC: - 48, Alabagan

P.S - Bansdroni W-III Kol-89

D.S.R - (I - IV) Alipore

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III - D.P, I - 8650/22 (DB)

III - Dec I - ~~01662~~ 01662/23 (2792.84 Sqft)

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