

SUBIT MAJUMDAR
ADVOCATE
High Court, Calcutta

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CHAMBER: Temple Chamber,
6, Old Post Office Street, 3rd Floor, Room
No. 79/21, Kolkata – 700001.
Email : subit.majumder@yahoo.com
Mobile No. 8910825252

Ref. No. S.C/SRC/SG-II/26

Date : 24.03.2026

NO ENCUMBRANCES CERTIFICATE
AND
REPORT OF TITLE

SAID PROPERTY : ALL THAT THE HOMESTEAD LAND MEASURING ABOUT 04 COTTAHS 00 CHITTACKS 00 SQUARE FEET MORE OR LESS TOGETHER WITH A TILE SHED STRUCTURE MEASURING ABOUT 360 SQUARE FEET STANDING THEREON, WITHIN THE MOUZA- RAIPUR, J.L. NO. 33, E.P. NO. 273, S.P. NO. 490, C.S. PLOT NO. 1146 (P), HAVING POSTAL ADDRESS 4/31, VIDYASAGAR COLONY, POLICE STATION – NETAJI NAGAR, K.M.C. PREMISES NO. 69/1/4/38, RAJA SUBODH CHANDRA MULLICK ROAD, VIDE ASSESSEE NO. 23-100-08-0486-8, WARD NO. 100, WITHIN THE LIMIT OF KOLKATA MUNICIPAL CORPORATION, KOLKATA – 700 047, DISTRICT : SOUTH 24-PARGANAS, STATE OF WEST BENGAL.

PRESENT OWNERS

- SMT ARCHANA CHANDA
- SRI SIBU CHANDRA @ SIBU CHANDA
- SMT SIMA DUTTA @ SIMA CHANDA
- SRI NARAYAN CHANDA

HISTORY OF THE TITLE

1. That one Smt. Arati Chanda is the rightful absolute owner of all that piece and parcel of land measuring about 04 cottahs 00 chittacks 00 square feet more or less, lying and situated at District South 24 Parganas within the jurisdiction of office of the Additional District Sub-Registrar at Alipore, P.S. previously Jadavpur, now Netaji Nagar, Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), within the limits of Kolkata Municipal Corporation, ward No. 100, by way of Deed of Gift. The Deed of Gift was made on 20.07.1989 between the Governor Of The State Of West Bengal as DONOR of the ONE PART and the said Smt. Arati Chanda, wife of Late Kartick Chanda, residing at 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, Kolkata – 700 047, as the DONEE of the OTHER PART which was registered at the office of the Additional District Registrar, Alipore, recorded in Book No. I, Volume No. 48, pages 193 to 198, Being No. 3574 for the year 1989.



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2. That the aforesaid landed property had been recorded in the name of Kartick Chandra Das, since deceased in the record of the Kolkata Municipal Corporation on payment of taxes and the said property has been duly assessed by Kolkata Municipal Corporation and numbered as premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, Kolkata – 700 047.

3. That the said Smt. Arati Chanda, the owner herein has become the absolute owner of the landed property measuring about 04 cottahs 00 chittacks 00 square feet more or less together with a structure standing thereon, within the Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.C. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas.

4. Subsequently the said Smt. Arati Chanda, died intestate on 06.01.2019 leaving behind her son and daughters namely Smt. Archana Chanda, Sri Sibudh Chandra @ Sibudh Chanda, Smt. Sima Dutta @ Sima Chanda, Sri Narayan Chanda And Sankar Chanda as her legal heirs and became the joint owners of the landed property measuring about 04 cottahs 00 chittacks 00 square feet more or less together with a structure standing thereon, within the Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.C. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas.

5. That subsequently the said Sankar Chanda died intestate on 23.05.2017 leaving behind his wife Smt Archana Chanda and two daughters Smt. Rinki Chanda and Smt. Chumki Chanda as his legal heirs and became joint owners each will have 1/3rd undivided share of the landed property measuring about 01 Cottah out of 04 cottahs 00 chittacks 00 square feet more or less together with a structure standing thereon, within the Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.C. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas.

6. That subsequently the said Smt. Rinki Chanda and Smt. Chumki Chanda

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executed a Deed of Gift on 27.06.2019, registered in the office of the ADSR Alipore, South 24-Parganas, recorded in Book No. I, Being no. 3718 for the year 2019 in favour of their mother Smt Archana Chanda to transfer their 2/3rd undivided share of the said landed property measuring about 01 Cottah together with a structure standing thereon, within the Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.C. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas.

7. That after execution of such Deed of Gift in favour of the said Smt Archana Chanda became the owner of the landed property measuring about 01 Cottah out of which 04 cottahs 00 chittacks 00 square feet more or less together with a structure standing thereon, together with the structure standing thereon, within the Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.C. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas, State of West Bengal.

8. That said Smt. Archana Chanda, Sri Sibua Chandra @ Sibua Chanda, Smt. Sima Dutta @ Sima Chanda, Sri Narayan Chanda, become the joint owners and mutated their name in the BL&LRO of ALL THAT the homestead land measuring about 04 cottahs 00 chittacks 00 square feet more or less together with a structure standing thereon, together with the structure standing thereon, within the Mouza- Raipur, J.L. No. 33, E.P. No. 273, S.P. No. 490, C.S. Plot No. 1146 (P), having postal address 4/31, Vidyasagar Colony, Police Station – Netaji Nagar, K.M.C. premises No. 69/1/4/38, Raja Subodh Chandra Mullick Road, vide assessee no. 23-100-08-0486-8, ward no. 100, within the limit of Kolkata Municipal Corporation, Kolkata – 700 047, District : South 24-Parganas, State of West Bengal.

9. That said Smt. Archana Chanda, Sri Sibua Chandra @ Sibua Chanda, Smt. Sima Dutta @ Sima Chanda, Sri Narayan Chanda, enter into a development agreement with M/s Suvadeep Construction executed on 27.06.2019 registered with the office of the Additional District Sub Register Alipore, South 24-Parganas, recorded in Book No. I, Volume no. 1605-2019, pages from 129573 to 129617, Being No. 160503724 for the year 2019 and a Development Power of Attorney was executed on 27.06.2019 duly registered at the Office of Additional District Sub Registrar Alipore, South 24-Parganas, and recorded in Book No. I, Volume no. 1605-2019, pages from 129618 to 129639, Being No. 160503734 for the year 2019.

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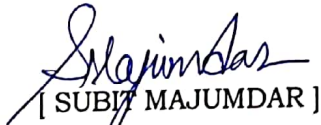
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Subsequently a supplementary development agreement was executed on 24.09.2020 registered with the office of the Additional District Sub Register Alipore, South 24-Parganas, recorded in Book No. I, Volume no. 1605-2020, pages from 94950 to 94983, Being No. 160502564 for the year 2020.

10. I have caused searches through my clerk in the offices of A.D.S.R. Alipore, D.S.R. I, II, III, & D.S.R. IV, South 24-Parganas, and Registrar of Assurances, Kolkata for the period of 2013 – 2026 in respect of the said property (photo copy of the receipts are annexed hereto). The said searches have not disclosed any new entry contrary to the title of the present owners in respect of the said property.

I, considering the searches as above and record available hereby certify that the said property is free from all encumbrances of any kind whatsoever and the premises has a marketable title.

I also certify that the said landed property is fit for equitable mortgage.


[SUBIT MAJUMDAR]

Enrolment No. WB/242/2004