

Chaitali Chatterjee

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City Civil Court Calcutta

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Date : 20/09/2025

NON ENCUMBRANCES REPORT

Ref:- All that piece or parcel of land measuring 07K.- 00Ch.- 29Sq.ft. or, 470.922 SQM. (More / Less) (as per Deed) & 05K.- 15Ch.- 21Sq.ft. or, 399.091 SQM. (More / Less) (as per Physical Measurement) at Premises No.- 54B, Hari Ghose Street, under KMC Ward No. - 017, Borough No. - II, Kolkata - 700 006, P.S.- Burtolla.

A) PRESENT OWNERS OF THE PROPERTY :-

(1) **SMT. PUTUL ROY (PAN-ADEPR5694N)**, wife of Sri Tapan Kumar Roy, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, (2) **SMT. MONALISA DEY alias MONALISA ROY (PAN-AFOPR0446L)**, wife of Saugata Kumar Dey and daughter of Sri Tapan Kumar Roy, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, (3) **SMT. BONI ROY (PAN-AORPR1062E)**, wife of Souranic Banik and daughter of Sri Tapan Kumar Roy, by Faith - Hindu, by Occupation Business, by Nationality - Indian, all are residing at 143, Bidhan Sarani, VTC, P.O. - Beadon Street, P.S. - Burtolla, Kolkata - 700006, hereinafter jointly referred to as the **OWNERS**.

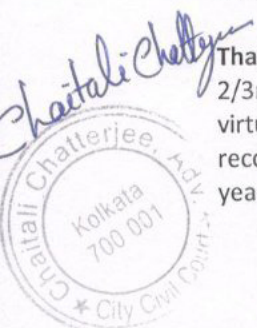
B) REPORT OF DEVOLUTION :-

That one **ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED** became the Sole and absolute owner of ALL THAT unfinished more than 32 years old four storied building together with land measuring about 7 Cottah 29 sq.ft. more or less of the Municipal Premises No. 54B, Hari Ghosh Street, Kolkata - 700006, P.S. - Burtolla, by virtue of a Registered Deed of Conveyance dated 17th day of September, 2011 registered before Additional Registrar of Assurances-II, Kolkata being Book No. I, CD Volume No.46, Pages from 2594 to 2625, Being No. 12126, for the year 2011 executed by the then owner Truevalue Developers Private Limited.

That said **ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED** duly transferred its right title interest in respect of ALL THAT piece and parcel of land measuring about 7 Cottah 29 sq.ft. more or less together with constructed residential building lying and situated at Municipal Premises No. 54B, Hari Ghosh Street, Kolkata - 700006, P.S. - Burtolla, Ward No.17, within the limits of the Kolkata Municipal Corporation, by virtue of a Registered Deed of Conveyance dated 28th day of January, 2021 registered before Additional Registrar of Assurances-III, Kolkata being Book No. I, Volume No. 1903-2021, Pages from 51276 to 51322, Being No. 190301062, for the year 2021 in favour of (1) Smt. Putul Roy, (2) Smt. Monalisa Dey alias Monalisa Roy and (3) Smt. Boni Roy.

That said (1) Smt. Putul Roy, (2) Smt. Monalisa Dey alias Monalisa Roy and (3) Smt. Boni Roy duly mutated their names in the record of the Kolkata Municipal Corporation being Assessee No.110172302087 in respect of their said property and paying their taxes regularly.

That said Smt. Putul Roy and Smt. Monalisa Dey alias Monalisa Roy duly transferred their undivided 2/3rd share in respect of Premises no. 54B, Hari Ghosh Street, Kolkata. 700006, P.S. Burtolla, by virtue of a Registered Deed of Gift dated 18.02.2022, registered before A.R.A.-II, Kolkata and recorded in Book No. I, Volume No. 1902-2022, pages from 72287 to 72310, being no. 1390 for the year 2022 in favour of other co-owner Boni Roy.



That said Boni Roy duly transferred her undivided 2/3rd share in respect of Premises no. 54B, Hari Ghosh Street, Kolkata-700006, P.S. - Burtolla, by virtue of a Registered Deed of Gift dated 18.07.2022, registered before A.R.A.-II, Kolkata and recorded in Book No. I, Volume No. 1902-2022, pages from 306957 to 306976, being no. 08242 for the year 2022 in favour of said Smt. Putul Roy and Smt. Monalisa Dey alias Monalisa Roy and as such said Smt. Putul Roy, Smt. Monalisa Dey alias Monalisa Roy and Smt. Boni Roy again became the joint owner of the aforesaid property.

That said Smt. Putul Roy, Smt. Monalisa Dey alias Monalisa Roy and Smt. Boni Roy have decided to develop the property at Municipal Premises no. 54B, Hari Ghosh Street, Kolkata 700006, P.S. Burtolla measuring more or less 7 Cottah 29 sq.ft. more or less hereinafter called the "Said Property".

That due to paucity of funds and lack of technical knowledge said Smt. Putul Roy, Smt. Monalisa Dey alias Monalisa Roy and Smt. Boni Roy are not in a position to develop the said property on their own.

That one Developer namely RAINBOW DEVELOPERS has approached the OWNERS for the purpose of developing and/or building a multi storied building(s) at the said property by demolishing the existing building standing thereon. This property is a tenanted property. The developer has agreed to enter into agreement upon "AS IS WHERE IS BASIS".

That with the intent to develop and/or construct a building(s) with several self-contained units and/or flats in the manner as proposed by the said Developer at the said property as well as for commercially exploiting the same upon construction of the said new building(s) by the Developer free from all encumbrances, liabilities, whatsoever the said OWNERS and the Developer have agreed upon certain terms and conditions that are specifically and categorically appended below.

That the Developer has agreed to undertake the full responsibility of the construction strictly according to the plan to be sanctioned by the Kolkata Municipal Corporation.

That the OWNERS have represented to the Developer that except the OWNERS no persons have any right, title, interest, claim and/or demand in respect of the undivided share of the said property.

That the OWNERS hereby represent that the said property or any part and/or portions thereof is not subject to any sort of acquisition and/or requisition.

That the OWNERS have represented to the Developer that the said property is free from all sorts of encumbrances whatsoever.

C) Opinion :-

That after necessary searches and the documents which were available before me it appears that the abovementioned land is free from all sorts of encumbrances, charges, liabilities and the title of the above named **(1) SMT. PUTUL ROY, (2) SMT. MONALISA DEY alias MONALISA ROY, (3) SMT. BONI ROY** in respect of the aforesaid land is clear, free and marketable title.



Chaitali Chatterjee
Thanking you.
Yours Faithfully,