

2nd March 2026

DERIVATION OF TITLE & NON-ENCUMBRANCE CERTIFICATE

Ref: Premises No. 150 & 150/1, Raj Sekhar Bose Sarani (formerly Bakul Bagan Road),

Ref: Premises Nos. 150 & 150/1, Raj Sekhar Bose Sarani (formerly Bakul Bagan Road), Police Station: Bhawanipur, Kolkata – 700 025 **now known as** Premises No. 150 , Raj Sekhar Bose Sarani , Ward No. 072 , P.S. Bhawanipur, Kolkata 700 025, Borough VIII in K.M.C. Kolkata : 700 025 after passing order of amalgamation dated ----

1. The property originally belonged to Sri Mukul Kumar Basu, son of Sri Dharendra Nath Basu, who acquired it by a registered Deed of Conveyance executed in 1943, registered in the office of the Sub-Registrar, Alipore, recorded in Book No. 1, Volume I, Pages 164 to 172, Being No. 274 of 1943. He purchased land measuring 4 Cottahs 3 Chittaks at Premises No. 150, Bakul Bagan Road, from Sri Sailendra Nath Gupta and others. This deed constitutes the earliest recorded legal title for the property.
2. The measurement of the land as recorded in the aforesaid deed is 4 Cottahs 3 Chittaks, more or less; however, upon actual measurement, the total area of the property is found to be 4 Cottahs 6 Chittaks, more or less.
3. Sri Mukul Kumar Basu also possessed 6 Chittaks of adjacent land, comprised in Division-6, Sub-Division-S, in Dihi Panchana Gram of Mouza: Chakraberia, adjacent to Premises No. 150, Bakul Bagan Road (now Raj Sekhar Bose Sarani), within Police Station: Bhawanipur, Kolkata – 700 025. This land lies within the municipal limits of the Kolkata Municipal Corporation (KMC), originally in Ward No. 22, District 24 Parganas (now South 24 Parganas), and has been mutated in the records of the KMC as Premises No. 150/1, Bakul Bagan Road, within Ward No. 72, District South 24 Parganas.

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4. By virtue of purchase and possessory rights, Sri Mukul Kumar Basu remained in uninterrupted possession of both Premises Nos. 150 and 150/1 Raj Sekhar Bose Sarani (formerly Bakul Bagan Road), and enjoyed them as absolute owner, free from all encumbrances, charges, liens, or attachments.
5. Ownership of the said properties was further confirmed by his father, Sri Dharendra Nath Basu, through a Registered Will executed and registered in the office of the Joint Sub-Registrar of Assurances, Alipore at Behala, recorded in Book No. III, Volume I, Pages 32 to 40, Being No. 4 of 1947, confirming Sri Mukul Kumar Basu as the owner of Premises Nos. Raj Sekhar Bose Sarani (formerly Bakul Bagan Road), within Police Station: Bhawanipur, Kolkata – 700 025, Ward No. 72.
6. During the uninterrupted and peaceful enjoyment of the aforesaid properties, Sri Mukul Kumar Basu died intestate on March 25, 1991, leaving behind his widow, Rama Rani Basu, and his only daughter, Smt. Bishnupriya Talukdar, who became his legal heirs and successors.
7. Upon the death of Sri Mukul Kumar Basu, both Rama Rani Basu and Smt. Bishnupriya Talukdar became the sole and absolute owners of Premises Nos. Raj Sekhar Bose Sarani (formerly Bakul Bagan Road),.
8. Rama Rani Basu subsequently died intestate on March 7, 1996, leaving Smt. Bishnupriya Talukdar as her sole legal heir and representative, thereby making her the sole and absolute owner of Premises Nos. 150 and 150/1, Raj Sekhar Bose Sarani, within Police Station: Bhawanipur, Kolkata – 700 025, Ward No. 72.
9. Smt. Bishnupriya Talukdar enjoyed and possessed the aforesaid properties as absolute owner, free from all encumbrances, liens, charges, attachments, or claims of any nature.
10. On September 27, 2003, Smt. Bishnupriya Talukdar, wife of Amit Talukdar, sold, transferred, and conveyed:
 - o Premises No. 150, Raj Sekhar Bose Sarani, containing approximately 4 Cottahs 6 Chittaks, together with the three-storied

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building thereon, along with all easementary rights, more fully described in Schedule A of the Sale Deed.

- o Premises No. 150/1, Raj Sekhar Bose Sarani, containing approximately 6 Chittaks, together with the structure thereon, along with all easementary rights, more fully described in Schedule B of the Sale Deed.

The deed was registered in the office of the Additional District Sub-Registrar at Alipore, recorded in Book No. 1, Volume 228, Pages 119 to 138, Being No. 3248 of 2005, in favour of Mrs. Mitra Datta, wife of Mr. Amal Datta, and Mrs. Manju Datta, wife of Mr. Asish Datta.

11. Since the acquisition, the owners have been in actual, physical, uninterrupted possession and enjoyment of the combined property measuring approximately 4 Cottahs 12 Chittaks, together with the buildings thereon, lying at Premises Nos. 150 and 150/1, Raj Sekhar Bose Sarani, within Police Station: Bhawanipur, Kolkata – 700 025, Ward No. 72, with all easementary rights attached thereto.
12. The properties have been mutated in the names of the current owners in the records of the Kolkata Municipal Corporation, identified as Assessee No. 110723401495 (Premises No. 150 Raj Sekhar Bose Sarani (formerly Bakul Bagan Road),) and Assessee No. 110723401501 (Premises No. 150/1 Raj Sekhar Bose Sarani (formerly Bakul Bagan Road),)).
13. Thereafter, both the properties have been amalgamated into a single premises and a single Premises No. has been allotted, known as Premises No. 150, Raj Sekhar Bose Sarani (formerly Bakul Bagan Road), Ward No. 72, P.S. Bhawanipur, Kolkata – 700 025, under Borough VIII of the Kolkata Municipal Corporation (KMC), having Assessee No. 11-072-34-0149-5.
14. The combined property measures approximately 4 Cottahs 12 Chittaks, i.e., 317.726 sq.m. (3,420 sq.ft.) as per the registered deed, and 316.261 sq.m. as per physical measurement, more or less, and includes the existing structures thereon.

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15. The owners of the property subsequently entered into a Development Agreement with SORAJEET DEVELOPERS LLP (PAN: AEOFS7488C, LLPIN: AAZ-3773), a limited liability partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at 61A, Sardar Sankar Road, Post Office: Sarat Bose Road, Police Station: Tollygunge, Kolkata – 700029, and also executed a Development Power of Attorney in favour of the Developer.
16. Based on searches conducted for the period 2014–2026, it was observed that the owners executed a Development Agreement and Development Power of Attorney in 2024 (Being Nos. 9578 and 9591) with SORAJEET DEVELOPERS LLP, represented by Nawneet Sodhani and Rajesh Kumar Jhajharia, for the purpose of constructing a new building on the property. Additionally, a General Power of Attorney (Being No. 9592) was registered in favor of Rajesh Kumar Jhajharia to facilitate the development.
17. These agreements and powers of attorney constitute a lawful delegation of development rights only and do not transfer ownership of the property.
18. Comprehensive searches were conducted at the **D.S.R. Alipore** and **A.R.A. Kolkata** offices for the period **2014 to 2026**. The searches confirmed that, apart from the aforementioned **Development Agreement** and **Powers of Attorney**, there are **no adverse entries**, mortgages, liens, charges, or encumbrances recorded against the property in either the digital or physical indexes of the registration offices.
19. Based on the above **chain of title, registered documents, mutations, and search results**, it is certified that:
 - i. **Mrs. Mitra Datta** and **Mrs. Manju Datta** are the **absolute owners** of Premises No. 150 and 150/1.
 - ii. The property is **free from all encumbrances, charges, liens, or claims**, except for the registered development rights vested with SORAJEET DEVELOPERS LLP and its representatives.
 - iii. The title of the property is **clear, marketable, and legally transferable**.

Subhasis Das Gupta

Advocate

Search report enclosed