

Souveek Saha

ADVOCATE

Alipore Judges and Criminal Court

CHAMBER: N-300, Fathepur 2nd Lane, KOLKATA – 700024.

CHAMBER AT COURT : Opposite Bengal Lock up, Alipore Police Court, Kolkata 700 027

Mail Id: advouveeksaha@gmail.com Mobile: 8777637275

Dated 4th April, 2026

No Encumbrances Certificate and detailed report on title

Subject Property : ALL THAT piece and parcel of land measuring about 4 Cottahs 8 Chittacks 44 sq.ft. be the same a little more or less, lying and situate at Premises No. 18/22/1. Dover Lane, Police Station - Gariahat, under Ward No. 86. within the limits of Kolkata Municipal Corporation. Kolkata 700029, in the District – South 24 Parganas.

Details chain of title mentioned herein below :

WHEREAS at all materials points of time one Smt. Mallika Mookherjee was the Owner of ALL THAT piece and parcel of land measuring about 4 Cottahs 8 Chittacks 44 sq. ft. be the same a little more or less comprised in situate at Premises No.18/22/1, Dover Lane, Police Station - Ballygunge, under KMC Ward No. 86, Kolkata- 700029, within the local limits of Kolkata Municipal Corporation, District – South 24 Parganas (hereinafter referred to as the said property) by virtue of Deed of Conveyance being No. 1649 dated 13-07-1959.

WHEREAS by dint of a Deed of Conveyance dated 29-08-1960 one Smt. Mallika Mookherjee, sold, transferred, conveyed, assigned and assured said property being ALL THAT piece and parcel of land measuring about 4 Cottahs 8 Chittacks 44 sq. ft. be the same a little more or less


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Advocate

comprised in situate at Premises No. 18/22/1, Dover Lane, Police Station – Ballygunge, under KMC Ward No. 86. Kolkata - 700029, within the local limits of Kolkata Municipal Corporation. District 24 Parganas (South) unto and in favour of Smt. Hena Singha. The said Deed was duly registered in the office of S.R. Sealdah and recorded in Book No. I. Volume No. 40. Pages 188 to 197 as being No. 2079 for the year 1960.

AND WHEREAS Smt. Hena Singha alias Sinha while seized and possessed of the said property executed a Deed of Trust on 06-01-1998 unto and in favour of Ram Krishna Math Belur whereby and where under she made a provision that after the demise of said Hena Singha the trust would come to an end and the said property would vest absolutely in favour of the president and trustees of Ramkrishna Math, Belur Math Howrah, with right to sell / dispose the same. The said Deed was duly registered in the office of A.R.A. -I, Kolkata and recorded in Book No. I, Volume No. 69, Pages 166 to 179 as being No. 867 for the year 1998.

AND WHEREAS said Hena Singha alias Sinha died intestate on 11-05-2002. After her death, in terms of the said Deed of Trust made by her, came to an end and Ramkrishna Math became the absolute owner.

AND WHEREAS by virtue of a Deed of Conveyance dated 28-09-2006 said Ram Krishna Math sold, transferred, conveyed, assigned and assured of land measuring about 4 Cottahs 8 Chittacks 44 sq.ft. be the same a little more or less together with structure standing thereon comprised situate at Premises No. 18/22/1, Dover Lane, Police station – Gariahat, under KMC Ward No. 86, Kolkata - 700029, within the local


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Advocate

limits of Kolkata Municipal Corporation, District 24 Parganas (South), unto and in favour of Smt. Hasi Sarkar. The said Deed was duly registered in the office of A.D.S.R. - Alipore, South 24-Parganas and recorded in Book No. I, CD Volume number 15, Page from 3143 to 3167, as being No. 03334 for the year 2012.

AND WWHEREAS by virtue of Deed of Gift dated 08-11-2019 said Smt. Hasi Sarkar, for the consideration out of love and affection, gifted and transferred the said property unto and in favour of Sri Amalendu Roy. The said Deed was duly registered in the office of A.D.S.R. - Alipore, South 24-Parganas and recorded in Book No. I, Volume number 1605-2019, Page from 219643 to 219677, being No. 160506351 for the year 2019.

AND WWHEREAS said Amalendu Roy died intestate on 22-10-2020 leaving behind two sons namely Sri Soumen Roy and Sri Sudipta Roy as his legal heirs and successors as such they became the joint owners of the said property as per the provisions of Hindu Succession, Act. 1956.

AND WHEREAS by virtue of Deed of Gift dated 14-12-2020 said Sri Soumen Roy gifted, transferred the undivided $\frac{1}{2}$ share of said property unto and in favour of his brother namely Sri Sudipta Roy. The said Deed was duly registered in the office of A.D.S.R. Alipore, South 24-Parganas and recorded in Book No. 1, Volume number 1605-2020, Page from 126992 to 127026, as being No. 160503461 for the year 2020.

AND WHEREAS said Sri Sudipta Roy while seized and possessed became the sole and absolute owner of the said property, he entered into


SOUVEEK SAHA
Advocate

a Deed of Development Agreement on 23-04-2021 with Sree Sai Ram Construction, a Partnership Firm represented by its Partners namely Sri Ravi Kumar Agarwal, Smt. Payel Saha and Smt. Ira Das for developing of the said property and to construct G + IV storied residential building on the land at its own costs and expenses as per the sanctioned building plan being No. 2021080073 dated 28-02-2022 issued by Kolkata Municipal Corporation consisting of various flats/apartments and saleable spaces after demolition of the old structures thereon. The said agreement was duly registered in the office of D.S.R. IV, Alipore, South 24-Parganas and recorded in Book No. I, Volume number 1604-2021, Page from 175671 to 175734, as being No. 160403283, for the year 2021.

AND WHEREAS said Sri Sudipta Roy granted a Development Power of Attorney dated 23-04-2021 in favour of Sree Sai Ram Construction, a partnership Firm represented by its Partners namely Sri Ravi Kumar Agarwal, Smt. Pavel Saha and Smt. Ira Das. The said Power of Attorney was duly registered in the office of D.S.R. -IV, Alipore, South 24-Parganas and recorded in Book No. I. Volume number 1604-2021, Page from 183178 to 183208, as being No. 160404436 for the year 2021.

AND WHEREAS I have caused necessary searches in the office of the District Sub Registrar-I at Alipore being Search no. 1601001852/2026 and Additional District Sub Registrar at Alipore being Search no. 1605000969/2026 and Registrar of Assurances, Kolkata, being Serial no. 7193 through Searcher for the period of year from 2018 to 2026 and found that there is no other entry of ALL THAT piece and parcel of land measuring about 4 Cottahs 8 Chittacks 44 sq. ft. be the same a little


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Advocate

more or less comprised in situate at Premises No. 18/22/1, Dover Lane, Police Station - Ballygunge, under KMC Ward No. 86, Kolkata- 700029, within the local limits of Kolkata Municipal Corporation, District – South 24 Parganas.

AND WHEREAS after proper searching of **ALL THAT** piece and parcel of land measuring about 4 Cottahs 8 Chittacks 44 sq. ft. be the same a little more or less comprised in situate at Premises No.18/22/1, Dover Lane, Police Station - Ballygunge, under KMC Ward No. 86, Kolkata- 700029, within the local limits of Kolkata Municipal Corporation, District – South 24 Parganas, I can confirm that the above-mentioned property has a good and fare marketable title and free from encumbrances.

I hereby certify that the above-mentioned property is now absolutely owned by the present owner Sri Sudipta Roy and is free from all sorts of encumbrances, charges, liabilities, liens and lispence and attachments or any kinds whatsoever and the said property has free and fare marketable title.


SOUVEEK SAHA
Advocate

No. REGN BB 476493

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 7193
- 2. Date of application 15.13/26
- 3. Search for the year (s) 2018-26
- 4. Name of office to which the record to be searched or inspected relates R
- 5. Name of person or property to be searched S
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 18/22/11 Never done
CS Gaudhat
- 8. From whom received S. Sanyal
- 9. Fees paid under Article —
F (1) (i) 120/-
F (2) (ii)
F (2)

..... Registrar of

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: 25-03-2026

Serial No of Application	1601001852/2026	Search No	1601001852/2026
Search for the Years	From 2018 To 2026	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Gariahat, , Premises: 18/22/1, Road: Dover Lane, Holding: 18/22/1		
From whom Received	S Sanyal	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 160 /-	
Search Result:	No Record Found		

(Mrs Jayanti Mukhopadhyay)
D.S.R. - I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS



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



Date of Application: 25-03-2026

Serial No of Application	1605000969/2026	Search No	1605000969/2026
Search for the Years	From 2018 To 2026	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Gariahat, , Premises: 18/22/1, Road: Dover Lane, Holding: 18/22/1		
From whom Received	S SANYAL	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 160 /-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Gariahat, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18/22/1, Road: Dover Lane, , Ward: 086, Floor No : 3, Flat No : 02	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: Khatian: 00000	Flat/Apartment: 2115 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-160506351/2019, Query No: 16051000226030/2019, Serial No: 1605006938/2019, Page: 219643 - 219677, Date of Registration: 08/11/2019, Date of Completion: 21/11/2019, Date of Delivery: 23/12/2019		
2	District: South 24-Parganas, PS: Gariahat, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18/22/1, Road: Dover Lane, , Ward: 086, Floor No : 1, Flat No : 0	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: Khatian: 00000	Mezzanine Floor: 700 sq.ft.
Deed Details :		Deed No: I-160506351/2019, Query No: 16051000226030/2019, Serial No: 1605006938/2019, Page: 219643 - 219677, Date of Registration: 08/11/2019, Date of Completion: 21/11/2019, Date of Delivery: 23/12/2019		
3	District: South 24-Parganas, PS: Gariahat, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18/22/1, Road: Dover Lane, , Ward: 086, Floor No : 0, Flat No : 0	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: Khatian: 00000	Covered Garage: 700 sq.ft.
Deed Details :		Deed No: I-160506351/2019, Query No: 16051000226030/2019, Serial No: 1605006938/2019, Page: 219643 - 219677, Date of Registration: 08/11/2019, Date of Completion: 21/11/2019, Date of Delivery: 23/12/2019		
4	District: South 24-Parganas, PS: Gariahat, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18/22/1, Road: Dover Lane, , Ward: 086, Floor No : 0, Flat No : 0	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: Khatian: 00000	Flat/Apartment: 1600 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-160506351/2019, Query No: 16051000226030/2019, Serial No: 1605006938/2019, Page: 219643 - 219677, Date of Registration: 08/11/2019, Date of Completion: 21/11/2019, Date of Delivery: 23/12/2019		
5	District: South 24-Parganas, PS: Gariahat, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18/22/1, Road: Dover Lane, , Ward: 086, Floor No : 1, Flat No : 0	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: Khatian: 00000	Flat/Apartment: 2380 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-160506351/2019, Query No: 16051000226030/2019, Serial No: 1605006938/2019, Page: 219643 - 219677, Date of Registration: 08/11/2019, Date of Completion: 21/11/2019, Date of Delivery: 23/12/2019		
6	District: South 24-Parganas, PS: Gariahat, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18/22/1, Road: Dover Lane, , Ward: 086, Floor No : 2, Flat No : 0	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: Khatian: 00000	Flat/Apartment: 2380 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-160506351/2019, Query No: 16051000226030/2019, Serial No: 1605006938/2019, Page: 219643 - 219677, Date of Registration: 08/11/2019, Date of Completion: 21/11/2019, Date of Delivery: 23/12/2019		

7 District: South 24-Parganas, PS:
Gariahat, Municipality: KOLKATA
MUNICIPAL CORPORATION,,
Premises: 18/22/1, Road: Dover Lane,
, Ward: 086, Floor No : 0

Property Type: Apartment
Transaction: [0201] Gift, Gift in
Favour of family members

Plot No:
Khatian: 0

Covered Garage: 350
sq.ft.

Deed Details :

Deed No: I-160503461/2020, Query No: 16053001540484/2020, Serial No:
1605003853/2020, Page: 126992 - 127026, Date of Registration: 14/12/2020, Date
of Completion: 17/12/2020,

8 District: South 24-Parganas, PS:
Gariahat, Municipality: KOLKATA
MUNICIPAL CORPORATION,,
Premises: 18/22/1, Road: Dover Lane,
, Ward: 086, Floor No : 1

Property Type: Apartment
Transaction: [0201] Gift, Gift in
Favour of family members

Plot No:
Khatian: 0

Mezzanine Floor: 350
sq.ft.

Deed Details :

Deed No: I-160503461/2020, Query No: 16053001540484/2020, Serial No:
1605003853/2020, Page: 126992 - 127026, Date of Registration: 14/12/2020, Date
of Completion: 17/12/2020,

9 District: South 24-Parganas, PS:
Gariahat, Municipality: KOLKATA
MUNICIPAL CORPORATION,,
Premises: 18/22/1, Road: Dover Lane,
, Ward: 086, Floor No : 0, Flat No : 0

Property Type: Apartment
Transaction: [0201] Gift, Gift in
Favour of family members

Plot No:
Khatian: 0

Flat/Apartment: 800
sq.ft.(Super Build Area)

Deed Details :

Deed No: I-160503461/2020, Query No: 16053001540484/2020, Serial No:
1605003853/2020, Page: 126992 - 127026, Date of Registration: 14/12/2020, Date
of Completion: 17/12/2020,

10 District: South 24-Parganas, PS:
Gariahat, Municipality: KOLKATA
MUNICIPAL CORPORATION,,
Premises: 18/22/1, Road: Dover Lane,
, Ward: 086, Floor No : 1, Flat No : 0

Property Type: Apartment
Transaction: [0201] Gift, Gift in
Favour of family members

Plot No:
Khatian: 0

Flat/Apartment: 1190
sq.ft.(Super Build Area)

Deed Details :

Deed No: I-160503461/2020, Query No: 16053001540484/2020, Serial No:
1605003853/2020, Page: 126992 - 127026, Date of Registration: 14/12/2020, Date
of Completion: 17/12/2020,

11 District: South 24-Parganas, PS:
Gariahat, Municipality: KOLKATA
MUNICIPAL CORPORATION,,
Premises: 18/22/1, Road: Dover Lane,
, Ward: 086, Floor No : 2, Flat No : 0

Property Type: Apartment
Transaction: [0201] Gift, Gift in
Favour of family members

Plot No:
Khatian: 0

Flat/Apartment: 1190
sq.ft.(Super Build Area)

Deed Details :

Deed No: I-160503461/2020, Query No: 16053001540484/2020, Serial No:
1605003853/2020, Page: 126992 - 127026, Date of Registration: 14/12/2020, Date
of Completion: 17/12/2020,

12 District: South 24-Parganas, PS:
Gariahat, Municipality: KOLKATA
MUNICIPAL CORPORATION,,
Premises: 18/22/1, Road: Dover Lane,
, Ward: 086, Floor No : 3, Flat No : 0

Property Type: Apartment
Transaction: [0201] Gift, Gift in
Favour of family members

Plot No:
Khatian: 0

Flat/Apartment: 1058
sq.ft.(Super Build Area)

Deed Details :

Deed No: I-160503461/2020, Query No: 16053001540484/2020, Serial No:
1605003853/2020, Page: 126992 - 127026, Date of Registration: 14/12/2020, Date
of Completion: 17/12/2020,



(Mr Debjit Roy)

A.D.S.R. ALIPORE

OFFICE OF THE A.D.S.R. ALIPORE