



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 245126

REG: Homestead land by estimation measuring 6 (Six) Cottahs be the same a little more or less comprised in C.S. Dag No. 266 appertaining to Khatian No. 87, in Mouza Ibrahimpur, J.L. No. 36, Re. Sa. No. 10, Pargana Khaspur, Police Station previously Tollygunge and presently Jadavpur, District South 24- Parganas, A.D.S.R. Alipore presently situated within ward no.096 of The Kolkata Municipal Corporation, TOGETHER WITH Existing Two storied tenanted dwelling house having Assessee no. 21-096-04-0023-9, situate lying at and being Municipal Premises no. 5/2, Jadavpur East Road, Kolkata - 700032 in the record of The Kolkata Municipal Corporation together with right of enjoyment of all other easements, right, title, interest and amenities, facilities for beneficial enjoyment of the said property,

RECORDED OWNERS: (1) SRI KAMALENDU BANERJEE, Son of Late Nihar Ranjan Banerjee of 5/2, Jadavpur East Road, Kolkata 700032; (2) SMT. RAMA GHOSAL, wife of Late Dr. Ajit Kumar Ghosal, Daughter of Late Nihar Ranjan Banerjee of KB-27, Salt Lake, Sector -3, Bidhannagar Sai Complex, Kolkata - 700098; (3) SMT. ANINDITA BANERJEE, Daughter of Late Amalendu Banerjee, of B-16, Michael Faraday Sarani City Centre, Durgapur, City Centre Bardhaman, Pin - 713216, West Bengal; (4) SMT. KRISHNA CHATTERJEE, Daughter of Late Kalidas Banerjee and, wife of Dr. Siba Prasad Chatterjee, oft Mainak, P - 17B, Ashutosh Chowdhury Avenue, Kolkata - 700019; (5) SMT. RATNA ACHARYYA CHAUDHURI, Daughter of Late Haridas Banerjee and wife of Shri Nilanjan Acharyya Chaudhuri of 202/12, N S C Bose Road, Kolkata - 700 047, (6) SMT. ANURADHA RAY, Daughter of Late Haridas Banerjee and wife of Late Shri A. S. Ray, of Flat no. 656, Dakshinayan Apartment, Plot No 19, Sector 4, Dwaraka, P.O. Dwaraka, Police Station Dwaraka, District South West Delhi, Pin - 110078, & (7) SMT. SHARMILA CHAKRABORTY, Daughter of Late Haridas Banerjee and wife of Shri Joydeb Chakraborty, of A/802, Shakuntala, Manjalpur Naka, Manjalpur, Post Office - Vadodara H.O., Police Station - Manjalpur, District Vadodara, Gujrat, Pin - 390011;

13 JUN 2025

SER. NO. 633

VALUE OF N. J. STAMP RS. 10

NAME OF PURCHASER

ADDRESS

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

H. MUKHERJEE

STAMP VENDOR S.R. BUDGE BUDGE

PRESENT OWNERS: (1) SRI KAMALENDU BANERJEE, Son of Late Nihar Ranjan Banerjee of 5/2, Jadavpur East Road, Kolkata 700032; (2) SMT. KRISHNA CHATTERJEE, Daughter of Late Kalidas Banerjee and, wife of Dr. Siba Prasad Chatterjee, oft Mainak, P - 17B, Ashutosh Chowdhury Avenue, Kolkata - 700019; (3) SMT. RATNA ACHARYYA CHAUDHURI, Daughter of Late Haridas Banerjee and wife of Shri Nilanjan Acharyya Chaudhuri of 202/12, N S C Bose Road, Kolkata - 700 047, (4) SMT. ANURADHA RAY, Daughter of Late Haridas Banerjee and wife of Late Shri A. S. Ray, of Flat no. 656, Dakshinayan Apartment, Plot No 19, Sector 4, Dwaraka, P.O. Dwaraka, Police Station Dwaraka, District South West Delhi, Pin - 110078, & (5) SMT. SHARMILA CHAKRABORTY, Daughter of Late Haridas Banerjee and wife of Shri Joydeb Chakraborty, of A/802, Shakuntala, Manjalpur Naka, Manjalpur, Post Office - Vadodara H.O., Police Station - Manjalpur, District Vadodara, Gujrat, Pin - 390011 & (6) ASR PROJECTS AND VENTURES LLP, a Limited Liability Partnership having its Regd. Office at 2C, Mahendra Road, Ground Floor, Kolkata - 700 025;

TITLE OF THE PROPERTY:

1. one Smt. Annada Sundari Banerjee was the sole and absolute owner and was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of homestead land having an area by estimation measuring **06 (Six) Cottahs** be the same a little more or less comprised in C.S. Dag No. 266, appertaining to Khatian No. 87, in Mouza - Ibrahimpur, J.L. No. 36, Revenue. Survey. No. 10, Pargana Khaspur, Touzi No. 239, Police Station - Previously. Tollygunge and presently Jadavpur, within Additional District Sub Registry Office Alipore, previously within District of 24 Parganas and presently after delimitation of District within South 24 Parganas hereinafter for brevity referred to as "the subject property", by Purchase from the erstwhile recorded owner namely **Ajit Kumar Banerjee**, by virtue of a registered **Deed of Conveyance** dated the **29th day of December, 1950** made between the said **Ajit Kumar Banerjee**, therein referred to as the **Vendor** of the First Part and **Smt. Annada Sundari Banerjee**, wife of Hem Chandra Banerjee, therein referred to as the **Purchaser** of the Other Part and registered at the office of Sadar Joint Sub-Registrar, Alipore, District 24 Parganas, and recorded in Book No. I, Volume No.107, Pages 76 to 81, Being No. 6257 for the year 1950 against valuable consideration mentioned therein the said deed of conveyance, whereupon since after Purchase of the said property, the said Smt. Annada Sundari Banerjee on due mutation of her name before the concerned Municipal authority and on payment of due Govt and Municipal rates and taxes and on due sanction of Building Plan, and by constructing a two storied dwelling house thereon, which later has been separately assessed and recorded as Municipal Premises No. 5/2, Jadavpur East Road, Kolkata - 700032, having Assessee No. 21-096-04-0023-9;

2. It appears from the papers at hand that the said Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee, died testate in or about 5th April 1977 after publishing her **LAST WILL & TESTAMENT** in or about 15th July 1962, bequeathing her said property, being homestead land admeasuring **06 (Six) Cottahs** be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata - 700032, in favour of her three sons namely Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee in equal 1/3rd. ratio of share therein, subject to life interest of her only widow childless daughter Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee thereon, by which she appointed her Two sons namely Nihar Ranjan Banerjee, Sri Kalidas Banerjee as Executors for the purpose of obtaining Probate of her said **LAST WILL & TESTAMENT** jointly and severally whereas from copy of death certificate it transpired that the husband of the said Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee namely Hem Chandra Banerjee predeceased her in or about 06th February, 1962;

3. The said **LAST WILL & TESTAMENT** dated 15th July 1962 of Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee was duly probated from the Court of Ld. District Delegate 8th Sub - Judge Alipore in Act 39 Case No. 169 of 1979 in or about 9th October, 1982;

4. Thus in terms of the said Probated last will and Testament of Smt. Annada Sundari Banerjee alias Ananda Sundari Banerjee, the subject property being homestead land admeasuring **06 (Six) Cottahs** be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata - 700032, ultimately devolved upon her three sons Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee

in equal undivided 1/3rd ratio of share or interest therein subject to life interest of their widow childless sister namely Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee;

5. From the death certificate of the said childless widow Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee and as per terms of the aforesaid probated will of Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee, the life estate of the said childless widow finally came to an end simultaneous to her death on or about 1st November 1987 and therefore on the death of the said childless widow namely Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee, the said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee became the joint owners in equal 1/3rd ratio in respect of the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032;

6. Now from the death certificate of the said Nihar Ranjan Banerjee alias Nihar Ranjan Bandyopadhyay, it established that he died in or about 30/07/1985 and there was no report that he published any will before his death and therefore it is to be assumed that Nihar Ranjan Banerjee alias Nihar Ranjan Bandyopadhyay died intestate on or about 30.07.1985 leaving his widow Smt. Bakul Rani Banerjee [who also has been reported as died intestate leaving same Three sons Shri Amalendu Banerjee, Shri Kamalendu Banerjee and Sri Bimalendu Banerjee and one daughter namely Smt. Rama Ghosal in or about 07.01.2002 (as per supplied copy of her death certificate), as total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided 1/3rd share in the subject Property, in equal ratio, each having 1/15th ratio of share therein;

7. Thus on the death of both the said Nihar Ranjan Banerjee alias Nihar Ranjan Bandyopadhyay and his widow Smt Bakul Rani Banerjee, their three sons namely Shri Amalendu Banerjee, Shri Kamalendu Banerjee and Sri Bimalendu Banerjee and one daughter namely Smt. Rama Ghosal became joint owners of 1/3rd undivided share in the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 in equal 1/12th ratio each therein);

8. Now it further reveals from the copy of death certificate of Amalendu Banerjee a lifelong Hindu, guided and governed under Dayabhaga School of Hindu Law, died intestate on 27.11.1993, leaving him surviving, his one son namely Shri Gautam Banerjee, and one daughter namely Smt. Anindita Banerjee and his widow Smt Sunanda Banerjee, [who also has been reported as died intestate leaving same one son namely Shri Gautam Banerjee, and one daughter namely Smt. Anindita Banerjee in or about 06.02.2020 (as per supplied copy of her death certificate), as her total heiress and legal representatives], one son namely Shri Gautam Banerjee, and one daughter namely Smt. Anindita Banerjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided 1/12th share in the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 in equal ratio, each having 1/36th ratio of share therein;

9. Thus on the death of both the said Amalendu Banerjee and his widow Sunanda Banerjee, their one son namely Shri Gautam Banerjee, and one daughter namely Smt. Anindita Banerjee became joint owners of 1/3rd undivided share in the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 in equal 1/24th ratio of share each therein);

10. Now from the available copy of Deed of Gift dated 02/09/2023, executed by Sri Goutam Banerjee, a resident of USA & an overseas Citizen of India, duly represented through his authorized attorney Mr. Suman Banerjee vide instrument of power authenticated before, Edward Russell, N.P. California, USA and duly stamped at Kolkata by Stamp Superintendent, Calcutta Collectorate in accordance with law, therein described as Donor of the First Part in favour of his own sister namely Smt. Anindita Banerjee and Registered in the office of the Additional Registrar of Assurances – II, Kolkata and recorded in its Book No. I, Volume no. 1902-2023, Page from 386786 to 381342, Being no. 1902-11909 for the year 2023 and declaration of owners that such deed being acted upon by mutation of name in

KMC record and payment of taxes and thus Smt. Anindita Banerjee became the owner of total $1/12^{\text{th}}$ undivided share in the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032)

11. Now it appears from available copy of Deed of conveyance dated 28.02.2025, executed by the said Smt. Anindita Banerjee, therein described as Vendor of the First Part and ASR PROJECTS AND VENTURES LLP, one of the present owner, therein described as Purchaser of the Other Part and Registered in the office of the D.S.R. II, South 24 Parganas and recorded in Book No. I, Being No. 2911, for the Year 2025, that Smt. Anindita Banerjee sold transferred her undivided $1/12^{\text{th}}$ share in the subject property, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 against valuable consideration and thus by virtue of the said Regd. Deed of conveyance, the said ASR PROJECTS AND VENTURES LLP, became present co- owner of undivided $1/12^{\text{th}}$ share in the subject property;

12. Now it appears from the copy of death certificate of Bimalendu Banerjee is dead and that Bimalendu Banerjee, a lifelong Hindu, guided and governed under Dayabhaga School of Hindu Law, died intestate on 29.12.2021, leaving him surviving, his one son namely Sri Abhishek Banerjee and widow namely Smt Manju Banerjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided $1/12^{\text{th}}$ share in the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 in equal ratio, each having $1/24^{\text{th}}$ ratio of share therein;

13. Now it further appears from the copy of death certificate of Abhishek Banerjee and as declared by present owners that Abhishek Banerjee, a lifelong Hindu, guided and governed under Dayabhaga School of Hindu Law, died intestate as bachelor in or about 01.07.2022, leaving him surviving, his mother only namely Smt Manju Banerjee, as his total heirs and legal representative, who inherited the entire estate left by the deceased including his said undivided $1/24^{\text{th}}$ share in the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 and thus the said Manju Banerjee became the owner of undivided $1/24^{\text{th}} + 1/24^{\text{th}} = 1/12^{\text{th}}$ undivided share in the subject property, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032;

14. Now the copy of death certificate of Manju Banerjee and as declared by present owners that Manju Banerjee, a lifelong Hindu, guided and governed under Dayabhaga School of Hindu Law, died intestate in or about 09.08.2024, leaving her surviving deceased husband's only surviving brother namely Sri Kamalendu Banerjee and Deceased husband's only surviving married sister namely Smt Rama Ghosal, as her total heiress and legal representative, who inherited the entire estate left by the deceased including her said undivided $1/12^{\text{th}}$ share in the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 in equal ratio, each having $1/24^{\text{th}}$ ratio of share therein;

15. Thus the said Shri Kamalendu Banerjee and the said Smt. Rama Ghosal, individually became owners of undivided $1/12^{\text{th}} + 1/24^{\text{th}} = 1/8^{\text{th}}$ undivided share in the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032;

16. Now it appears from the copy of Deed of conveyance dated 28.02.2025, executed by executed by the said Smt. Rama Ghosal, therein described as Vendor of the First Part, and ASR PROJECTS AND VENTURES LLP, one of the present owner, therein described as Purchaser of the Other Part and Registered in the office of the D.S.R. II, South 24 Parganas, Alipore and recorded in Book No. I, Being No. 2910 for the Year 2025, that Smt. Rama Ghosal sold transferred her undivided $1/8^{\text{th}}$ share in the subject property, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 against valuable consideration and thus by virtue of the said Regd. Deed of conveyance, the said ASR PROJECTS AND VENTURES LLP, became present co- owner of undivided $1/8^{\text{th}}$ share in the subject property and Therefore by virtue of the said two Deeds of Conveyance both dated 28.02.2025, one executed by Smt. Anindita Banerjee for transfer of her undivided $1/12^{\text{th}}$ share in the subject property and another executed by Smt Rama Ghosal for transfer of her $1/8^{\text{th}}$ undivided share in the subject property, the said ASR PROJECTS AND

VENTURES LLP, became present Co-Owner of undivided $(1/12 + 1/8) = 5/24^{\text{th}}$ share of the subject property lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032;

17. Now it reveals from the death certificate of Kalidas Banerjee and as declared by her daughter, that the said Kalidas Banerjee died intestate in or about 14.01.2011 leaving him surviving one son Shri Ajoy Kumar Banerjee and one married daughter namely Smt. Krishna Chatterjee (whereas his wife Smt. Anjali Banerjee pre-deceased him in or about 26.01.2010 (as per copy of death certificate available) as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided $1/3^{\text{rd}}$ share in the subject Property, in equal ratio, each having $1/6^{\text{th}}$ ratio of share therein;

18. Now from the copy of Deed of Gift dated 02/01/2013, executed by executed by the said Sri Ajoy Banerjee, therein referred to as the Donor of the First Part in favour of the said Smt. Krishna Chatterjee, therein referred to as the Donee of the Other Part and registered at the office of Additional Registrar of Assurances – I, Kolkata, and recorded in Book No. I, Volume No.1, Pages 473 to 487, Being No. 00023 for the year 2013 and declaration of present owners that such deed being acted upon by mutation of name of Smt Krishna Chatterjee in KMC record and by payment of Municipal taxes and thus **Smt. Krishna Chatterjee has now become the present owner of total $1/6^{\text{th}} + 1/6^{\text{th}} = 1/3^{\text{rd}}$ undivided share in the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032;**

19. Now it reveals from the copy of death certificate of the one of the Co-owner of $1/3^{\text{rd}}$ share of the subject property namely Haridas Banerjee, and as declared by present owners, that the said Haridas Banerjee died intestate in or about 22/07/2012 leaving him surviving three married daughters namely Smt Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt. Sharmila Chakraborty and widow Smt. Nilima Banerjee [who also has been reported as died intestate leaving same three married daughters namely Smt Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt. Sharmila Chakraborty in or about 24.03.2018 (as per supplied copy of her death certificate, mentioned herein above), as her total heiress and legal representatives], as total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided $1/3^{\text{rd}}$ share in the subject Property, in equal ratio, each having $1/12^{\text{th}}$ ratio of share therein;

20. Thus on the death of both the said Haridas Banerjee and his widow Nilima Banerjee their three daughters namely namely Smt Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt. Sharmila Chakraborty became joint owners of total $1/3^{\text{rd}}$ undivided share in the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 in equal $1/9^{\text{th}}$ ratio of share each therein;

21. Thus presently by virtue of the aforesaid transactions and law of inheritance, the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 presently owned by the following owners having ratio indicated against their names:

- (a) Sri Kamalendu Banerjee, owner of undivided $1/8^{\text{th}}$ share;
- (b) Smt Krishna Chatterjee, owner of undivided $1/3^{\text{rd}}$ share;
- (c) Smt Ratna Acharyya Chaudhuri, owner of undivided $1/9^{\text{th}}$ share;
- (d) Smt. Anuradha Ray, owner of undivided $1/9^{\text{th}}$ share;
- (e) Smt. Sharmila Chakraborty, owner of undivided $1/9^{\text{th}}$ share;
- (f) ASR PROJECTS AND VENTURES LLP, Owner of undivided $5/24^{\text{th}}$ share;

No adverse papers/notice appeared showing that recorded owners or their predecessor-in title were served with any notice of acquisition or requisition from any Government/Statutory Body/KIT/KMDA/KMC in respect of the subject property under my this report;

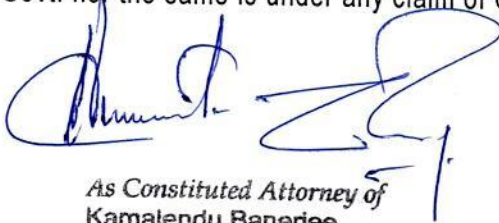
22. Now it appears from the copy of Registered Development Agreement dated 4th March 2025, executed by both co-owners of undivided $19/24^{\text{th}}$ share of the subject property in possession and remaining Co-Owner of undivided $5/24^{\text{th}}$ share i.e. by all the present owners, as aforesaid, therein jointly referred to as the Owners of the First and Second Part in favour of ASR PROJECTS AND VENTURES LLP, therein referred to as the Developer/Co-Owner of the Third Part and registered at the office of D.S.R. – II, Alipore, and recorded in Book No. I, Volume No.1, Pages 138003 to 138076, Being No. 03122 for the year 2025 that the present owners intend to develop the subject property on terms with Developer cum co-Owner of undivided $5/24^{\text{th}}$ share, which is valid, legal and within their power, right, title and interest

23. It appears from the copy of Registered Development power of attorney (after Development agreement) dated 4th March 2025, executed by SRI KAMALENDU BANERJEE, SMT. KRISHNA CHATTERJEE, SMT. RATNA

ACHARYYA CHAUDHURI, SMT. ANURADHA RAY, & SMT. SHARMILA CHAKRABORTY, therein jointly referred to as the Principals of the One Part and in favour of ASR PROJECTS AND VENTURES LLP, therein referred to as the Attorney of the Other Part and registered at the office of D.S.R. – II, Alipore, and recorded in Book No. I, Volume No.1, Pages 131023 to 131050, Being No. 03155 for the year 2025, that for the purpose of Development in terms of Development Agreement such Development power followed by another general power for KMC, also executed by SRI KAMALENDU BANERJEE, SMT. KRISHNA CHATTERJEE, SMT. RATNA ACHARYYA CHAUDHURI, SMT. ANURADHA RAY, & SMT. SHARMILA CHAKRABORTY, therein jointly referred to as the Principals of the One Part and in favour of ASR PROJECTS AND VENTURES LLP, therein referred to as the Attorney of the Other Part and registered at the office of D.S.R. – II, Alipore, and recorded in Book No. I, Volume No.1, Pages 132538 to 132558, Being No. 03328 for the year 2025 and all are valid and legal;

24. Therefore the subject property is free from all encumbrances, charges, liens, lispendens, attachment and the present owners have every right to Develop in accordance with law subject to proper sanction of Plan from appropriate sanctioning authority and to dispose of Flat etc after development as per sanctioned Plan, in terms of their regd. Development Agreement and share their respective allocations indicated in the Development agreement and in accordance with law subject to obtaining CC and the subject property under Development lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 has an absolute clear, free and marketable title;

25. IT further appears that the subject land admeasuring 6 (Six) Cottahs be the same a little more or less comprised in C.S. Dag No. 266 appertaining to Khatian No. 87, in Mouza Ibrahimpur, J.L. No. 36, Re. Sa. No. 10, Pargana Khaspur, Police Station previously Tollygunge and presently Jadavpur, District South 24- Parganas, A.D.S.R. Alipore presently situated within ward no.096 of The Kolkata Municipal Corporation, TOGETHER WITH Existing Two storied tenanted dwelling house having Assessee no. 21-096-04-0023-9, situate lying at and being Municipal Premises no. 5/2, Jadavpur East Road, Kolkata - 700032, belonged to the present Owners, as aforesaid is fully covered with dwelling House/structures thereon and not vacant and also the area of the subject land is much less than Seven and half cottahs and as such the subject land is in no way comes within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 and therefore the subject land is not subjected to any restriction under the said Urban Land (Ceiling and Regulation) Act, 1976 and the same is also not under any scheme of acquisition or requisition of central or state Govt. nor the same is under any claim of CMDA or CIT or any other statutory authority;.



As Constituted Attorney of
Kamalendu Banerjee
Krishna Chatterjee
Ratna Acharyya Chaudhuri
Anuradha Ray
Sharmila Chakraborty



ASR PROJECTS AND VENTURES LLP
(AMITAVA SINGHA ROY)
Designated Partner