

SOMESH MISHRA,
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Dated : 17.05.2024

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : All that piece and parcel of land measuring an area of 5 (Five) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. situated within Mouza – Garfa, J.L. No.19, R.S. No.2, Touzi No.155, comprising in C.S. Dag No. 1435, under C.S. Khatian No. 857 and 829 corresponding to R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 106, known as K.M.C. Premises No.25, Purbachal Main Road, Assessee No.31-106-16-0025-9, and the entire property is also known as postal address 9, Bidhan Lane Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata – 700 078, District – South 24- Parganas.

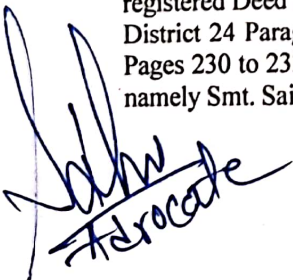
PRESENT OWNERS:

(1) **SRI SATYEN GHOSH**, son of Late Sukumar Ghosh, residing at 9, Purbachal Bidhan Lane, Purbachal, P.O. Haltu, presently P.S. Garfa, Kolkata – 700 078 and (2) **SRI PRABHAT GHOSH**, son of Late Sukumar Ghosh, residing at 9/1, Bidhan Lane, Purbachal, P.O. Haltu, presently P.S. Garfa, Kolkata – 700 078, District – South 24- Parganas.

I have caused necessary searches the above mentioned property in the office of D.R. Alipore and A.D.S.R. Sealdaha and R.A. Kolkata from 2010 to 17.05.2024 and I have gone through the Title Deed, Link Deed, K.M.C. Mutation Certificate, paid up K.M.C. Tax bills, sanctioned building plan etc. My search report is as follows :-

WHEREAS one Saila Bala Ghosh, wife of Late Aswini Kumar Ghosh, grand mother of the present **OWNERS** herein was the absolute recorded owner of a demarcated plot of land measuring an area of 6 (Six) Cottahs situated in Mouza- Garfa, J.L. No. 19, Pargana- Khaspur, R.S. No.2, Touzi No. 155, comprising in C.S. Dag No. 1435, under C.S. Khatian Nos. 857 and 829 corresponding to present R.S. Dag No.1735/2440, under R.S. Khatian Nos. 1541 and 1542 and she purchased the said property by virtue of a registered Deed of Sale dated 26.02.1965, registered in the office of Sub-registrar at Alipore and entered into Book No. 1, Volume No. 46, Page No. 58 to 59, Deed No. 1575 for the year 1965 and the Deed of Sale was executed and registered by one Smt. Purnima Nandi, wife of Sri Harihar Nandi of 27, K.P. Roy Lane, Dhakuria and her name was published in the Revisional Record of Right.

AND WHERAES one Smt. Laxmi Rani Ghosh, mother of the **OWNERS** herein purchased a plot of land measuring an area of 3 (Three) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. togetherwith right to egress and ingress out of the total purchased land area of 6 (Six) Cotahs situated in Mouza- Garfa, J.L. No. 19, Pargana- Khaspur, R.S. No.2, Touzi No. 155, comprising in C.S. Dag No. 1435, under C.S. Khatian Nos. 857 and 829 corresponding to present **R.S. Dag No.1735/2440, under R.S. Khatian Nos. 1541 and 1542**, by virtue of a registered Deed of Sale dated 25.11.1972, registered in the office of the Joint Sub-Registrar at Alipore, the then District 24 Paraganas at present District 24 Parganas (South) and recorded in Book No. I, Volume No.96, at Pages 230 to 233, Deed No.4641, for the year 1972, from the said previous Owner i.e. her own mother-in-law namely Smt. Saila Bala Ghosh, wife of Late Aswini Kumar Ghosh..


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AND WHEREAS after purchase the said **Smt. Laxmi Rani Ghosh** mutated her name in the record of the Learned B.L. and L.R.O. in respect of her purchased land vide mutation Reference Case No.96/2008 under Addl. Block Land and Land Reforms Officer, Kasba and also recorded her name in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.25, Purbachal Main Road, within Ward No.106**, Assessee No.31-106-16-0025-9, and the entire property is also known as postal address 9, Bidhan Lane Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata – 700 078, District – South 24- Parganas.

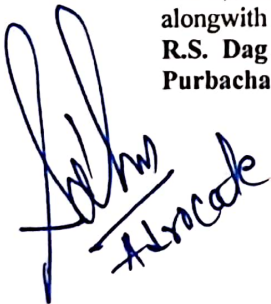
AND WHEREAS said **Smt. Laxmi Rani Ghosh** has taken sanction of a two storied building plan from the K.M.C. vide sanction B.S. Plan No.1167/XII/86-87 dated 21.01.1987 and thereafter said **Smt. Laxmi Rani Ghosh** erected and completed two storied building in the year 1987 measuring ground floor built up area of 861 (Eight hundred and sixty one) Sq.ft. and First Floor built up area of 861 (Eight hundred and sixty one) Sq.ft. totaling built up area of 1722 (One Thousand seven hundred twenty two) Sq.ft.

AND WHEREAS the said **Smt. Laxmi Rani Ghosh** was seized and sufficiently entitled to absolute Owner of her entire land measuring total land area of 3 (Three) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. together with two storied pucca building measuring built up area of 1722 (One Thousand seven hundred twenty two) Sq.ft. having each floor built up area of 861 (Eight hundred and sixty one) Sq.ft. lying and situated within **Mouza – Garfa, J.L. No.19, R.S. No.2, Touzi No.155**, comprising in present **R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542**, District : South 24 Parganas, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 106, known as **K.M.C. Premises No.25, Purbachal Main Road**, and the entire property is also known as postal address 9, Bidhan Lane Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata – 700 078, District – South 24- Parganas.

AND WHEREAS by virtue of a registered Deed of Gift dated 01.10.2019, registered in the Office of District Sub-Registrar-III, Alipore and entered into Book No. 1, Volume No.1603-2019, at Pages 112123 to 112146, Deed No.3426 for the year 2019 said **Smt. Laxmi Rani Ghosh** donated and transferred her entire land measuring an area of 3 (Three) Cottahs togetherwith the said two storied old building known as **K.M.C. Premises No. 25, Purbachal Main Road** in favour of the present **OWNERS** herein.

AND WHEREAS the **OWNER NO.1** herein namely **SRI SATYEN GHOSH**, by virtue of a registered Deed of Gift, registered in the office of D.S.R. III, Alipore and entered into Book No. 1, Deed No. 8473 for the year 2011 has obtained a plot of land measuring an area of 1 (One) Cottah situated within **Mouza – Garfa, J.L. No.19, R.S. No.2, Touzi No.155**, comprising in present **R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542**, part of **K.M.C. Premises No.684, Purbachal Main Road, Ward No.106**, Assessee No.31-106-16-0684-5, from his father namely Sukumar Ghosh, situated adjacent to his mother's land and thereafter it was mutated in the record of K.M.C. known as **Premises No. 684/1, Purbachal Main Road**, Assessee No. 31-106-16-2999-7, P.S. Garfa, Kolkata – 700 078.

AND WHEREAS the **OWNER NO.2** herein namely **SRI PRABHAT GHOSH**, by virtue of a registered Deed of Gift dated 14.08.2014, registered in the office of D.S.R.III, Alipore and entered into Book No. 1, Deed No. 6435 for the year 2014 has obtained a plot of land measuring an area of 1 (One) Cottah alongwith structure situated within **Mouza – Garfa, J.L. No.19, R.S. No.2, Touzi No.155**, comprising in **R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542**, part of **K.M.C. Premises No.684, Purbachal Main Road, Ward No.106**, Assessee No.31-106-16-0684-5, from his father namely Sukumar


Somesh Mishra

Ghosh, situated adjacent to his mother's land.

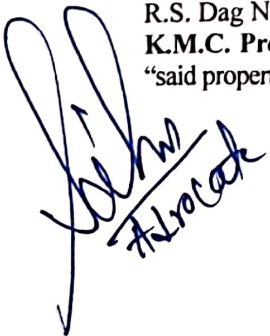
AND WHEREAS the **OWNERS** herein are the absolute joint Owners of the entire property measuring an area of 5 (Five) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. and they jointly recorded their plot of land in the record of the L.D. B.L. & L.R.O. vide Mutation Case No.1272 of 2019 and 1271 of 2019 respectively togetherwith two storied building measuring total built up area of 1722 (One Thousand seven hundred twenty two) Sq.ft. and also structures situated in Mouza – Garfa, J.L. No.19, Touzi No.155, Pargana – Khaspur, comprising in R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, within the K.M.C. Ward No. 106, known as K.M.C. Premises No.25, Purbachal Main Road and Premises No. 684, Purbachal Main Road, P.S. Garfa, Kolkata – 700 078.

AND WHEREAS the **OWNER NO.1** herein namely **SRI SATYEN GHOSH**, by virtue of a registered Deed of Gift dated 16.07.2020, registered in the office of D.S.R. IV, Alipore and entered into Book No. 1, Volume No.1604-2020, at Pages 68799 to 68819, Deed No. 01917 for the year 2020 donated his part of the measuring an area of ½ cottahs out of his 1 (One) Cottah obtained from his father situated within Mouza – Garfa, J.L. No.19, R.S. No.2, Touzi No.155, comprising in R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, known as K.M.C. Premises No.684/1, Purbachal Main Road, Ward No.106, P.S. Garfa, Kolkata – 700 078, in favour of his brother namely **MR. PRABHAT GHOSH**, the Owner No.2 herein.

AND WHEREAS the **OWNER NO.2** herein namely **SRI PRABHAT GHOSH**, by virtue of a registered Deed of Gift dated 16.07.2020, registered in the office of D.S.R. IV, Alipore and entered into Book No. 1, Volume No.1604-2020, at Pages 68820 to 68841., Deed No. 1918 for the year 2020 donated his part of the measuring an area of ½ cottahs out of his 1 (One) Cottah obtained from his father situated within Mouza – Garfa, J.L. No.19, R.S. No.2, Touzi No.155, comprising in R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, known as K.M.C. Premises No.684, Purbachal Main Road, Ward No.106, , P.S. Garfa, Kolkata – 700 078, in favour of his brother namely **MR.SATYEN GHOSH**, the Owner No.1 herein.

AND WHEREAS three plots of land and building are situated side by side and within one boundary line and the total land area is 5 (Five) Cottahs togetherwith structure and building owned by the **OWNERS** herein and thereafter the present **OWNERS** herein recorded their three plots of land i.e. three K.M.C. Premises into one plot of land in the record of the known as **K.M.C. Premises No.25, Purbachal Main Road**, within the Ward No.106, Assessee No.31-106-16-0025-9, and the entire property is also known as postal address 9, Purbachal Bidhan Lane, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata – 700 078, and the entire property **OWNERS** herein as described in the SCHEDULE-A below. The **OWNERS** have also mutated their names in the record of B.L. & L.R.O. vide mutation Case No. 1271/2019 & 1272/2019 in respect of the total land of which classification is 'Bastu' in nature.

AND WHEREAS now the present **OWNERS** herein are the absolute joint Owners of the entire property measuring an area of 5 (Five) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. togetherwith two storied building measuring total built up area of 1722 (One Thousand seven hundred twenty two) Sq.ft. and also structures situated in Mouza – Garfa, J.L. No.19, Touzi No.155, Pargana – Khaspur, comprising in present R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, within the K.M.C. Ward No. 106, known as **K.M.C. Premises No.25, Purbachal Main Road**, P.S. Garfa, Kolkata – 700 078, hereinafter referred to as the "said property".



AND WHEREAS after execution and registration of the Development Agreement along with Power of Attorney with the Developer namely Ashirbad Reality Private Limited, a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 7000 99, represented by its Director namely Sri Prodip Kumar Das, son of Late Purnendu Sekhar Das, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office - Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700099, at its cost completed the mutation of B.L. & L.R.O. of the property and also conversion and mutation of the K.M.C. at its cost and thereafter the said Developer has taken the sanction of the **Ground Plus Three Storied Building Plan with lift facility** in respect of the property vide Building Permit No. 2020120282 dated 22.12.2020 from the Kolkata Municipal Corporation at its cost.

AND WHEREAS after demolishing the existing building and structure said Developer started the construction thereon as per sanctioned building plan at its cost and alongwith proper specification as mentioned the said registered Development Agreement dated 13.10.2020. Foundation of the building and all columns on the Ground Floor have been erected but due to some differences of mind between the Owners and their married sisters and others a T.S. Suit No. 307 of 2021 at Ld. 5th Sub Judge Alipore was instituted on 03.03.2021 unnecessarily and the Learned Court passed the order dated 23.03.2021 directing the parties of the Suit except the Developer who is not party in this Suit to maintain status quo and accordingly the construction was stopped since 23.05.2021 to till date i.e. for 21 months. It is pertinent to mention that the said Developer has also been compelled to file application dated 21.01.2022 before the Learned Court to be added as the party in the said Suit.

During investigations the available records from 2010 to 17.05.2024 in the office of D.R. Alipore and A.D.S.R. Sealdaha and R.A. Kolkata no adverse entry is found in respect of the above mentioned property.

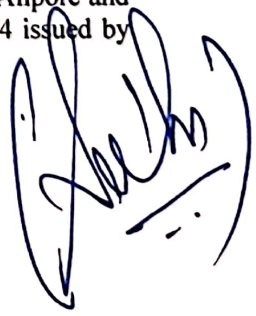
I hereby certify that the above mentioned property of **SRI SATYEN GHOSH and SRI PRABHAT GHOSH**, are free from all sorts of encumbrances, charges, liabilities, lives and lispdents, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for the equitable mortgage.

Two Search Receipt Nos.(i)REGN-BB-212795 dated 15.05.2024 issued by D.R. Office Alipore and (ii)Serial No. of Application 1901015107/2024 and Search No.1901015108/24 dated 15.05.2024 issued by R.A. Kolkata are enclosed herewith.


[MR. SOMESH MISHRA]
Advocate

SOMESH MISHRA
ADVOCATE
HIGH COURT CALCUTTA
69/1, BAGHAJATIN PLACE
KOLKATA 700086
Enrol No. F/985/2008



No. REGN BB 212795

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 12595.
- 2. Date of application 15-5-24.
- 3. Search for the year (s) 2010-24.
- 4. Name of office to which the record to be searched or inspected relates
DRA SR Sealdah.
- 5. Name of person or property to be searched 25 Purbachal.
- 6. Nature of document Main Road.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
A
- 8. From whom received S. Misra.

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)

32/-



Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 15-05-2024

Serial No of Application	1901015107/2024	Search No	1901015108/2024
Search for the Years	From 2008 To 2024	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Kasba, Premises: 25, Road: Purbachal Main Road		
From whom Received	S MISRA		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 16/-	

Search Result: **No Record Found**

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA

