

28/03/2025

Date

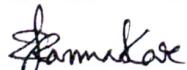
No Encumbrances Certificate and detailed report on title

Ref. : ALL THAT piece and parcel of Land measuring 05 Cottahs 10 Chittaks and 30 square feet at present in the actual physical measurement the land area is found 5 Cottahs 4 Chittaks 35 Square feet more or less together with structure standing thereon lying and situated at Mouza-Dhakuria, J.L. No. 18, Touzi No. 230/233, Pargana-Khaspur. appertaining to Khatian No. 121, Sub-Khatian No. 122, comprising part of Dag No. 1418/1652, P.S.Garfa, Sub Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 105, being known as **Municipal Premises No. 39, K. P. Roy Lane, Kolkata-700 078, (having mailing address 110/11, K.P. Roy Lane, Kolakta-700 078)** (being Assessee No. 31-105-13-0039-0), in the District of South 24-Parganas.

Present owners of the said Land :

- i) **Miss. Jharna Ghoshal Chaudhuri,**
D/o Late Jyotsna Ghosal Chowdhury
- ii) **Smt. Nandita Ghoshal Choudhuri,**
wife of Late Samir Ghosal Chaudhury
- iii) **Sri Sayandee Ghosal Chaudhury,**
son of Late Samir Ghosal Chaudhury
- iv) **Sri Sisir Ghosal Chowdhury,**
son of Late Jyotsna Ghosal Chowdhury,
all are residing at 39, K. P. Roy Lane, P. S.
Garfa, P.O.Haltu, Kolkata-700 078, (having
mailing address 110/11, K.P. Roy Lane,
Kolkata-700 078), in the District of South
24-Parganas.

I have caused necessary searches in the Sub Registry Office at Sealdah for the period from 2012 to 2025, in the District Registry office at Alipore for the period from 2012 to 2025 and in the Office of the Registrar of Assurances at Kolkata for a period from 2012 to 2025 and have inspected the Corporation Taxes and all other relevant documents in respect of the aforesaid Premises -in-Question.



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Subrata Karmakar

ADVOCATE

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Room No. 9, Table No. 16, Seat No. 115
Residence & Chamber :
15/L, K.P. Roy Lane, Kolkata - 700 031
Mobile No.: 98304 14951

Date

(2)

My report is as follows :-

That by a Bengali Suf-Kobala made on 11th day April, 1951 between Sri Bharat Chandra Kalya, son of Late Manimohan Kalya described therein as the Vendor of the One Part and Sri Mahendra Nath Ghosal Chowdhury, son of Late Kali Prasanna Ghosal Chowdhury, described therein as the Purchaser of the Other Part the said Vendor sold, transferred and conveyed all that piece and parcel of land measuring 6 Cottahs 2 Chittaks 30 square feet be the same a little more or less lying and situated at Mouza-Dhakuria, J.L.No.18, Touzi No. 230/233, Pargana-Khaspur, appertaining to Khatian No. 121, Sub-Khatian No.122, comprising part of Dag No. 1418/1652, P.S. erstwhile sadar Tollygunge thereafter Kasba at Present Garfa, in the District of formerly 24-Parganas at present South 24-Parganas in favour of the said Purchaser for valuable consideration therein mentioned and the said Bengali Suf-Kobala was registered in the office of the Sadar Joint Sub-Registrar at Alipore and recorded therein Book No.I, Volume No. 44, Pages 138 to 142, Being No. 2336 for the year 1954.

That since purchase the said Mahendra Nath Ghosal Chowdhury, son of Late Kaliprasanna Ghosal Chowdhury while thus seized and possessed of the said property sold, transferred and conveyed a demarcated portion of the said land measuring 8 Chittaks more or less from the eastern side out of his purchased 6 Cottahs 2 Chittaks 30 Square feet of land in favour of Bimal Kumar Datta, son of Late Nanda Dulal Dutta by virtue of a Bengali sale deed executed on 24/02/1959 and the said Bengali sale deed was registered in the office of the Sub-Registrar at Alipore Sadar and recorded therein Book No.I, Volume No.45, Pages 25 to 27, Being No.1619 for the year 1959 and thereby retained 5 Cottahs 10 Chittaks and 30 Square feet of land in his exclusive possession.



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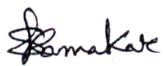
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(3)

That thereafter the said owner Mahendra Nath Ghosal Chowdhury, son of Late Kaliprasanna Ghosal Chowdhury while thus absolutely seized and possessed of the said property died intestate on 19th day of May, 1965 leaving behind and surviving his wife Sushila Devi, two sons Jyotsna Ghosal Chowdhury and Nikhil Ranjan Ghosal Chowdhury and three daughters namely Smt. Kiran Banerjee, Smt. Chinu Bhattacharjya and Smt. Kalpana Chatterjee as his heirs/heiress, successors and legal representatives as per Hindu Succession Act, 1956.

That after the demise of said Mahendra Nath Ghosal Chowdhury the property left by him thus devolved upon his aforementioned heirs/heiress, successors and legal representatives who jointly inherited in equal shares and became the joint owners of the said property left by their predecessor-in-interest Mahendra Nath Ghosal Chowdhury having undivided 1/6th share each.

That by an indenture of Bengali Deed of Gift made on 3rd day February, 1975 between Sri Nikhil Ranjan Ghosal Chowdhury, son of Late Mahendra Nath Chowdhury, Smt. Kiran Banerjee, wife of Late Nikunja Behari Banerjee, Smt. Chinu Bhattacharjya, wife of Sri Ajit Kumar Bhattacharjya, Smt. Kalpana Chatterjee, wife of Ramendra Nath Chatterjee and Smt. Sushila Devi, wife of Late Mahendra Nath Ghosal Chowdhury collectively described therein as the Donor of the One Part and Jyotsna Ghosal Chowdhury, son of Late Mahendra Nath Ghosal Chowdhury described therein as the Donee of the Other Part the said donor jointly gifted, transferred and conveyed their undivided 5/6th share of the said inherited property all that piece and parcel of land measuring 5 Cottahs 10 Chittaks 30 square feet be the same a little more or less lying and situated at Mouza-Dhakuria, J.L.No.18, Touzi No.230/233, Pargana-Khaspur, appertaining to Khatian No.121, Sub-Khatian No.122, comprising part of Dag No. 1418/



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Mobile No.: 98304 14567

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(4)

1652, P.S. erstwhile sadar Tollygunge thereafter Kasba at present Garfa, in the District of formerly 24-Parganas at present South 24-Parganas and the said Deed of Gift was registered in the office of the Sub-Registrar at Alipore and recorded therein Book No.I, Volume No.19, Pages 97 to 102, Being No.562 for the year 1975.

That by way of inheritance and by virtue of the aforementioned deed of gift the said Jyotsna Ghosal Chowdhury became the sole and absolute owner of the said property in its entirety got his name mutated in the records of The Kolkata Municipal Corporation and the said plot of land has since been numbered as Municipal Premises No.39, K. P. Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa and was paying taxes regularly.

That the said owner Jyotsna Ghosal Chowdhury while thus absolutely seized and possessed of the said property as sole and absolute owner thereof died intestate on 28th December, 1990 leaving behind and surviving his wife Smt. Renuka Ghosal Chowdhury, one daughter Miss. Jharna Ghoshal Chowdhury and two sons namely Sri Samir Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury as his heirs/heiresses, successors and legal representatives as per Hindu Succession Act, 1956.

That after the demise of the said Jyotsna Ghosal Chowdhury the property left by him thus devolved upon his aforementioned heirs/heiress, successors and legal representatives who jointly inherited the said property in equal shares and became the joint owners of the said property left by their predecessor-in-interest Jyotsna Ghosal Chowdhury having undivided 1/4th share each.

That since then the said inheritors while thus jointly seized and possessed of the said inherited property one of the co-owners Renuka Ghosal Chowdhury died intestate on



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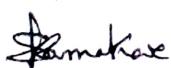
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(5)

6th June, 1993 leaving behind and surviving her one daughter Miss. Jharna Ghoshal Chaudhuri and two sons namely Sri Samir Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury as her heirs/heiress, successors and legal representatives as per Hindu Succession Act, 1956.

That after the demise of said one of the owners Renuka Ghosal Chowdhury the undivided 1/4th share of the said property left by her thus devolved upon her aforementioned heirs, successors and legal representatives Miss. Jharna Ghoshal Chaudhuri, Sri Samir Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury who jointly inherited and became the joint owners of the said inherited property being known as Municipal Premises No.39, K.P.Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa, under K.M.C. Ward No.105, got their names jointly mutated in the records of The Kolkata Municipal Corporation in respect of the said property being known as Municipal Premises No.39, K. P. Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa, under K.M.C. Ward No.105, (having Assessee No.31-105-13-0039-0) and are paying taxes regularly.

That the said owners Miss. Jharna Ghoshal Chaudhuri, Sri Samir Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury measured their land area of the said Premises No.39, K.P.Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa and at present in the actual physical measurement the land area of the said Premises is found 5 Cottahs 4 Chittaks 35 Square feet for which the said owners jointly executed a Boundary Declaration whereby they declared their land area at present in their physical possession and the said Boundary Declaration was registered on 6th day of July, 2022 in the office of the District Sub-Registrar-III at Alipore and recoded therein Book No1, Volume No. 1603-2022, Pages 371934 to 371951 being No.160310406 for the year 2022.



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(6)

That for the purpose of Development of the said property the said owners Miss. Jharna Ghoshal Chaudhuri, Sri Samir Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury jointly entered into a Development Agreement on 31st day of August, 2022 with the Developer "Creative" in respect of the said Premises No.39, K.P.Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa, on the terms and conditions thereunder contained and the said Development Agreement was registered in the office of the District Sub-Registrar-III at Alipore and recorded therein Book No.I, Volume No.1603-2022, Pages from 470465 to 470501, Being No.160313695 for the year 2022.

That in pursuance of the said Development Agreement the said owners Miss. Jharna Ghoshal Chaudhuri, Sri Samir Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury also jointly executed a Development Power of Attorney on 7th day of September, 2022 in favour of the said Developer "Creative" in respect of the said Premises No.39, K.P.Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa and the said Development Power of Attorney was registered in the office of the District Sub-Registrar-III at Alipore and recorded therein Book No.I, Volume No.1603-2022, Pages from 480835 to 480853, Being No.160314059 for the year 2022.

That thereafter the said Developer "Creative" for the purpose of construction of a ground plus four storied building in the said Premises being known as Premises No. 39, K.P.Roy Lane, Kolkata-700 078, P.S. formerly Kasba at present Garfa obtained Building Plan being Building Permit No. 2022120471 dated 19/01/2023 duly sanctioned by The Kolkata Municipal Corporation.

That during the course of time one of the owners Samir Ghosal Chaudhury died intestate on 04/10/2023 leaving behind and surviving his wife Smt.Nandita Ghoshal Choudhuri



Date

(7)

and only son Sri Sayandeep Ghosal Chaudhury as his heirs, successors and legal representatives as per Hindu Succession Act, 1956.

That after the demise of said one of the owners Samir Ghosal Chaudhury the undivided 1/3rd share of the said property left by him thus devolved upon his aforementioned heirs, successors and legal representatives who jointly inherited and became the joint owners of the said undivided 1/3rd share of the said property left by their predecessor-in-interest Samir Ghosal Chaudhury having undivided 1/6th share each.

That since then the said owners Miss. Jharna Ghoshal Chaudhuri, Smt. Nandita Ghoshal Choudhuri, Sri Sayandeep Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury have been jointly exercising all their right of ownership and possession over the said property got their names jointly mutated in the records of The Kolkata Municipal Corporation in respect of the said property being known as Municipal Premises No.39, K.P. Roy Lane, Kolkata-700 078, P.S. Garfa (having Assessee No.31-105-13-0039-0) and are paying taxes regularly and hereinafter referred to as the "**said Premises**".

That the said owners Smt. Nandita Ghoshal Choudhuri and Sri Sayandeep Ghosal Chaudhury accepted all the terms and conditions embodied in the earlier registered Development Agreement dated 31st day of August, 2022 and on confirmation of the same all the present owners entered into a Development Agreement with the said Developer "Creative" on the same terms and conditions afresh and the said Development Agreement was registered in the office of the District Sub-Registrar-III at Alipore and recorded therein Book No.I, Volume No.1603-2023, Pages 490372 to 490410. Being No.160317970 for the year 2023.



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(8)

That by way of inheritance the said Miss. Jharna Ghoshal Chaudhuri, Smt.Nandita Ghoshal Choudhuri, Sri Sayandeep Ghosal Chaudhury and Sri Sisir Ghosal Chowdhury became the joint owners of the said land measuring 05 Cottahs 10 Chittaks and 30 square feet at present in the actual physical measurement the land area is found 5 Cottahs 4 Chittaks 35 Square feet more or less together with structure standing thereon lying and situated at Mouza-Dhakuria, J.L.No.18, Touzi No. 230/233, Pargana-Khaspur, appertaining to Khatian No.121, Sub-Khatian No.122, comprising part of Dag No. 1418/1652, P.S.Garfa, Sub Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No.105, being known as **Municipal Premises No. 39, K. P. Roy Lane, Kolkata-700 078, (having mailing address 110/11, K.P. Roy Lane, Kolakta-700 078) (being Assessee No. 31-105-13-0039-0)**, in the District of South 24-Parganas as mentioned above/ also mutated as recorded owners of the said property in the office of The Kolkata Municipal Corporation and paid the relevant taxes up to date.

I hereby certify that the above mentioned land is free from all sorts of encumbrances, charges, liabilities, liens and lispendens, 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 land is not subjected to any restriction of Urban Land (Ceiling and Regulations) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority.

The receipt for the relevant searches are enclosed herewith.


(Subrata Karmakar)

Advocate.