

SUBHRAJIT HALDER

ADVOCATE

Alipore Police Court,
Near Bengal Lock – Up,
Kolkata-700027.

RESIDENCE & CHAMBER AT:

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Kolkata – 700150, District South 24 Parganas.

Mob: +91 7980305438.

Email: subhrajit.halder106@gmail.com.

Date: 31.01.2026.

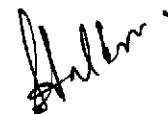
TO WHOM IT MAY CONCERN

NO ENCUMBRANCES CERTIFICATE AND DETAIL REPORT ON TITLE

RE : ALL THAT the picce and parcel of land, measuring about 09 (Nine) Cottah 08 (Eight) Chittak 13 (Thirteen) Sq. l't., lying and situates at situates at Mouja-Kamdahari, J.L.49, Touji, No. 14, Old Khatian No. 144, Hal Khatian-477, L.R. Khatian No. 1330 and 2302, R.S. & L.R. Dag No. 944, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni, A.D.S.R. Alipore, District-South-24 Parganas and presently the land is known and identified as Premises No. 461, Boral Main Road, Assessee No. 31-111-05-0461-9 of the Kolkata Municipal Corporation, K.M.C. Ward No.111, Borough-XI, P.O. Garia, Police Station Bansdroni (previously Regent Park), Kolkata 700084.

THE PRESENT OWNER : (1) SMT. KAMALA RANI SAHA, wife of Late Sudhamoy Saha and daughter of Late Pran Ballav Saha, a Housewife and residing at 107A/4, Regent Park, Post Office Regent Park, Police Station Jadavpur, Kolkata – 700040, District South 24 Parganas AND (2) SMT. SUBARNA SAHA, daughter of Late Sudhamoy Saha and wife of Sri Surhid Ranjan Saha, by occupation Business and residing at Harish Chandra Dutta Road, Panihati, Police Station Khardah, Pin Code – 700114, District North 24 Parganas.

I have caused necessary searches through my deputed Law clerk, at the respective Offices of the A.D.S.R. at Alipore, D.S.R. at Alipore and R.A. Kolkata, in the name of the Present Owner namely KAMALA RANI SAHA, wife of Late Sudhamoy Saha and daughter of Late Pran Ballav Saha and SUBARNA SAHA, daughter of Late Sudhamoy Saha and wife of Sri Surhid Ranjan Saha and also



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inspected necessary papers and documents related with the property as captioned above. On the basis such search and inspection I furnish my report on title as follows:

WHEREAS One Rabejan Bibi, the mother of Miyajan Bibi and wife of Late Meher Ali Mistry, purchased all that piece and parcel of land measuring areas 21 (Twenty One) Decimal on 27/10/1943, from then Owner Golam Soban Safui, son of Late Natabar Safui of Kamdahari, then Police Station Sadar Tollygunge against a reasonable consideration which was registered at the Office of D.R. Alipore, South - 24 Parganas and duly recorded in Book No. I, Volume No.92, Pages from 65 to 67, Being No. 4411 for the year 1943 and thus, said Rabejan Bibi became the lawful absolute owner of the aforesaid land which is lying and situates at Mouja - Kamdahari, J.L. No. 49, Touji No. 14, Pargana - Magura, Dag No.944, Khatian No. sabek 144, Hal Khatian - 477, PS formerly Tollygunge, thereafter Jadavpur, then Regent Park now Banadroni under the District Collectorate South - 24 Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No. 111, A.D.S.R. Office Alipore, South 24 Parganas.

AND WHEREAS After being the absolute owner with every right, title and interest of the aforesaid land mentioned in the preceding Para, said Rabejan Bibi mutated her name in respect of aforesaid Property with the records of the Government Authority and had been paying rates, taxes and other levies of the same on regular basis.

AND WHEREAS thereafter, said Rabejan Bibi executed a 'Hebanama' or called as Mohammedan Gift Deed on 12-03-1980 in respect of areas of land measuring about 07 (Seven) Cottahs more or less out of her total landed properties in favour of her son Miajan Ali Mistry, son of Late Meher Ali Mistry which was duly registered at the Office of the District Sub-Registrar, Alipore, South 24 Parganas and

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recorded in Book No I, Volume No.81, Pages from 1 to 4, Being No. 1090 for the year 1980. Thus, the said Miajan Ali Mistry became lawful absolute owner of aforesaid areas of land measuring more or less 07 (Seven) Cottah, out of above mentioned of the total land, recited in the beginning Paragraph.

AND WHEREAS the said Rabejan Bibi, further announced to sell an another piece and parcel of land measuring more or less 02 (Two) Cottahs 08 (Eight) Chittacks 13 (Thirteen) Sq. Ft. more or less, out of her remaining landed Properties, due to her urgent need of money and her said son Miajan Ali Mistri Son of Late Meher Ali Mistry, purchased said areas of land from her mother named above, against a valuable consideration by virtue of a Bengali Deed of Sale or Saf Bikroy Kobala executed on 19/06/1980, duly registered at the Office of the District Sub-Registrar at Alipore, South-24 Parganas and recorded in Book No I, Volume No. 127, Pages from 185 to 188, Being No.5083 for the year 1980. Thus, Miajan Ali Mistri became the absolute lawful Owner and lawful possessor of the aforesaid landed property.

AND WHEREAS said Miajan Ali Mistri, by way of 'Hebanama' or 'Mohammedan Deed of Gift' and also by way of lawful purchase, both mentioned above, became the lawful absolute owner of all that piece and parcel of land measuring more or less 09 (Nine) Cottahs 08 (Eight) Chittak 13 (thirteen) Sq Ft. by virtue of Deed of Gift (Hebanama) and Deed of Sale (Saf Bikroy Kobala) who thereafter mutated his name in the records of Government authority and also then in Calcutta Municipal Corporation presently Kolkata Municipal Corporation, subsequently paying rates, taxes and levies thereof regularly

AND WHEREAS while said Miajan All Mistri had been enjoying the aforesaid areas of land with every right, title, interest and possession thereof with free, fair and



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unencumbered condition, owing to his need of cash, he sold, conveyed an areas of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittak 6.5 (Six Point Five) Sq. Ft. out of his aforesaid total landed property, lying and situates at Mouja Kamdahari, J.L. No. 49, 'Touji No.14, Dag No. 944, Old Khatian No. 144, Hal Khatian 477, P.S. formerly 'Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under District South 24 Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No. 111, A.D.S.R. Office Alipore, South-24 Parganas unto or in favour of one named Kalachand Saha, by virtue of a Bengali Sale Deed, executed on 07/10/1987, registered at the Office of the Additional District Sub-Registrar at Alipore, South 24 Parganas, recorded in Book No. I, Volume No. 44, Pages from 75 to 83, Being No. 1780 for the year-1987. Thus, said Kalachand Saha, now deceased became lawful absolute owner with every right, title and possession of said areas of land 04 (Four) Cottahs 12 (Twelve) Chittacks 6.5 (Six Point Five) Sq. Ft. or a little more or less, free from all encumbrances.

AND WHEREAS after lawful transfer of the aforesaid land, the said Miajan All Mistri remained in possession an areas of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft. and further, due to his urgent necessity of cash sold, conveyed and forever transferred his aforesaid remaining portion of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft. unto or in favour of Smt. Kamala Rani Saha wife of Sudhamoy Saha then of 107A/4, Regent Park, Kolkata-700040, District: South-24Pargans, by virtue Bengali Deed of Saf Bikroy Kobala, registered at the office of the District Registrar Alipore, South-24 Parganas, Alipore, Book No I, Volume No. 296, Pages from 211 to 219, Being No.14905 for the year 1987. Thus, Smt. Kamala Rani Saha became owner of the said land measuring 04 Cottahs 12 Chittack 6.5 Sq Ft. more or less.



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AND WHEREAS aforesaid Kalachand Saha son of Late Amar Chand Saha, lawfully seized and possessed of or sufficiently entitled to every right, title and possession of aforesaid areas of land measuring more or less 04 (Four) Cottah 12 (Twelve) Chittack 6.5 (Six point Five) Sq Ft. at Mouja Kamdahari, J.L. No. 49, Touji No. 14, Dag No. 944, old Khatian No. 114, Hal Khatian 477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under the District South-24 Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No.111, Kolkata 700084 and said Kalachand Saha was a Hindu governed by the Dayabhaga School of law, died intestate on 27-02-1995, leaving behind him his widow wife named Chandana Saha and three daughters Viz. Smt. Santana Saha, Smt. Swikriti Hazra nee Saha and Smt. Bijoya Saha as his legal heirs and successors as per provision of the Hindu Succession Act, 1956.

AND WHEREAS the said Chandana Saha and her three daughters namely Smt. Santana Saha, Smt. Swikriti Hazra nee Saha and Smt. Bijoya Saha lawfully seized and possessed of all that aforesaid land mentioned in the preceding clause and sufficiently entitled to every right, title, interest and possession of the same as per Law of Inheritance and Hindu Succession Act, 1956.

AND WHEREAS thereafter, said Chandana Saha and her three daughters namely Smt. Santana Saha, Smt. Swikriti Hazra nee Saha and Smt. Bijoya Saha gifted, transfer with possession all that said areas of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six point Five) Sq. Ft. at Mouja-Kamdahari, J.L. No. 49, Touji No. 14, Dag No. 944, old Khatian No. 144, Hal Khatian No. 477, Police Station before Tollygunge, then Jadavpur, thereafter Regent Park, at present Bansdroni under the District South-24 Parganas, now within limit of the Kolkata Municipal Corporation, Ward No.111, Kolkata-700084 unto or in favour of Smt. Rakhi Saha, Daughter of Sudhamoy Saha then of 107A/4, Regent Park, Kolkata-



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700040, District: South-24 Parganas, by virtue of registered Deed of Gift or Bengali Danpatra Dalil executed on 23-12-1998 A.D. which was registered at the Office of the Additional District Sub-Registrar Alipore, South-24 Parganas dated : 14.01.1999, recorded in Book No. I, Volume No.5, Pages from 147 to 156, Being No.130 for the year 1999. Thus, the said Rakhi Saha became lawful absolute owner and possessor of said land.

AND WHEREAS thereafter, Rakhi Saha daughter of Sri Sudhamoy Saha constructed thereon a Asbestos Shed structure measuring more or less 300 Sq. Ft., more or less as a service areas of the said land and mutated her name in respect of the said land Together with 300 Sq. Ft., Asbestos Shed structure in the record of the Kolkata Municipal Corporation Ward No.111 which has been identified as Premises No. 460, Boral Main Road, Assessee No.31-111-05-0460-7.

AND WHEREAS the said Rakhi Saha daughter of Sri Sudhamoy Saha gifted, transferred and released with peaceful possession of the land unto or in favour said Kamala Rani Saha wife of Sri Sudhamoy Saha (Daughter of Late Pran Ballav Saha) all that aforesaid land measuring more or less 04 (Four) Cottah 12 (Twelve) Chittack 6.5 (Six point Five) Sq. Ft. at Mouja Kamdahari, J.L. No. 49, Touji No. 14, Dag No. 944, old Khatian No.144, Hal Khatian No.477, Police Station before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni Together with 300sq. Ft. R.T Shed structure as recorded in the Kolkata Municipal Corporation, Ward No. 111 which has been identified as Premises No.460, Boral Main Road, Assessee No.31-111-05-0460-7, by virtue of a Deed of Gift, executed on 02/08/2013 and registered at the Office of D.S.R. I, South-24 Parganas, recorded in Book No. I, CD Volume No.14, Pages from 3720 to 3733, Being No.03236 for the year 2013. Thus, said Kamala Rani Saha became the lawful absolute Owner of the said land with 300 Sq Ft. Asbestos Shed Structure with every right, title, interest and possession of the same.



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AND WHEREAS Thus, said Kamala Rani Saha wife of Sudhamoy Saha, by way of lawful purchase from said Miajan Ali Mistri an areas of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft., by virtue of registered deed mentioned above, duly recorded in her name in the Kolkata Municipal Corporation identified as Premises No.461, Boral Main Road, KMC Ward No.111, Assessee No.31-111-05-0461-9 and also got an areas of land measuring 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft. more or less, identified as Premises No. 460, Boral Main Road, K. M. C. Ward No.111, Assessee No. 31-111-05-0460-7, by virtue of registered Deed of Gift from the said Rakhi Saha mentioned in the preceding Para, both the aforesaid Plots of land, lying and situates at Mouja Kamdahari, J.L. No. 49, Touji, No. 14, Dag No.944, old Khatian No. 144, Hall Khatian No.477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under the District Collector-atc South-24 Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No. 111 and thereafter said Kamala Rani Saha erected 1200 Sq.Ft. Asbestos Shed Structure Premises No.461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9 and aforesaid two plots of land i.e. Premises No. 460, Boral Main Road, K.M.C. Ward No.111, Assessee No. 31-111-05-0460-7 and Premises No. 461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9, being adjacent to each other which may be treated as one Plot of land and said Kamala Rani Saha has started proceeding and persuasion the Kolkata Municipal Corporation to have one Premises No. and One Assessee No, instead of two Premises No. and two Assessee Nos ie. PREMISES NO.460, Boral Main Road, K.M.C. Ward No.111, Assessee No. 31-111-05-0460-7 and PREMISES NO. 461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9, treating said two plots of land adjacent to each other and lawfully owned by one named Kamala Rani Saha who made proper persuasion to the Concerned Authority of the Kolkata Municipal Corporation and the said authority was pleased to allow one plot considering both are owned by one,

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aggregating total land 09 (Nine) Cottah 08 (Eight) Chittak 13 (thirteen) Sq. Ft. more or less belongs to said Kamala Rani Saha herein and the said entire plot of land was allotted as Premises No.461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9 Together-with Asbestos Shed Structure 1500 Sq. Ft more or less.

AND WHEREAS being absolute Owner of the aforesaid land, said Kamala Rani Saha wife of Late Sudhamoy Saha, by virtue of a Deed of Gift, executed on 11th day of May-2018, absolutely transferred with possession All that an undivided and un-demarcated areas of land 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft. along-with undivided areas of asbestos Shed Structure, measuring about 750 Sq. Ft. out of the entire land 09 Cottahs 08 Chittak 13 Sq.Ft. more or less Together-with 1500 Sq. Ft. asbestos shed structure thereon at Mouja Kamdahari, J.L. No. 49, Touji No. 14, Dag No.944, old Khatian No. 144, Hal Khatian No.477, Police Station before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under the District South-24Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No.111, being undivided portion of land of aforesaid Premises No.461, Boral Main Road, P.O. Garia, P.S. Bansdroni, Kolkata-700084 unto or in favour of her legitimate daughter named Smt. Subarna Saha daughter of Late Sudhamoy Saha and wife of Surid Ranjan Saha and said Deed of Gift was registered at the Office of A.D.S.R. Alipore, South-24 Parganas, duly recorded in Book No. I, Volume No. 1605-2018, Pages from 99050 to 99072, Being No. 160503042 for the year-2018. Thus, said Kamala Rani Saha remain in lawful physical possession of aforesaid undivided un-demarcated areas of land with structure measuring areas of land 04 (Four) Cottahs 12 (Twelve) Chittacks and 6.5 (Six Point Five) Sq. Ft. more or less Together with asbestos Shed Structure, measuring about 750 Sq. Ft. and be it needful to mention here that after the registration of the aforesaid Deed of Gift, Smt. Kamala Rani Saha and her legitimate daughter SMT. SUBARNA SAHA, daughter of Sudhamoy Saha now jointly seized and

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possessed of ALL THAT areas of land measuring more or less 09 Cottahs 08 Chittak 13 Sq. Ft. more or less Together-with 1500 Sq Ft. asbestos structure, having undivided equal share or interest of each. Thus, said Smt. Kamala Rani Saha and Smt. Subarna Saha became the lawful Owners of the said land at Mouja Kamdahari, J.L. No. 49, Touji No. 14, Dag No 944, old Khatian No.144, Hal Khatian No. 477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni, the District South-24 Parganas, now Premises No.461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9 under the Kolkata Municipal Corporation.

During their joint, absolute and peaceful possession and enjoyment of the said property, the said Smt. Kamala Rani Saha and Smt. Subarna Saha, as the Land Owners, have entered into an Agreement for Development with M/s. Pacific Construction, being represented by its Sole Proprietor Sri Bijoy Ghosh, on 14.12.2018. The said Deed has been registered at the Office of the Additional District Sub Registrar, at Alipore and recorded in Book No. I, Volume No. 1605 - 2018, from 257546 to 257593 Pages and being Deed No. 160507989 for the year 2018.

Subsequently, the said Smt. Kamala Rani Saha and Smt. Subarna Saha have also executed a Development Power of Attorney on the same date i.e. on 14.12.2018, appointing and/or nominating and/or constituting the above-named BIJOY GHOSH, being the Sole Proprietor of M/S. PACIFIC CONSTRUCTION as their true & lawful Attorney. The said Deed has been registered at the Office of the Additional District Sub Registrar, at Alipore and recorded in Book No. I, Volume No. 1605 - 2018, from 255809 to 255835 Pages and being Deed No. 160507997 for the year 2018.



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AND WHEREAS in this context, it is to be mentioned here that after execution and registration of the above mentioned Development Agreement and Development Power of Attorney and after a span of time, the Developer has obtained the Building Sanction Plan for construction of a G + 4 storied Building and for the same the Land Owners and the Developer has decided to Specify their Allocation as per the Building Plan and for the same the Land Owners and the Developer have executed a fresh Supplementary Agreement and hence it has been required to cancel the previous Development Power of Attorney and to execute a fresh one.

Consequently, for the above mentioned reasons, the said Smt. Kamala Rani Saha and Smt. Subarna Saha have jointly revoked and / or cancelled the Development Power of Attorney (after registration of the Development Agreement) dated 14.12.2018. The said Deed of Cancellation of Development Power of Attorney was executed on 17.10.2025 duly registered at the Office of the District Sub Registrar – III at Alipore and recorded in Book No. IV, Volume No. 1603-2025, from 17396 to 17414 Pages and being Deed No. 160300935 for the year 2025.

Thereafter, in order to specify the respective allocation of the Land Owners and the Developer herein, they have jointly executed a Supplementary Development Agreement dated 17.10.2025, the said Deed was registered at the Office of the District Sub Registrar – III at Alipore and recorded in Book No. I, Volume No. 1603-2025, from 533775 to 533810 Pages and being Deed No. 160319645 for the year 2025 and on the same date i.e., on 17.10.2025, the said Land Owners have also appointed and / or nominated the said Bijoy Ghosh being the Sole Proprietor of M/s. Pacific Construction, to act for them and / or on behalf of the, by virtue of execution and registration of the Power of Attorney after registered Development Agreement, which was duly registered at the Office of the District Sub Registrar – III at Alipore and recorded in Book No. I, Volume No. 1603-2025, from 535584 to 535610 Pages and being Deed No. 160319662 for the year 2025.

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At the time of searching the respective Registry office, I found the above mentioned entries in the respective offices.

Hence, on the basis of the available record of the respective registry offices and after perusing the papers and documents which are produced before me, I am of the opinion that the property as captioned above is good and marketable title and the said property is free from all charges, lien, lis – pendence, mortgage, vest and alike.

Subhrajit Halder.
Advocate.