

Biswanath Ghosh

Advocate

High Court & City Civil Court, Calcutta

CITY CIVIL COURT BAR ASSOCIATION
(Study Room, 2nd Floor)
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M:9433043812

DATE- 03/01/2026.

NON-ENCUMBRANCES CERTIFICATE CUM SCRUTINY REPORT

I am hereby submitting my legal opinion - Non-encumbrances certificate and scrutiny report as under :

1.	Name and address of Land owners	:	Smt. Nupur Ghosh, Sri Subhankar Ghosh, Smt. Tumpa Ghosh, Sri Shyamal Ghosh, Sri Bitu Ghosh, Smt. Champa Ghosh, all are residing at No.13/2, Seals Garden Lane, P.S. Cossipore, Kolkata-700002.
2.	Name and address of Developers	:	Sri Satyabrata Chowdhury, son of Late Sailendra Krishna Chowdhury, residing at 106C, Raja Dinendra Street, Kolkata-700004, P.O. Beadon Street, P.S. Burtolla.

3. Details of documents scrutinized :

Sl.No.	Date of documents	Name of documents	Original/Xerox/Certified copy
1.	17.03.1983	A Deed of Partition executed on 17 th march, 1982 duly recorded on 17 th march, 1983, Book No. I, Volume No. 3, Pages No. 270 to 279, Being Deed No. 132, for the year 1983, from Sub Registrar Office Sealdah, south 24 parganas.	Xerox
2.	12.09.2019	A original Mutation Certificate has been issued by Kolkata Municipal Corporation.	Original
3.	31.05.2013	Registered Development Agreement Deed Book No.I, CD Volume No. 11, Pages from 225 to 262, Being No.05387, for the year 2013, executed by Nupur Ghosh, Subhankar Ghosh, Tumpa Ghosh, Shyamal Ghosh, Bitu Ghosh & Champa Ghosh (Owners) and Sri Satyabrata	Original

		Chowdhury, son of late Sailendra Krishna Chowdhury as a Developer.	
4.	28.06.2013	Registered Development Power of Attorney in Book No.IV, CD Volume No.7, Pages from 4269 to 4287, Being No.04504, for the year 2013, executed by Nupur Ghosh & Others (owners) in favour of Sri Satyabrata Choudhury, son of late Sailendra Krishna Choudhury as a Developer.	Original
5.	09.12.2024	Building permit & Plan for construction of additional & alteration of existing as well as proposed G+IV storied residential building in the name of Sri Satyabrata Chowdhury as constituted Attorney of Nupur Ghosh & Others.	Original
6.	09.10.2025	Municipal Tax receipt paid up to 2025-2026 in favour of present land owners.	Original
7.	02.01.2026	On line searching slips in all Registry Offices including A.R.A. Kolkata.	Online copy

4. Description of Land in question :

ALL THAT one stories brick, walled asbestos tin shed messuage measuring about 4187 sq. ft, tenement and hereditaments together with land there unto belonging where on or on part where of the same is erected and built containing by measurement an area of 5 (five) Cottahs, 13 (Thirteen) Chittaks and 2(two) sq. ft, more or less situate lying at and being Premises no. 36-C, Simla Road, P.S.- Manicktala, Kolkata - 700006, within the Municipal Limits of the town of Kolkata Ward No. 15 comprised in Holding Nos. 100, 101, 310, 98 and 6, Division No.2, Sub-Division No. 14, in respect of the said holding and

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Annual Revenue of Rs. 19.01 is made payable to Alipore Collectorate, P.S. Manicktala, Sub-Registration Office Sealdah in District 24-Parganas and the same is butted and bounded in the manner as follows :-

ON THE NORTH : By premises No.36/1/A, Simla Road,
Kolkata
ON THE EAST : By Premises No.36/B, Simla Road,
Kolkata.
ON THE SOUTH : By Common Passage
ON THE WEST : By Simla Road, Kolkata.

5. Chain of title :

By an indenture of Partition dated 17th day of march, 1982 registered and recorded at A.D.S.R. Sealdah in Book No. I, Volume No. 3, Pages No. 270 to 279, Being Deed No. 132, for the year 1983, and between Bibhuti Bhusan Ghosh, son of Late Dinanath Ghose and legal heirs wife, son and daughter of Bhootnath Ghose namely Smt. Ila Ghosh, Shyamal Ghosh, Tapan Ghosh, Ratan Ghosh, Tutu Ghosh, Bitu Ghosh and Kumari Champa Ghosh in respect of the Premises No. 35/B, Simla road, Kolkata - 700006, Partition where 35/B, Simla Road, goes in favour of Bibhuti Bhusan Ghosh, and premises No. 36C, Simla Road goes in favour of Ila Ghose and other i.e. legal heirs of Bhootnath Ghose absolutely and forever.

That said Ila Ghose died intestate in the year 1993 and one Son Tapan Ghosh died intested as bachelor without any issue on 26th November, 2008 and another son Ratan Ghose died intestated 03.09.2001 as bachelor without issue and other Son Tutu Ghosh died intestate on 26th December , 2008 leaving behind his wife Sm. Nupur Ghosh, one son Shuvankar Ghosh and one daughter Ms. Tumpa

Ghosh as his heirs and legal successor of respective share in respect of the said property;

That said the owners, herein became the absolute owner in their respective shares of the said property fully tenanted being No. 36-C, Simla Road, Kolkata as more fully and particularly described in the schedule written hereunder with tenants schedule and hereinafter called the said property.

Now, the owners decided to develop the schedule properties and approached to the present Developer Sri. Satyabrata Chowdhury, s/o late Sailendra Krishna Chowdhury, for the purpose of such development and both the properties have been mutually agreed to develop by constructing a multi storied building thereon under some terms and conditions and accordingly they have executed one registered Deed of Development Agreement Being No. I – 05387/2013, dated 31/05/2013, and they have also executed one Registered Development Power of Attorney Deed being No. IV – 04504/2013, in favour of said Developer on 28/06/2013. Be it also mentioned that the properties under Kolkata Municipal corporation are recorded as “Bastu”. Wherein entire project or proposed construction to be made and thus building plan and necessary permission have been taken in respect of the areas under said Bastu plot.

6. Details of Search and Investigation :

I have made search for encumbrances in respect of said property for 18 years, in the office of the Sub – Registrar Sealdah, South 24 Parganas, D.S.R. – I North 24 Parganas, D.S.R. – II North 24 Parganas, A.D.S.R. Barasat, A.D.S.R. Bidhan Nagar and have found that the said property is not affected by any trust, mortgage, charges, Lease, Liens, attachment or any other encumbrances or any right of easement in

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favour of any person or persons. It also appears from the documents of title that the records of right has been prepared and finally published in favour of the present Landowner under present Kolkata Municipal Corporation records in respect of Schedule Lands and Nature of Lands are "Bastu". The present Landowners also obtained necessary building plan from Kolkata Municipal Corporation proposed G+IV storied residential Building vide Building permit No. 2024020033, dated - 09/12/2024.

7. CERTIFICATE :

I hereby certified that the applicant has acquired a valid and marketable title to the land in question and the said land is free from all encumbrances and attachment.

Dated : 03/01/2026.

Biswanath Ghosh,
Advocate
Enrollment No. W.B / 303 / 86.

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