

SOMESH MISHRA,
Advocate, High Court, Kolkata

Residence-cum-Chambers :
'MAHESHWAR' 52, Commint Park,
(Near Peerless Hospital), P.O. & P.S.
Panchasayar, Kolkata - 700 094
Mobile : 9051446430
Email : mishrasomesh08@gmail.com

Dated : 09.03.2026

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : All that piece and parcel of land measuring an area of 05 (Five) Cottahs situated in Mouza–Madurdaha, J.L. No.12, comprising in R.S. Dag No.423, under R.S. Khatian No.142, corresponding to L.R. Dag No.423, under L.R. Khatian No.405, known as K.M.C. Premises No.2024, Madurdah, Assessee No. 31-108-05-4889-1, within the K.M.C. Ward No.108, Kolkata - 700 107.

PRESENT OWNER:

SRI SHRIBASH PAUL, son of Late Surendra Nath Paul, residing at E-86, Madurdaha, Hossainpur, P.O. E.K.T.P., Kolkata-700107.

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 1992 to 09.03.2026 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 by virtue of a registered Deed of Conveyance dated 30.04.1992, registered in the Office of District Sub- Registrar, Alipore and entered into Book No.1, Volume No. 145, at Pages 499 to 705, Deed No.7920 for the year 1993, the LAND OWNER herein purchased one plot of land measuring an area of 05 (Five) Cottahs situated in Mouza – Madurdaha, J.L. No.12, comprising in R.S. Dag No.423, under R.S. Khatian No.142, within K.M.C. Ward No. 108, formerly P.S. Tiljala, presently P.S. Anandapur, District – South 24 Parganas, from the previous Owners namely Sri Anil Chandra Paul, son of Late Debendra Chandra Paul, residing at 100C, Dr Girindra Sekhar Basu Road, P.S. Tiljala, Kolkata - 700039.


Advocate

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2

AND WHEREAS the Land Owner recorded his names in the record of the B.L.& L.R.O. during L.R. Record of Right vide L.R. Khatian No.405 of L.R. Dag No.423, of Mouza – Madurdaha, J.L. No.12 and thereafter the LAND OWNER herein converted his land from “Beel” to “Bastu” vide Conversion Case No.40 of 2025 (Memo No.51A(C)/MISC-40/2648/P/25 dated 16.04.2025).

AND WHEREAS thereafter the LAND OWNER herein recorded his name in the record of the K.M.C. known as **K.M.C. Premises No.2024,Madurdah**, Assessee No. **31-108-05-4889-1**, within the K.M.C. Ward No.108, Kolkata - 700 107.

AND WHEREAS the present **OWNER** herein is the owner and seized and possessed of All That the net land area measuring 05 (Five) Cottahs situated in Mouza – Madurdaha, J.L. No.12, comprising in R.S. Dag No.423, under R.S. Khatian No.142, corresponding to L.R. Dag No.423, under L.R. Khatian No.405, within the **K.M.C. Premises No.2024,Madurdah**, Assessee No. **31-108-05-4889-1**, within the K.M.C. Ward No.108, Kolkata - 700 107.

AND WHEREAS being desirous of the promotion work of his said premises the **OWNER** entered into a registered Development Agreement along with Development Power of Attorney dated 03.11.2025, registered at D.S.R. -IV, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.1604-2025, at Pages 239064 to 239101, Deed No.16048247 for the year 2025 with the Developer namely **Arabi Infra Llp**, having its office at 635, Naskarhat, Tagore Park, Kolkata - 700 039, represented by its Authorized Signatory namely **Mr. Avik Saha**, son of Sri Biplab Kumar Saha, residing at 635, Naskarhat, Tagore Park, P.S. Tiljala, Kolkata - 700 039, and thereafter the said Developer has taken the sanction of the **Ground Plus Three Storied Building Plan with lift facility** from The Kolkata Municipal Corporation vide building Permit No.2025120386 dated 17.02.2026.



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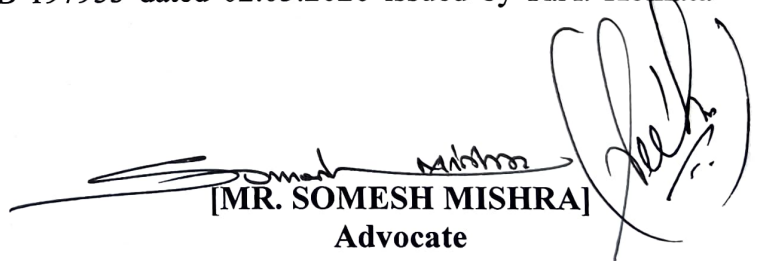
3

During investigations the available records from 1992 to 09.03.2026 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 Shribash Paul**, are free from all sorts of encumbrances, charges, liabilities, lives and lispendents, 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.

Three Search Receipt Nos.(i)REGN-CC-066876 dated 27.02.2026 issued by D.R. Office Alipore; (ii) Search No.1606000677 dated 27.02.2026 issued by A.D.S.R. Sealdaha and (iii) Search Receipt No.REGN-BB-197933 dated 02.03.2026 issued by R.A. Kolkata are enclosed herewith.


[MR. SOMESH MISHRA]
Advocate

MR. SOMESH MISHRA
Advocate, High Court Cal.
'MAHESHWAR'
52, Commint Park, Kol-94

Somesh

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix)-I]

No. REGN CC066876

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 1276
2. Date of application 27/2/26
3. Search for the year (s) 1992 - 2002
4. Name of office to which the record to be searched or inspected relates
DR + SR Seal dah
5. Name of person or property to be searched II
6. Nature of document Pre - 2024 Madur dah
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
Ward No - 108
P.S. Riaba Jadav pur
8. From whom received Somesh Misra (Adv)
9. Fees paid under Article — 440/-
F (1) (i) Rupees four hundred
F (2) (ii) forty
F (2)



Registrar of

No. REGN BB 197933

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 5333

2. Date of application 2/3/26

3. Search for the year (s) 1927 - 26

4. Name of office to which the record to be searched or inspected relates R

5. Name of person or property to be searched 3

6. Nature of document

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ... 2324 Madan Mohan

CS Pankaj Jodhpur

From whom received S. Misra

Fees paid under Article — 6007

(1) (i)

(2) (ii)

(2)

..... Registrar of 

Government of West Bengal
Office of the SEALDAH (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 27-02-2026

Serial No of Application	1606000677/2026	Search No	1606000677/2026
Search for the Years	From 1992 To 2026	Record Available	From 06/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Tiljala, Premises: 2024, Road: Madurdaha, Holding: 2024		
From whom Received	S MISRA	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 580 /-	
Search Result:	No Record Found		

(Mr Amitava Ghosal)
A.D.S.R. SEALDAH
OFFICE OF THE A.D.S.R. SEALDAH

