

SOHAM SUR
ADVOCATE
HIGH COURT AT CALCUTTA,
ALIPORE POLICE COURT

Chamber: 38/19, Bhuban Mohan
Roy Road, Barisha, Kolkata-700008.

Mob:-8013021818

Email:- adv.soham0411@gmail.com

NO ENCUMBERANCE CERTIFICATE CUM DETAILED REPORT ON TITLE

Re: ALL THAT piece and parcel of land measuring about 4 (Four) Cottah 28(Twenty Eight) Sq.ft. more or less, whereon a Ground Plus Three Storied building under name and style "ARYAN REGENCY" with lift facility is being erected as per said sanctioned Building Permit No.2025120245 dated 19.09.2025 sanctioned by The KMC situated with in the Premises No.-2871, Nayabad, under R.S./L.R. Dag No.- 191, R.S. Khatian No. - 145, L.R. Khatian No. - 3246 & 3247, J.L. No. - 25, Mouza - Nayabad, P.S. - Panchsayar, Kolkata - 700099., within Ward No. 109 of the Kolkata Municipal Corporation, District of South 24 Parganas

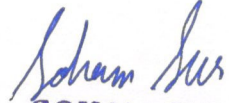
Present Owners:

1) SMT. KRISHNA DAS, (PAN-CGXP6168B), Aadhaar No.7286 0901 8898, wife of Barun Kumar Das, by Faith-Hindu, by Nationality-Indian, by Occupation-Housewife, permanently residing at Mes Complex, Sukna, Sukna Darjeeling, West Bengal, PIN-734009, presently residing at 45/19/2, Vivekananda Sarani, P.O. haltu, P.S. Survey Park, Kolkata-700078 and (2) SMT. MONISHA SARKAR, (PAN-AMAPS2710H), Aadhaar No.2353 3928 2586, wife of Debasish Sarkar, by Faith-Hindu, by Nationality-Indian, by Occupation-Tution, residing at Vivekananda Apartment, 3, Vivekananda Road, Flat No.B-3, 3rd Floor, P.S. Survey Park, Kolkata – 700075

I have caused Necessary searches in the Office of the D.S.R-III, Alipore from 2012 to 2025 and I gone through the Title Deeds, Link Deeds, Mutation Certificate etc. My Search Report is as follows:-

WHEREAS by virtue of a registered Deed of Sale dated 11.03.1998, registered at DSR-III, Alipore and recorded into Book No.1, Volume No.80, at Pages 18 to 34, Deed No.1433 for the year 1998, the Land Owner No.1 herein purchased one plot of Land measuring an area of 02 (Two) Cottahs situated at Mouza-Nayabad, J.L. No.25, comprising in R.S. Dag No.191, under R.S. Khatian No.145, known as KMC Ward No.109, presently P.S. Panchasayar, Kolkata 700099 from the previous Owners namely Smt. Sandhya Rani Paul, wife of Sri Prankrishna Paul, residing at 22E, Nayan Chand Dutta, P.S. Battala, Kolkata - 700006.

AND WHEREAS thereafter the Land Owner No.1 herein recorded her land in the record of the BLLRO vide Mutation case No. 1850 of 2005 and also recorded her land in the record of the KMC known as KMC Premises No.2871, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-3227-3, presently P.S. Panchasayar, Kolkata-700099.


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Advocate, High Court Calcutta
Enrollment:- F/1408/1142/2018

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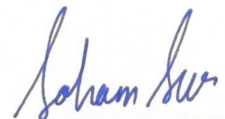
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AND WHEREAS by virtue of a registered Deed of Sale dated 30.12.2011, registered at DSR-III, Alipore and recorded into Book No.1, CD Volume No.20, at Pages 10970 to 10996, Deed No.10290 for the year 2011 the Land Owner No.2 herein purchased one plot of Land measuring an area of 02 (Two) Cottahs 28 (Twenty eight) Sq.ft. situated at Mouza-Nayabad, J.L. No.25, comprising in R.S. Dag No.191, under R.S. Khatian No.145, known as KMC Ward No.109, presently P.S. Panchasayar, Kolkata-700099 from the previous Owners namely Mr. Debasish Barman, son of Late Chhidam Chandra Barman, residing at 4/1, West Road, Santoshpur, Kolkata - 700075 and Miss. Sukla Barman, daughter of Late Chhidam Chandra Barman, residing at 4/1, West Road, Santoshpur, Kolkata - 700075, Mrs. Soma Halder, wife of Mr. Himangshu Halder, residing at 4/1, West Road, Santoshpur, Kolkata 700075 and Mrs. Swati Barman, daughter of Late Chhidam Chandra Barman, residing at 4/1, West Road, Santoshpur, Kolkata - 700075.

AND WHEREAS thereafter the Land Owner No.2 herein recorded her land in the record of the KMC known as KMC Premises No.2661, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2773-3, presently P.S. Panchasayar, Kolkata - 700099.

AND WHEREAS both the plots of land of the Owners adjacent to each other and thereafter by virtue of a registered Deed of Amalgamation dated 30.01.2023, registered at DSR IV, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1604-2023, at Pages 36959 to 36979, Deed No. 160401127 for the year 2023 both the land Owners herein amalgamation their two plots of land into one compact plot of land measuring an area of 04 (Four) Cottahs 28 (Twenty eight) Sq.ft. more or less entire amalgamated plot of land situated at Mouza-Nayabad, J.L. No.25, comprising in R.S. Dag No.191, under R.S. Khatian No.145, and thereafter the present owners muted their total plot of land in the record of the KMC known as K.M.C. Premises No.2871, Nayabad, within the K.M.C. Ward No.109, Assessee No.31-109-08-3227-3, P.S. Panchasayar, Kolkata 700 099, and the OWNER has no any fund to erect the proposed building and the present OWNERS are still in possession and have been enjoying their absolute ownership and possession of the said land as free from all encumbrances and the present OWNERS are the joint Owners of the land and property as described in the SCHEDULE-'A' below, hereinafter called the said property.

AND WHEREAS the Land Owners herein being desirous construct a G+III storied building approached the Developer to develop the land entered into a Development Agreement dated 24.02.2023 registered at the Office of the D.S.R-IV, Alipore, South 24 Parganas and recorded in Book No.1, Volume No.1604-2023, at Pages 67764 to 67801, Deed No. 160402320 for the year 2023.



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AND WHEREAS the Land Owners herein granted a General Power of Attorney in favour of the Developer vide registered General Power of Attorney dated 28.05.2025, registered at the Office of the D.S.R-IV, Alipore, South 24 Parganas and recorded in Book No.1, Volume No.1604-2025, at Pages 131042 to 131058, Deed No. 160404886 for the year 2025.

AND WHEREAS after the execution of the General Power of Attorney M/S Aryan has taken sanction of G+III storied building with lift facility in respect of the property vide Building Permit No. **2025120245** dated 19.09.2025 sanctioned by The Kolkata Municipal Corporation.

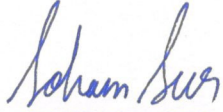
During investigations and searches in the Office of the D.S.R-III, Alipore from 2012 to 2025 no adverse entry is found in respect of the above mentioned property.

I hereby Certify that the Said Property is 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.

Four Search Receipts vide Search No.1603012476/2025, 1603012477/2025, 1603012478/2025 and 1603012479/2025 issued by the Office of the D.S.R-III, Alipore are enclosed herewith.

Date:- 17.10.2025


SOHAM SUR
Advocate, High Court Calcutta
Enrollment:- F/1408/1142/2018

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 17-10-2025

Serial No of Application 1603012479/2025

Search for the Years From 2012 To 2025

Property to be Searched District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 2871, Road: Nayabad,
Holding: 2871

From whom Received S Sur

Fees Paid under Articles F1(i) 20 /- F1(ii) 260 /-

Search Result: No Record Found

Search No 1603012479/2025
Record Available From 23/02/2009 onwards
All Transaction

(Mr Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 17-10-2025

Serial No of Application

1603012478/2025

Search for the Years

From 2012 To 2025

Name of Person to be Searched

First Name : MS Aryan Proprietership Properties Last Name :

From whom Received

S Sur

Fees Paid under Articles

F1(i) 20 /-

F1(ii) 260 /-

Search Result:

No Record Found

(Mr Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 17-10-2025

Serial No of Application 1603012477/2025
Search for the Years From 2012 To 2025

Search No 1603012477/2025
Record Available From 15/01/2003 onwards
First Name : Krishna Last Name : Das, First Name(Father/Mother/Husband/Company):
Barun Kumar, Last Name(Father/Mother/Husband/Company): Das

Name of Person to be Searched
From whom Received S Sur

Fees Paid under Articles F1(i) 20 /- F1(ii) 260 /-

Search Result: No Record Found

(Mr Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 17-10-2025

Serial No of Application	1603012476/2025	Search No	1603012476/2025
Search for the Years	From 2012 To 2025	Record Available	From 15/01/2003 onwards
Name of Person to be Searched	First Name : Monisha Last Name : Sarkar, First Name (Father/Mother/Husband/Company): Debashish, Last Name (Father/Mother/Husband/Company): Sarkar		
From whom Received	S Sur		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 260 /-	
Search Result:	No Record Found		

(Mr Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

