



# Samir Kundu

Advocate

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## NO ENCUMBRANCES CERTIFICATE

### TO WHOMSOEVER IT MAY CONCERN

Re. : Property at **Premises No.46, Jogendra Garden** (having Mailing Address 5, Gold Park, Rajdanga), **Kolkata-700 107** under KMC Ward No. 107(Br.- XII).

### Legal Title Chain and Details of Documents

- 1) Deed of Sale dtd. 11-03-1957 was registered at the Office of the Sub-Registrar Alipore and was recorded in its Book No. I, Vol. No. 38, at Pages 233 to 236, Being No. 2305 for the year 1957 made between Bipin Behari Adhikary and Baburam Adhikary, and Narendra Nath Bhattacharya, son of late Kalicharan Bhattacharya as Purchaser.
- B) Deed of Partition dated 05-11-1981 made between Santosh Kr. Bhattacharya and Others, registered at the Office of the District Sub-Registrar Alipore and was recorded in its Book No. I, Vol. No. 371, at Pages 1247 to 254, Being No. 12073 for the year 1981.
- C) Deed of Sale dated 26-06-1992 as registered at the Office of the District Sub-Registrar Alipore and recorded in its Book No. I, Vol. No. 210, at Pages 1 to 12, Being No. 11004 for the year 1992 and upon such Deed of Sale dtd. 26-06-1992, ma Santosh Kr. Bhattacharya and Others in favour of Partha Sarathi Bhattacharjee under a ParthaSarathiBhattacharjee for 5 Cottahs 10 Chhitcks 9 Sq. ft. of land within the Premises No. 275, Rajdanga Gold Park, under ward No. 107 of the Kolkata Municipal Corporation.
- D) Deed of Gift dated 30-06-2011 made by Partha Sarathi Bhattacharjee in favour of favour of Ratna Ray Chaudhury, registered at the Office of the District Sub-Registrar-III Alipore and was recorded in its Book No. I, CD Volume no. 10, at Pages 8082 to 8097, Being No. 04995 for the year 2011.



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E) Deed of Gift dated 23-08-2011 made by Partha Sarathi Bhattacharjee and Others in favour of Ratna Ray Chaudhury, Chabi alias Jharna Chatterjee, registered at the Office of the Addl. Registrar of Assurances-I, Kolkata and was recorded in its Book No.I, CD Volume no. 16, Page from 4390 to 4409, Being No. 07133 for the year 2011.

F) Deed of Gift dtd. 06-12-2021 by Partha Sarathi Bhattacharjee Others, registered at the Office of the District sub-Registrar-V, Alipore and recorded in its Book No. I, Volume No.1630-2021, Page from 176625 to 176656, Being No. 163005422 for the year 2021.

G) Deed of Gift dtd. 06-12-2021 executed by Ratna Ray Chaudhury, Chabi alias Jharna Chatterjee in favour of Partha Sarathi Bhattacharya registered at the Office of the District sub-Registrar-V, Alipore and recorded in its Book No. I, Volume No.1630-2021, Page from 176592 to 176624, Being No. 163005423 for the year 2021.

H) Deed of Gift dtd. 06-12-2021 by Ratna Ray Chaudhury in favour of Partha Sarathi Bhattacharya and Chabi alias Jharna Chatterjee (undivided 2 Chhitcks of land at Premises No. 271, Rajdanga Gold Park) registered at the Office of the District sub-Registrar-V, Alipore and recorded in its Book No. I, Volume No.1630-2021, Page from 176561 to 176591, Being No. 163005424 for the year 2021.



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I) Thereafter, the Owners of the aforesaid properties situated at Premises No. 273, Jogendra Garden had made conversion of lands from "Shali" to "Bastu" under the Land Reforms Act and they have already obtained respective **Conversion Certificate** under Memo No. 17/754/Con. Certificate/BLLRO/ATM/S24-Pgs dtd. 17-02-2020 (in the name of Partha Sarathi Bhattacharjee), Memo No. 17/753/Con. Certificate/BLLRO/ATM/S24-Pgs dtd. 17-02-2020 (in the name of Smt. Ratna Ray Chaudhury), Memo No. 17/752/Con. Certificate/BLLRO/ATM/S24-Pgs dtd. 17-02-2020 (in the name of Jharna Chatterjee).

I) Deed of Sale registered at the Office of the Sub-Registrar Alipore and was recorded in its Book No. I, Volume No. 116, at Pages 268 to 270, Being No. 7220 for the year 1956, by Smt. Usha Rani Bhattacharya, for 6 Cottahs 10 Chhitacks 21 Sq. ft. more or less situated lying at Mouza Kasba, J. L. No. 13, in R. S. Dag No. 2587, R. S. Khatian No. 279, being the Premises No. 46, Jogendra Garden and the said

J) Deed of Gift dtd. 13-08-2011, made by Ratna Ray Chaudhury and Others in favour of Partha Sarathi Bhattacharjee, registered at the Office of the Addl. Registrar of Assurances-I, Kolkata and was recorded in its Book No.I, CD Volume No. 16, Page from 4372 to 4389, Being No. 07132 for the year 2011.



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L) Deed of Gift dtd. 13<sup>th</sup> day of August, 2011, made by Partha Sarathi Bhattacharjee, and Others in favour of Ratna Ray Chaudhury and Jharna Chatterjee, registered at the Office of the Addl. Registrar of Assurances-I, Kolkata and was recorded in its Book No.I, CD Volume No. 16, Page from 4390 to 4409, Being No. 07133 for the year 2011.

M) Deed of Amalgamation, registered at the office of District Sub-Registrar-III Alipore South 24-Parganas and was recorded in its Book No.I, Vol. No.1603-2023, Being No.1603-....., for the year 2023.

O) Upon execution and registration of the aforesaid Deed of Amalgamation dtd. 14<sup>th</sup> day of July, 2023, the Owners became the joint owners of ALL THAT the piece and parcel of 17 Cottahs 05 Chhitacks 21 Sq.ft. more or less of Bastu land at Premises No.46, Jogendra Garden (having Mailing Address 5, Gold Park, Rajdanga), Kolkata-700 107.

This is to certify that there is NO ENCUMBRANCE/s on the land for the Project **“46, JOGENDRA GARDEN”** at Premises No. 46, Jogendra Garden, under Ward No. 107 of Borough – XII of KMC, PS - Kasba, PO – E.K.T.P, Kolkata - 700107, WB, India, as we have done Court Searching, Legal Searching and Due Diligence for the aforementioned parcel of Land AND THAT the Land is also free from charges, liens, lispendences, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title



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**ALL THAT** the piece and parcel of 17 (seventeen) **Cottahs** 05 Chhitacks (five) 21 (twenty-one) Sq. ft. **more or less of** **Bastu land** together with Old Three storied Building measuring 1318 Sq.ft. in each floor aggregating to 3954 Sq.ft. more or less subject to occupancy of 2 (two) Monthly Tenants in Ground floor along with open Car Parking Space of 2822 Sq.ft. more or less also along with RTDH having area of 890 Sq.ft. more or less in the said old Three storied building comprised at **MouzaKasba**, J. L. No.13, in R. S. Dag Nos. 2679 and 2587, under R. S. Khatian Nos. 591/1,479, Police Station Kasba, **Premises No.46**, **Jogendra Garden** (having Mailing Address 5, Rajdanga Gold Park), **Kolkata-700 107** under KMC Ward No. 107 (Br.- XII). The said entire property at **Premises No.46, Jogendra Garden** is butted and bounded as follows :

**ON THE NORTH** : By 12'-8" wide KMC Road, 90, Bose Pukur Road and 8' wide common passage;

**ON THE SOUTH** : By Premises No. 134, Rajdanga Gold Park;

**ON THE EAST** : By 13'-3" wide KMC Road;

**ON THE WEST** : By Premises No.56/2 and 111, Bose Pukur Purba Para and land in R.S. Dag No.2684 ;

**SAMIR KUNDU**

**ADVOCATE**

**Date : 02-12-2025**