

ALIPORE POLICE COURT &
JUDGES' COURT, BAR LIBRARY, ROOM NO. 2

Date :

Dated: 04/02/2026

NON ENCUMBERANCES CERTIFICATE AND DETAILED REPORT OF TITLE

A. Description of property: **ALL THAT** piece and parcel of Land measuring 4 Cottahs more or less together with a Tile Shed Structure measuring 100 sq.ft. now standing thereon lying and situate at Mouza – Behala, J.L. No. 2, Pargana – Balia, R.S. No. 83, under Touzi No. 351 comprising Dag Nos. 6790, 6791, 6792 under C.S. Khatian No. 2430 and 2433 under R.S. Khatian Nos. 3500 and 3501, within the limits of the Kolkata Municipal Corporation Ward No. 130 being Premises No. 316A, Becharam Chatterjee Road and its Assessee No. 411300213368, P.S. Behala now Parnasree, Kolkata – 700034, A.D.S.R. Office Behala, Dist. South 24-Parganas **WITH** all sorts of easement rights thereto: (hereinafter known as "said land")

B. Name of the individual owner:

SRI RAJDEEP GUPTA, son of Late Sujit Kumar Gupta.

C. Documents perused:

(Annexure A)

Name of the individual owner: **SRI RAJDEEP GUPTA**, son of Late Sujit Kumar Gupta.

D. Search Conducted :

I have caused necessary searches of Index-II and I in respect of the above mentioned Property and in the name of Sri Rajdeep Gupta for the period from 2006 to 2026 (upto date entry) in the Office of A.D.S.R. Behala, D.S.R.-I to D.S.R.-V, Alipore, South 24-Parganas, Registrar of Assurances and Addl. Registrar of Assurances, Kolkata.

On inspection of records available in the aforementioned Registration offices concerned I found the following entries in respect of the property mentioned in the above caption during the period of searching.

- i. One Sale Deed registered at the Office of A.R.A.-I, Kolkata and recorded in Book No. I, Volume No. 1, Pages from 1 to 14, Being No. 190110291, for the year 2006.

Anil Pal
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ALIPORE POLICE COURT &
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- ii. One Development Agreement dated 18th day of May, 2023 registered at the Office of A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2023, Pages from 332268 to 332301, Being No. 160711181, for the year 2023
- iii. One Development Power of Attorney dated 18th day of September, 2023 registered at the Office of A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2023, Pages from 332497 to 332516, Being No. 160711190, for the year 2023.

WHEREAS 1. Sri Rabindra Nath Biswas, 2. Sri Probir Kumar Biswas and 3. Sri Subir Biswas and said 1. Smt. Sangita Biswas alias Hena Biswas, 2. Smt. Rita Pramanik, and 3. Smt. Nita Das, jointly by a registered Deed of Conveyance dated 10th day of July, 2006 registered at the Office of Additional Registrar of Assurances – I, Kolkata and recorded in Book No. I, Volume No. 1, Pages from 1 to 14, Being No. 190110291, for the year 2006, sold, transferred and conveyed **ALL THAT** piece and parcel of Land measuring 4 Cottahs more or less out of said 7 Cottahs 14 Chittaks 1 Sq.ft. more or less, lying and situate at Mouza – Behala, J.L. No. 2, Pargana – Balia, R.S. No. 83, under Touzi No. 351 comprising Dag Nos. 6790, 6791, 6792 under C.S. Khatian No. 2430 and 2433 under R.S. Khatian Nos. 3500 and 3501, within the limits of the Kolkata Municipal Corporation Ward No. 130, P.S. Behala, A.D.S.R. Office Behala, Dist. South 24-Parganas, unto and in favour of Sri Rajdeep Gupta, the Owner herein.

AND WHEREAS thus the Owner herein namely Sri Rajdeep Gupta became the absolute owner of the said piece and parcel of land measuring 4 Cottahs more or less and got his name recorded/mutated in respect thereof in the records of the Kolkata Municipal Corporation Ward No. 130 being Premises No. 316A, Becharam Chatterjee Road and its Assessee No. 411300213368, P.S. Behala now Parnasree, Kolkata – 700034.

AND WHEREAS thus the Owner herein namely Rajdeep Gupta is lawfully seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of Land measuring 4 Cottahs more or less together with a Tile Shed Structure measuring 100 sq.ft. now standing thereon lying and situate at Mouza – Behala, J.L. No. 2, Pargana – Balia, R.S. No. 83, under Touzi No. 351 comprising Dag Nos. 6790, 6791, 6792 under C.S. Khatian No. 2430 and 2433 under R.S. Khatian Nos. 3500 and 3501, within the limits of the Kolkata Municipal Corporation Ward No. 130 being Premises No. 316A, Becharam Chatterjee Road and its Assessee No. 411300213368, P.S. Behala now Parnasree, Kolkata – 700034, A.D.S.R. Office Behala, Dist. South 24-Parganas **WITH** all sorts of easement thereto, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS with a view to develop the said Property, the Owner said Rajdeep Gupta by a Development Agreement dated 18th day of May, 2023 registered at the Office of A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2023, Pages from 332268 to 332301, Being No. 160711181, for the year 2023 entered into a contract or agreement with a Developer namely **M/S. JISHU BASU**, a proprietorship Firm, having its Office at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata-700034, Dist. South 24-Parganas, represented by its Proprietor **SRI JISHU BASU**, son of Late Promod Ranjan Basu, by faith Hindu, by Occupation-Business, residing at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata-700034, Dist. South 24-Parganas, for development of the said Property by

Anil Pal
AN

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constructing a New Multi-Storied Building as per sanctioned Building Plan to be sanctioned by the Kolkata Municipal Corporation and at the costs, expenses, efforts, risks, supervision and administration of the said Developer subject to the terms, conditions, stipulations and allocation of the parties, fully mentioned in the said Development Agreement.

AND WHEREAS in terms of the said Development Agreement, the said Owner Rajdeep Gupta by a Development Power of Attorney on the same date i.e. on 18th day of September, 2023 registered at the Office of A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2023, Pages from 332497 to 332516, Being No. 160711190, for the year 2023, appointed the said **SRI JISHU BASU**, son of Late Promod Ranjan Basu, by faith Hindu, by Occupation-Business, residing at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata-700034, Dist. South 24-Parganas, sole proprietor of **M/S. JISHU BASU**, a proprietorship Firm, having its Office at 74/4, Becharam Chatterjee Road, P.O. Behala, P.S. Behala now Parnasree, Kolkata-700034, Dist. South 24-Parganas, as their constituted Attorney, to look after, supervise, conduct and administer all the affairs of the said Property, to obtain sanctioned Building Plan from the Kolkata Municipal Corporation, to construct a Ground Plus Three Storied Building, to sell, transfer and convey the Flats, Car Parking Spaces, if any and other constructed areas, if any under Developer's Allocation or any part thereof and for such sale to enter into any Agreement for Sale/s with any intending buyer/s in respect of Developer's Allocation or any part thereof and sign and execute the same, to receive advance and/or earnest money and grant valid receipt thereof, to sign, execute, register, present and admit the Deed of Conveyance/s in respect of Developer's Allocation or any part thereof on receipt of balance and/or full consideration money and to do all other acts, deeds and things as fully mentioned therein.

AND WHEREAS thereafter the said Developer caused the said land mutated in the name of the said Rajdeep Gupta in the records of B.L. & L.R.O. and the said land has been recorded in the name of the Vendor herein in L.R. Khatian No. 11089 of L.R. Dag Nos. 9402, 9421 & 9422 of said Mouza – Behala and also converted the said land from Danga to Bastu vide Memo No. 17/2949/BLLRO/Kol date : 12.09.2024.

AND WHEREAS in terms of the said Development Agreement by dint of the said Development Power of Attorney, the said Sri Jishu Basu, sole Proprietor of **M/S. JISHU BASU**, as the constituted Attorney of the said Rajdeep Gupta obtained a sanctioned Building Plan being **Building Permit No. 2025140101 dt. 05.08.2025**, for construction of a Ground Plus Three Storied Residential Building at the said Premises No. 316A, Becharam Chatterjee Road, P.S. Behala now Parnasree, Kolkata – 700034.

AND WHEREAS in terms of the said Development Agreement, as per the said sanctioned Building Plan and by dint of the said Development Power of Attorney, the said Developer started construction of the said Ground Plus Three Storied Residential Building at the said Premises No. 316A, Becharam Chatterjee Road, P.S. Behala now Parnasree, Kolkata – 700034.

Anil Pal Adw.

Anil Pal
Advocate

RESIDENCE & CHAMBER :
VILL : PALPARA, P.O. : BARUJPUR
CANNING ROAD, DIST. : SOUTH 24 PARGANAS
KOLKATA - 700 144

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E. Certificate:

I hereby certify that the property owner *Sri Rajdeep Gupta*'s title appears to be clear and marketable and is free from all encumbrances, charges, liens, lis pendentes, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title as per the searching report. The receipts for the relevant searches are enclosed herewith.

Anil Pal

Anil Pal
Advocate

Regd. No. WB/1530/2000
Alipore Police Court
Kolkata-700027

Signature of the Advocate

Enclo: - Search Receipt/s.