

Souren Chandra Mandal
Advocate

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Alipur Judges' Court, Kolkata - 700 027
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Mobile : 9433066315

(No Call During Court Hours)

Call Time - Monday to Friday 9PM to 10PM

Ref. No. :

Date : 12 | 02 | 2026

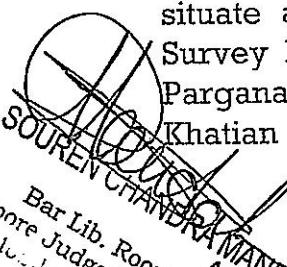
NO ENCUMBRANCES CERTIFICATE
AND DETAILED REPORT ON TITLE

Ref: **ALL THAT** piece and Parcel of bastu Land measuring more or less **03 (Three) Cottahs, 04 (Four) Chittaks and 00 (Zero) Sq. Ft.** more or less, together with a proposed Ground Plus Three Storied Building, lying and situate in Mouza - Gobindapur, J. L. No- 38, R.S. No- 9, Under District Collectorate Touzi No- 230 & 234, Pargana-Khaspur, appertaining to Dag No. 170, under Khatian no 154, with the limits of the Kolkata Municipal Corporation at present premises known and numbered as **KMC Premises No 27F, Rahim Ostagar Road, Post- Jodhpur Park, P.S.-Lake, Kolkata- 700068, KMC Ward No. 93, being Assessee No- 21-093-12-0159-1, South 24 Parganas.**

Present Owner : SRI INDRAJIT DAS, PAN- ADEPD7443F, Aadhaar No- 5104 2804 5561, Mob- 9123011462, Son of Late Ajit Kumar Das, by faith Hindu, By Occupation- Business, By Nationality- Indian, residing at 8A, Lake Road, P.S- Tollygunge, Post Office- Sarat Bose Road, Kolkata- 700029.

I have caused necessary searches through my Clark Tapas Mistri, in the D.R. Alipore, A.D.S.R. - Alipore and also R.A. Kolkata, for the Period 1996 to 2026, as per available records of the said Offices and have inspected the available Records, Copy of Title Deed, Chain Deed and all other relevant Documents in respect of the aforesaid Property (as per available Records) through my aforesaid Clark Tapas Mistri and have inspected the KMC Mutation and BLLRO Mutation and all other relevant documents in respect of the aforesaid Property.

WHEREAS One Chintamani Muduli(Mali) was the recorded owner of all that piece and parcel of land measuring 74 Decimals lying and situate at Mouza Gobindapur, J.L. No. 38, recorded as Revenue Survey No. 9, under District Collectorate's Touzi Nos. 230 & 234, Pargana Khaspur, comprising in Dag Nos. 168, 169 and 170 under Khatian No. 154, within P.S. formerly Sadar Tollygunge, in the


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Chamber : Opp. of Purbachal Co-Operative Stores & Purbachal Amra Sabai Club.

Chamber : Opp. of Purbachal Co-Operative Stores & Purbachal Amra Sabai Club.

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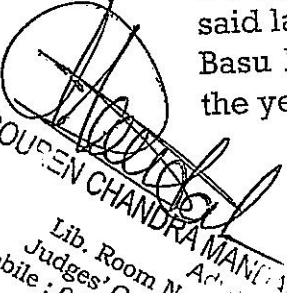
District of 24-Parganas (now South 24-Parganas) had been peacefully seized, possessed the same without any interruption or hindrances from others.

AND WHEREAS after the death of said Chintamani Muduli (Mali) has only son Sri Ghanashyam Muduli (Mali) as his only legal heir. successor and claimant inherited the aforesaid property according to Hindu Succession Act, 1956.

AND WHEREAS after division of different small plots in respect of the said total property and also being in urgent need of Money for various reasons the said owner Sri Ghanashyam Muduli (Mali) sold, conveyed and transferred all that piece and parcel of land measuring 3 Cottahs 4 Chittaks and 00 Sq.ft. be the same a little more or less out of 31 Decimals lying and situate at Mouza Gobindapur, J.L. No. 38, recorded as Recenue Suvey No. 9, under District Collectorate's Touzi Nos. 230 & 234, Pargana Khaspur, comprising in Dag No. 170 under Khatian No. 154, within P.S. formerly Sadar Tollygunge, in the District of 24-Parganas (now South 24-Parganas) unto and in favour of Smt. Reba Das, wife of Prabhat Kumar Das, of 36D, Mahanirman Road, P.S. Ballygunge, Kolkata-700029, by a deed of Sale(Bengali Kobala), which was duly registered at Sub-Registry office at Alipore and recorded in Book No. 1, Volume No. 32, pages 254 to 257, Being No. 1814, for the year 1968.

AND WHEREAS after such purchase, being peacefully seized, possessed and enjoyed the said landed property without any interruption or hindrances from others and also being in urgent need of money, the said owner Smt. Reba Das sold, conveyed and transferred the above mentioned property unto and in favour of Sri Puskar Basu and Smt. Aryama Basu by a Deed of sale in the year 1973 at Alipore District Registry office.

AND WHEREAS the said owner Smt. Reba Das further purchased the said landed property from the said Sri Puskar Basu and Smt. Aryama Basu by a deed of sale, which was registered at Alipore Office for the year 1976.


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Chamber of "PRABHATI BHABAN" 5A, Purbachal M.G. Road, 1st Lane, P.O.- Haltu, P.S. - Garfa, Kolkata - 700 078
Opp. of Purbachal Co-Operative Stores & Purbachal Amra Sabai Club.

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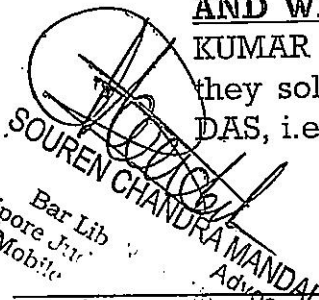
AND WHEREAS being in need of money, the said owner Smt. Reba Das sold, conveyed and transferred all that piece and parcel of landed property measuring 3 Cottahs 4 Chittaks and 00 Sq.ft. be the same a little more or less out of 31 Decimals lying and situate at Mouza Gobindapur, J.L. No. 38, recorded as Revenue Survey No. 9, under District Collectorate's Touzi Nos. 230 & 234, Pargana Khaspur, comprising in Dag No. 170 under Khatian No. 154, within P.S. formerly Sadar Tollygunge, in the District of 24-Parganas (now South 24-Parganas) unto and in favour of Smt. Rajkumari Bhatnagar, wife of K.L. Bhatnagar of 20B, Garcha Second Lane, P.S. Ballygunge, Kolkata-700019, by a Deed of Sale, (Bengali Kobala) which was duly registered at Sub-Registry office at Alipore and recorded in Book No. I, Volume No. 130, Pages 247 to 251, Being No. 4820, for the year 1980.

AND WHEREAS after such purchase, the said owner Smt. Raj Kumari Bhatnagar had been peacefully seized, possessed of or otherwise well and sufficiently entitled to the said landed property, without any interruption or hindrances from others and also she mutated her name in the Kolkata Municipal Corporation Assessment Register by paying necessary taxes as recorded owner thereof.

AND WHEREAS after such mutation, the said property had been known and numbered as **KMC Premises No. 27F, Rahim Ostagar Road, under Ward No. 93, Assessee No. 21-093-12-0159-1** and also the said owner Smt. Raj Kumari Bhatnagar constructed a one storied building measuring 525 Sq.ft. on the said Premises by her own costs and expenses.

AND WHEREAS after the death of said Smt. Raj Kumar Bhatnagar her only two sons namely **SRI SATISH BHATNAGAR & SRI PRADEEP KUMAR BHATNAGAR**, as her only legal heirs, successors and claimants inherited the aforesaid landed property left by her according to the Hindu Succession Act. 1956

AND WHEREAS the said **SRI SATISH BHATNAGAR & SRI PRADEEP KUMAR BHATNAGAR**, while in possession of the aforesaid Property, they sold, convey and transfer the said Property to one **INDRAJIT DAS**, i.e. the Present OWNER herein by virtue of a registered Deed


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of Sale on 08/05/2014, the same was duly registered before the ADSR Alipore and recorded in its Book No- I, CD Volume No- 15, Page from 1638 to 1655, being No- 03586, for the year 2014.

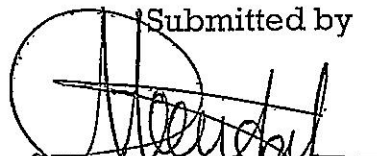
THAT the said INDRAJIT DAS after obtaining the said Property, i.e. **ALL THAT** piece and Parcel of bastu Land measuring more or less **03 (Three) Cottahs, 04 (Four) Chittaks and 00 (Zero) Sq. Ft.** more or less, together with a proposed Ground Plus Three Storied Building, lying and situate in Mouza - Gobindapur, J. L. No- 38, R.S. No- 9, Under District Collectorate Touzi No- 230 & 234, Pargana-Khaspur, appertaining to Dag No. 170, under Khatian no 154, with the limits of the Kolkata Municipal Corporation at present premises known and numbered as **KMC Premises No 27F, Rahim Ostagar Road, Post- Jodhpur Park, P.S.-Lake, Kolkata- 700068, KMC Ward No. 93, being Assessee No- 21-093-12-0159-1, South 24 Parganas**, duly mutated his name in the record of the Local **The Kolkata Municipal Corporation** and started paying Taxes regularly and enjoying, possessing the said Property without any interferences from others.

I hereby certify that the above mentioned Landed Property of **INDRAJIT DAS** is free from all sorts of encumbrances, charges, liabilities liens 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 abovementioned Land is not Subjected to any restriction of urban Land (Ceiling and Regulation) Act. 1976 and the same is not under any claim of the KMDA and KIT and any other authority and is fit for equitable mortgage.

The receipt of the relevant Searches and Paper Publications are enclosed herewith.

Submitted by


SOUREN CHANDRA MANDAL
Advocate

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No. REGN CC 546706

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 206 05/02/26
 - 2. Date of application 1996-2003
 - 3. Search for the year (s)
 - 4. Name of office to which the record to be searched or inspected relates DR + SR AGPore
 - 5. Name of person or property to be searched Ine. 27 F, Rahim
 - 6. Nature of document Ostagan Road, P. Lake
 - 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2
 - 8. From whom received I Mistee
 - 9. Fees paid under Article - Rs. 280
- F (1) (i) Rupees two hundred
- F (2) (ii) eighty
- F (2)



No. REGN BB 192398

Receipt for Fees Deposited for Search or Inspection

Serial Number of application.....

Date of application

Search for the year (s)

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

Name of person or property to be searched

Nature of document

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

From whom received

Fees paid under Article —

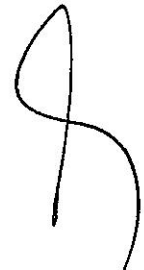
F (1) (i)

F (2) (ii)

F (2)

Registrar of

192398
 5/12/26
 1926-27
 27 F Rahim Ostagar
 Rd AS Laloo
 T. Master
 1207



200-1



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

Date of Application: 05-02-2026

Serial No of Application	1601000777/2026	Search No	1601000777/2026
Search for the Years	From 2003 To 2026	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Lake, , Premises: 27F, Road: Rahim Ostagar Road, Holding: 27F		
From whom Received	T MISTRU	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 460 /-	

Search Result: No Record Found

(Mr Md Tabis Ansari)
D.S.R. - I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS



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

Date of Application: 05-02-2026

Serial No of Application	1605000383/2026	Search No	1605000383/2026
Search for the Years	From 2003 To 2026	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Lake, , Premises: 27F, Road: Rahim Ostagar Road, Holding: 27F		
From whom Received	T MISTRI	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 460 /-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Lake, KOLKATA MUNICIPAL CORPORATION, Premises: 27F, Road: Rahim Ostagar Road, , Ward: 93	Property Type: Land Transaction: Sale, Sale Document	Plot No: Khatian:	Area of Land: 3 Katha, 4 Chatak, (3 Katha, 4 Chatak) Area of Structure: 520 Sq Ft

Deed Details :

Deed No: I-160503586/2014, Query No: 1605006452 /2014, Serial No: 160504406/2014, Page: 1638 - 1655, Date of Registration: 14/05/2014, Date of Completion: 22/05/2014, Date of Delivery: 19/06/2014



(Ms MANIMALA CHAKRABORTY)
A.D.S.R. ALIPORE
OFFICE OF THE A.D.S.R. ALIPORE

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 03-02-2026

Serial No of Application	1901001362/2026	Search No	1901001362/2026
Search for the Years	From 2002 To 2026	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Lake, , Premises: 27F, Road: Rahim Ostagar Road, Holding: 27F		
From whom Received	T MISTRI	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 480 /-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



Index-II
D.R. Alupore

Plot: 27F, Rahim Ostagar Road.
P.S.-Lake.

1996- NIL

97- u

98- u

99- u

2000- u

01- u

02- u

03- NIL Computer Search

04- u

05- u

06- u

07- u

08- u

09- u

2010- u

11- u

12- u

13- u

14- u

15- u

16- u

17- u

18- u

19- u

2020- u

21- u

22- u

23- u

24- Dev Agr I-x-564902 to 564927-21962 A-3kt 4ch, At D.S.R-III Alupore

• Gt. Power I-x-571753 to 571765-22141 A-3kt 4ch. Do

2025- Gtkt I-x-21640 to 21652-00710 A-3kt 4ch Do

Dee I-x-21653 to 21664-00711 A-3kt 4ch Do

2026- NIL Computer Search

Index-II

A.D. S.R. Airport

1996- Nil

97- u

98- u

99- u

2000-

01- u

02- u

03- Nil Computer Search

04- u

05- u

06- u

07- u

08- u

09- u

2010-

11- u

12- u

13- u

14- Sale I-X- 1638 to 1655-03586 A-3kt 4ch

15- Nil Computer Search

16- u

17- u

18- u

19- u

2020-

21- u

22- u

23- u

24- u

25- u

26- u

Index-II
R.A. Kolkata

1996- Nil

97- "

98- "

99- "

2000- "

01- "

02- Nil Computer Semer

03- "

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19- "

2020- "

21- "

22- "

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25- "

26- "