

RAJIV BHATTACHARYA

Advocate

High Court Calcutta,
Kolkata 700001,
Alipore Judges' & Criminal Court
Alipore, Kolkata – 700027

RESIDING AT :

Nungi Sani Para
Batanagar, Maheshtala,
Kolkata – 700140

Date 07.04.2026

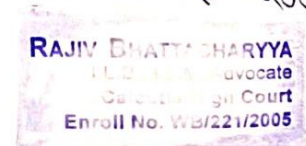
NO ENCUMBRANCE CERTIFICATE

Ref :- In respect of land measuring about 02 Cottahs 10 Chittacks 44 sq.ft. be the same and or little more or less lying and situated at Mouza- Dhakuria, J.L. No. 18, under Khaspur Collectory Touzi No. 230/2 under Hal 233, being Khatian No.279, Dag No. 914/915, being K.M.C. Premises No. 3/1, K. P. Roy Lane, under Police Station previously Tollygunge thereafter Kasba now Garfa, under the Kolkata Municipal Corporation Ward No. 092, Assessee No. 21-092-14-0002-0, Kolkata-700031, in the District of South 24 Parganas.

PREMISES PRESENT OWNER OF THE SAID PLOT :

1. **SRI SUBIMAL CHATTOPADHYAYA**, son of Late Makhan Lal Chatterjee and Late Sushila Bala Devi, by Faith -Hindu, by Nationality Indian, By Occupation — Service, residing at 131/N, S.G.G. Road, P.O Dhakuria, P.S – Garfa, Kolkata - 700031, 2. **SMT MALA RANI CHATTERJEE**, wife of Late Netai Chatterjee nee Late Parimal Chatterjee, by Faith -Hindu, by Nationality Indian, By Occupation — Housewife, residing at 131/N, S.G.G. Road, P.O Dhakuria, P.S – Garfa, Kolkata - 700031, 3. **SRI SUKAMAL CHATTERJEE**, son of Late Netai Chatterjee nee Late Parimal Chatterjee, by Faith -Hindu, by Nationality Indian, By Occupation — Business, residing at 105, Arya Vidyalaya Canal Road, P.O Haltu, P.S – Garfa, Kolkata - 700078, 4. **SRI ASHISH CHAKRABORTY**, son of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, by Faith -Hindu, by Nationality Indian, By Occupation — Service, residing at 4/4, Nanda Gopal Mukherjee Road, P.O and P.S – Sarsuna, Kolkata - 700061, 5. **SRI ASHIM CHAKRABORTY**, son of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, by Faith -Hindu, by Nationality Indian, By Occupation — Service,

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residing at 4/4, Nanda Gopal Mukherjee Road, P.O and P.S – Sarsuna, Kolkata - 700061, **6. SRI UTTAM KUMAR CHAKRABORTY**, son of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, by Faith -Hindu, by Nationality Indian, By Occupation — Service, residing at 18/22, Sonamukhi Road, Naskar Para, P.O and P.S – Sarsuna, Kolkata - 700061, **7. SMT KALPANA MUKHERJEE**, daughter of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, by Faith -Hindu, by Nationality Indian, By Occupation — Housewife, residing at 41/12, Sarsuna Main Road, P.O and P.S – Sarsuna, Kolkata – 700061 and **8. SRI SAYAK CHAKRABORTY**, son of Late Samiran Chatterjee and Late Suchitra Chatterjee, by Faith -Hindu, by Nationality Indian, By Occupation — Student, residing at 131/N, S.G.G. Road, P.O Dhakuria, P.S – Garfa, Kolkata – 700031.

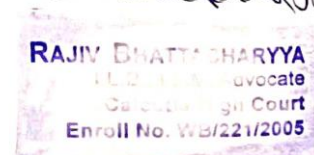
PREMISES PRESENT DEVELOPER OF THE SAID PLOT :

INDIRA ENTERPRISE, a Proprietorship Firm, having its registered office at 6, Ghosh Para, P.O - Haltu, P.S-Garfa, Kolkata - 700078, being represented by its partners namely **INDIRA KOIRI**, daughter of Tapan Koiri, by Faith — Hindu, by Occupation — Business, by Nationality — Indian, residing at P-18, Nazir Bagan, P.O - Haltu, P.S-Garfa, Kolkata - 700078, in the District South 24 Parganas.

MY REPORT IS AS FOLLOWS:

WHEREAS an indenture was made between (1) Sushilabala Devi, wife of Sri Makhan Lal Chatterjee, (2) Makhan Lal Chatterjee, son of Late Jadunath Chatterjee, (3) Sunirmal Chatterjee, son of Sri Makhan Lal Chatterjee and (4) Parimal Chatterjee, son of Sri Makhan Lal Chatterjee all used to be a resident of 22/1, Kankurgachi 2ND Lane, Kolkata - 700011 who was referred to as “Borrowers”

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and Governor of State of West Bengal, as against loan of Rs.8,000/- before the Sub-Registrar Alipore duly recorded in Book No. I, Volume No. 130, Pages 188 to 197 being No. 7841 in the year 1960 in respect of the property under the then Police Station Tollygunge now Gurfa being Premises No. 3/1, K.PL Roy Lane, Kolkata - 700031 corresponding to mailing address 131/N, S.G.G. Road, Kolkata - 700031.

AND WHEREAS after paying the aforesaid loan with all interest the aforesaid legal heirs to the original owners of the schedule property have proposed an "Indenture of Re-conveyance" with "the Governor" of the State of West Bengal through his representative "Administrative Officer House Building Loan Office, Govt. of West Bengal" on 27th September, 2018 which the "Administrative Officer House Building Loan Office, Govt. of West Bengal" has duly accepted.

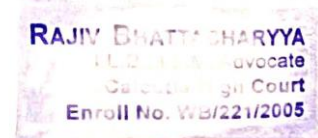
AND WHEREAS thereafter the said "Indenture Re-conveyance" was made by the aforesaid owners to the Schedule "A" property which was duly executed before the D.S.R. - III Alipore on being No. I - 1160300152/2019.

AND WHEREAS thereafter ownership vested upon all the heirs and legal representatives of Anima Chakraborty died intestate on 30/03/2019.

AND WHEREAS after her death her 3 (three) sons namely Ashish Chakraborty, Ashim Chakraborty and Uttam Chakraborty and one daughter Kalpana Mukherjee entered into this instant agreement.

AND WHEREAS after the demise of all the aforesaid borrowers their legal heirs namely [1] Subimal Chattopadhyaya, son of Late Makhan Lal Chatterjee and Late Sushila Bala Devi, [2] Mala Rani Chatterjee, wife of Late Netai Chatterjee @

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Late Parimal Chatterjee, who was the son of Late Makhan Lal Chatterjee and Late Sushila Bala Devi, [3] Sukamal Chatterjee, son of Late Netai Chatterjee @ Late Parimal Chatterjee, [4] Ashish Chakraborty, Son of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, [5] Ashim Chakraborty, Son of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, [6] Uttam Kumar Chakraborty, Son of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, [7] Kalpana Mukherjee, Daughter of Late Anima Chakraborty and Late Sudeb Chandra Chakraborty, [8] Sayak Chatterjee son of Late Samiran Chatterjee and Late Suchita Chatterjee and grandson of Late Sunirmal Chatterjee and Gita Rani Chatterjee, have paid off the loan to “the Governor” with all interest.

AND WHEREAS after paying the aforesaid loan with all interest the aforesaid legal heirs to the original owners of the property have proposed an “Indenture of Re-conveyance” with “the Governor of the State of West Bengal through his representative “Administrative Officer House Building Loan Office Govt. of West Bengal” on 27th September, 2018 which the “Administrative Officer House Building Loan Office, Govt. of West Bengal” has duly accepted.

AND WHEREAS after the demise of Gita Rani Chatterjee, daughter-in-law of Late Makhan Lal Chatterjee and Late Sushila Bala Devi and wife of Late Sunirmal Chatterjee on 04.06.2021 Sayak Chatterjee, son of Late Samiran Chatterjee and Late Suchita Chatterjee and grandson of Late Sunirmal Chatterjee and Gita Rani Chatterjee became the absolute owner of Gita Rani Chatterjee’s share.

AND WHEREAS thus the present owners became the absolute owners of the property.

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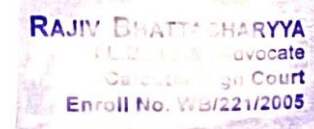
AND WHEREAS the present owners being desirous of raising a straight three storied building over the said property entered into a Development Agreement on 01.06.2022 with SANDIP GHOSH, son of Late: Anil Kumar Ghosh. The said Development Agreement was executed and registered on 1st day of June 2022 before the office of the DSR III at Alipore South 24Parganas recorded in Book No I, Volume No. 1603-2022, Pages from 337076 to 337135, Being no. 160308375 for the year 2022.

AND WHEREAS the present Land Owners herein in pursuance to the aforementioned Development Agreement also executed the Development Power of Attorney on 01.06.2022 which was executed and registered on 1st day of June, 2022 before the office of DSR III at Alipore South 24-Parganas recorded in Book I, Volume No. 1603-2022, Pages 306843 to 306888, Being No. 160308381 for the year 2022 in favour of said SANDIP GHOSH.

AND WHEREAS in pursuance to the said agreements the said developer submitted the building plan for sanction before the competent authority of the building department of the KMC and subsequently obtained the Building Plan vide no. 2023100026 dated 11 May 2023.

AND WHEREAS due to some personal reason, said Developer SANDIP GHOSH cancelled the said Development Agreement dated 01.06.2022 by executing a Registered Cancellation of Development Agreement dated 29.08.2025, being No. I-16888 for the year 2025 and also revoked the said Development Power of Attorney dated 01.06.2022 by executing a Revocation of Development Power of Attorney dated 29.08.2025 being no. IV-807 for the year 2025 and released and discharge each other from any and all obligations, liabilities, claims, and demands arising out of or in connection with the said Development Agreement dated 01.06.2022.

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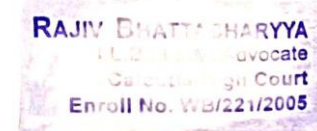
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AND WHEREAS the present owners being desirous of raising a straight three storied building vide building permit number 2023100026 dated 11 May 2023 over the said property entered into a Development Agreement with the Developer namely **INDIRA ENTERPRISE**, a Proprietorship Firm, having its registered office at 6, Ghosh Para, P.O - Haltu, P.S-Garfa, Kolkata - 700078, being represented by its partners namely **INDIRA KOIRI**, daughter of Tapan Koiri, by Faith — Hindu, by Occupation — Business, by Nationality — Indian, residing at P-18, Nazir Bagan, P.O - Haltu, P.S-Garfa, Kolkata - 700078, in the District South 24 Parganas on 29th day of August, 2025 which was registered in the Office of the D.S.R.-III South 24 Parganas and recorded it in Book No.I, Volume No. 1603-2025, Page from 455725 to 455772, being No. 160316894 for the year 2025 to develop the said property and subsequently the owners executed a Development Power of Attorney in favour of the Developer which was duly registered in the Office of the D.S.R.-III South 24 Parganas on 29th day of August, 2025 and recorded it in Book No.I, Volume No. 1603-2025, Page from 455773 to 455800, being No. 160316899 for the year 2025.

This is to certify that I have caused necessary searches in the records of D.S.R. (I to V) Alipore, A.D.S.R. Alipore, A.R.A. (I to IV) Kolkata for the last 30 years vide receipt No. 013091 and 476860, each offices, in Index No. II regarding the above mentioned property and have inspected some relevant papers and documents in respect of the aforesaid property.

I found many other entry or entries which are enlisted in my work sheet as per the available records of the above mentioned registration offices and court search are concerned.

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Hence, in my opinion that the property aforesaid and its title is not only free from all encumbrances but 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.

Search receipts are enclosed herewith.

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No. REGN CC 013091

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 1991
Date of application 01/4/26
Search for the year (s) 1992
Name of office to which the record to be searched or inspected relates
OPR + SPR Alipore
Name of person or property to be searched 311, K. P. Ray Lane
P. S - Kaska
Nature of document
Particulars of record to be inspected (year, number, book, volume and page in
a case of registered document)
Sale
From whom received T. P. Naskar

Fees paid under Article —

F(i) 40h

F(ii)

F

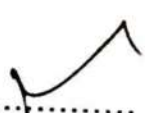


Registrar of

No. REGN BB 476860

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application.....766
2. Date of application20/3/22
3. Search for the year (s)1997
4. Name of office to which the record to be searched or inspected relates
5. Name of person or property to be searched
6. Nature of document
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)31 K-P Reg home
8. From whom receivedT. P. Singh
9. Fees paid under Article —
 F (1) (i)200
 F (2) (ii)
 F (2)

..... Registrar of

Ref Pr:- 3/1, K. P. Roy Lane

P.S - Babbar Noida Gurgaon, W-92 501-31

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21 - Dec I - 09451/22 (2K10ch 9.318 swift)
22 - " " I - 09452/22 (00)
23 - " " I - 10833/22 (00)
24 - " " I - 18891/23 (2K10ch 44 Swift with 100 str)
25 - " " I - 18983/23 (646 Swift flat-D on 1st floor)
26 - " " I - 18984/23 (675 Swift, flat-E on 1st floor)

A. D. S. R. - AC' Assoc

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