

VINIT SHARMA

ADVOCATE
HIGH COURT AT CALCUTTA

Chamber's

7A, K.S. Roy Road, 2nd Floor, Cabin 6,
Kolkata 700001
(M) 6290088215

Dated: 1.3.2026

NON ENCUMBERANCES CERTIFICATE AND DETAILED REPORT OF TITLE

A. Description of property: ALL THAT piece and parcel of land measuring an area of 04 Cottahs, 00 Chittack & 00 Square Feet more or less, lying and situated at Mouza – Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana – Kolikata, comprised in Dag Nos. 4088 & 4163, appertaining to Khatian No. 1082, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 41, P. Muzumdar Road, under Ward No. 106, Police Station –Kasba now Garfa, Kolkata – 700078, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, having Assessee No. 311061800418, together with all sorts of easement rights over the adjacent common passage to the said property, being butted and bounded as follows: ON THE NORTH : 10' Feet Wide K.M.C. Road , ON THE SOUTH : Land of Bhasan Saha , ON THE EAST : Land of Ram Krishna Pal , ON THE WEST : Land of Gopal Mitra (hereinafter known as "said property")

B. Name of the individual owner:

SMT. LAKSHMI RANI BASAK

C. Documents perused:

WHEREAS one Subhamoyee Banerjee was the absolute owner of land measuring an area of 1003 Sataks more or less, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, under several Dag and Khatian Numbers, within the limits of the Jadavpur Municipality, then Calcutta Corporation Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station Jadavpur, then thereafter Kasba now Garfa, in the District 24 Parganas now District South 24 - Parganas.

While having seized and possessed the aforesaid Subhamoyee Banerjee by way of registered Bengali Saf Bikroy Kobala dated 03/04/1949 sold, transferred and conveyed the aforesaid plot of land measuring an area of 1003 Sataks more or less, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, under several Dags and Khatians Number, within the limits of the Jadavpur Municipality, then Calcutta Corporation thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station - Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas, in favour of Smt. Renuka Dey, which was duly registered in the office Sub-Registrar at Alipore Sadar and recorded in Book No. I, Volume No. 54, Pages 187 to 189, Being No. 2936, for the year 1949 for the consideration mentioned therein and delivery the peaceful Khas possession in favour. after the aforesaid purchased the said Renuka Dey became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 1003 Sataks more or less, lying and situated at Mouza

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Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, within the limits of the Jadavpur Municipality, then Calcutta Corporation thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas and enjoying the absolute right, title and interest, free from all sorts of encumbrances.

while having absolute seized and possessed the aforesaid plot of land, the said Renuka Dey with a view of some healthy profit from the aforesaid plot of land and sub-divided the aforesaid plot of land measuring about 1003 Sataks more or less, into several small plots in order to sale the same in favour of the intending purchaser or purchasers with demarcated portion along with common passage in between the small plots.

Accordingly the said Renuka Dey by virtue of registered Deed of Bengali Bikroy Kobala sold, transferred and conveyed a portion of land measuring an area of 02 Cottahs more or less, being Scheme Plot No. G, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, comprised in Dag No. 4088, appertaining to Khatian No. 1082, within the limits of the Jadavpur Municipality, then Calcutta Corporation thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas, in favour of Debrata Mitra, which was duly registered in the office of Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 123, Pages 139 to 143, Being No. 6705, for the year 1966 for the consideration mentioned therein.

after the aforesaid purchased the said Debrata Mitra became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 02 Cottahs more or less, being Scheme Plot No. G, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana - Kolikata, comprised in Dag No. 4088, appertaining to Khatian No. 1082, within the limits of the Jadavpur Municipality, then Calcutta Corporation thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas and enjoying the absolute right, title and interest, by construct a title shed structure thereon, free from all sorts of encumbrances.

Due to some avoidable circumstance the said Debrata Mitra by virtue of registered Deed of Bengali Bikroy Kobala sold, transferred and conveyed the said land measuring an area of 02 Cottahs, 00 Chittack & 00 Square Feet more or less, together with tile shed structure standing thereon, having cemented flooring, being Scheme Plot No. G, lying and situated at Mouza - Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana - Kolikata, comprised in Dag No. 4088, appertaining to Khatian No. 1082, within the limits of the Calcutta Corporation then Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas, unto and in favour of Smt. Lakshmi Rani Basak, which was duly registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 268, Pages 183 to 187, Being No. 7341, for the year 1981 for the consideration mentioned therein and delivery the peaceful Khas possession in favour her forever by virtue of aforesaid Deed of Bengali Kobala the said Smt. Lakshmi Rani Basak became the absolute sole Owner of ALL THAT piece and parcel of land measuring an area of 02 Cottahs, 00 Chittack & 00 Square Feet more or less, together with tile shed structure standing thereon, having cemented flooring, being Scheme Plot No. G, lying and situated at Mouza - Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana - Kolikata, comprised in Dag No. 4088, appertaining to Khatian No. 1082, within the limits of the Calcutta Corporation then Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station - Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas and enjoying all kinds of ejmali rights over the said plot of land along with structure thereon, free from all sorts of encumbrances, liens, charges, attachment etc.

WHEREAS one Subhamoyee Banerjee was the absolute owner of land measuring an area of 1003 Sataks more or less, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, under several Dags and Khatians Number, within the limits of

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the Jadavpur Municipality, then Calcutta Corporation Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station Jadavpur, then thereafter Kasba now Garfa, in the District 24 Parganas now District South 24 - Parganas. while having seized and possessed the aforesaid Subhamoyce Banerjee by way of registered Bengali Saf Bikroy Kobala dated 03/04/1949 sold, transferred and conveyed the aforesaid plot of land measuring an area of 1003 Sataks more or less, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, under several Dags and Khatians Number, within the limits of the Jadavpur Municipality, then Calcutta Corporation thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas, in favour of Smt. Renuka Dey, which was duly registered in the office Sub-Registrar at Alipore Sadar and recorded in Book No. 1, Volume No. 54, Pages 187 to 189, Being No. 2936, for the year 1949 for the consideration mentioned therein and delivery the peaceful Khas possession in favour. after the aforesaid purchased the said Renuka Dey became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 1003 Sataks more or less, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, under several Dags and Khatians Number within the limits of the Jadavpur Municipality, then Calcutta Corporation thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas and enjoying the absolute right, title and interest, free from all sorts of encumbrances, liens, charges, etc. while having absolute seized and possessed the aforesaid plot of land, the said Renuka Dey with a view of some healthy profit from the aforesaid plot of land and sub-divided the aforesaid plot of land measuring about 1003 Sataks more or less, into several small plots in order to sale the same in favour of the intending purchaser or purchasers with demarcated portion along with common passage in between the small plots accordingly the said Renuka Dey by virtue of registered Deed of Bengali Bikroy Kobala sold, transferred and conveyed a portion of land measuring an area of 02 Cottahs more or less, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, comprised in Dag No. 4163, appertaining to Khatian No. 1082, within the limits of the Jadavpur Municipality, then Calcutta Corporation thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas, in favour of Debrata Mitra, which was duly registered in the office of Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 123, Pages 139 to 143, Being No. 6705, for the year 1966 for the consideration mentioned therein.

After the aforesaid purchased the said Debrata Mitra became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 02 Cottahs more or less, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, comprised in Dag No. 4163, appertaining to Khatian No. 1082, within the limits of the Jadavpur Municipality, then Calcutta Corporation thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas and enjoying the absolute right, title and interest, by construct a title shed structure thereon, free from all sorts of encumbrances. due to some avoidable circumstance the said Debrata Mitra by virtue of registered Deed of Bengali Bikroy Kobala sold, transferred and conveyed the said land measuring an area of 02 Cottahs, 00 Chittack & 00 Square Feet more or less, together with tile shed structure standing thereon, having cemented flooring, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, comprised in Dag No. 4163, appertaining to Khatian No. 1082, within the limits of the Calcutta Corporation then Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas, unto and in favour of Smt. Lakshmi Rani Basak, which was duly registered in the office of the District Sub- Registrar at Alipore and recorded in Book No. 1, Volume No. 268, Pages 188 to 191, Being No. 7342, for the year 1981 for the consideration mentioned therein and delivery the peaceful Khas possession in favour her forever.

By virtue of aforesaid Deed of Bengali Kobala the said Smt. Lakshmi Rani Basak became the absolute sole Owner of ALL THAT piece and parcel of land measuring an area of 02 Cottahs, 00 Chittack & 00 Square Feet more or less, together with tile shed structure standing thereon, having cemented flooring, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, comprised in Dag No. 4163, appertaining to Khatian No. 1082, within the limits of the Calcutta Corporation then Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas and enjoying all kinds of ejmali rights over the said plot of land along with structure thereon, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS by way of two different Bengali Bikroy Kobala the said Lakshmi Rani Basak became the absolute sole Owner of ALL THAT piece and parcel of land measuring an area of 04 Cottah, 00 Chittack & 00 Square Feet more or less, together with tile shed structure standing thereon, having cemented flooring, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, comprised in Dag Nos. 4088 & 4163, appertaining to Khatian No. 1082, within the limits of the Calcutta Corporation then Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station - Jadavpur, then Kasba now Garfa, in the District 24 Parganas now District South 24 Parganas and enjoying all kind of ejmali rights over the said plot of land, hereinafter for the sake of brevity referred to as the "said Property" and enjoying the absolute right, title, interest and possessed over the said property, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS while having peaceful seized and possessed the aforesaid property, the said Smt. Lakshmi Rani Basak apply for amalgamation the said two plot of land, into single plot as well as monation the aforesaid property, to the Kolkata Municipal Corporation, subsequently the said concerned authority have wmalgated the said two plot of land into single plot of land and assessed her name in the assessment records of the Kolkata Municipal Corporation as absolute sole Owner of land measuring an area of 04 Coutains, 00 Chittacks & 00 Square Feet more or less, renumbered the said property as K.M.C. Premises No. 41, P. Mazumdar Road, undior Ward No. 106, Police Station Kasba now Garia, Kolkata 700078, within the jurisdiction of District Sub- Registrar at Allipore, im the District South 24 Parganas, hereinafter for the sake of brevity referred to as the "said Premises" and enjoying the absolute right, ntle, interest and possessed over the said property, by paying the relevant mates and taxes to the concerned authority sender Assessee No. 31106,1800418, without delay of default.

AND WHEREAS thus the said Lakshmi Rani Basak (the Land Owner herein) thereto became the absolute sole Owner of ALL THAT piece wind parcel oil land measuring an area of 04 Cottahs, 00 Chittack & 00 Square Feet more or less, together with tile shed structure standing thereon, having cemented flooring, lying and situated at Mouza Kasba, J.L. No. 13, District Collectorate Touzi No. 145, R.S. No. 233, Pargana Kolikata, comprised in Dag Nos. 4088 & 4163, appertaining to Khatian No. 1082, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 41, P. Muzumdar Road, under Ward No. 106, Police Station Kasba now Garfa, Kolkata 700078, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 Parganas and enjoying the absolute right, title, interest and possession, without any kind of hindrance, objection, obstruction, interference, trusts, lispence, requisition and nequisition, claims and demands whatsoever or howsoever, more fully and particularly described in the FIRST SCHEDULE hereunder written, free from all sorts encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS the said Land Owner herein, being the absolute Owner and occupier of the aforesaid plot of land, have made up her mind to develop, the said property being admeasuring an area of 04 Cottahs, 00 Chittack & 00 Square Feet more or less, together with tile shed structure standing thereon, having cemented flooring, lying and situated at Mouza - Kasba, J.L. No. 13, District Collectorate

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Touzi No. 145, R.S. No. 233, Pargana Kolikata, comprised in Dag Nos. 4088 & 4163, appertaining to Khatian No. 1082, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 41, P. Muzumdar Road, under Ward No. 106, Police Station Kasba now Garfa. Kolkata 700078, within the jurisdiction of District Sub- Registrar at Alipore, in the District South 24 Parganas, more fully and particularly mentioned in the FIRST SCHEDULE written hereunder by constructing a residential straight three storied building, upon the aforesaid property according to the Kolkata Municipal Corporation Sanction Building Plan, but due to financial stringency or paucity of fund and insufficiency of knowledge as well as experience and acumen in the field of construction, the Land Owner have sought the professional expertise with financial soundness of Developer or Developers who can undertake the responsibility of construction of such building upon the said property at his/their own arrangement and expenses.

AND WHEREAS upon the aforesaid representation of the Land Owner and on subject to verification of title of the Land Owner, concerning the said property, the Developers namely FUTURE FOUNDATION, a Partnership Firm, represented by its Partners namely (1) SRI SOMNATH DAS, son of Late Ram Chandra Das and (2) SRI DIPANKAR PATITUNDI, son of Late Phanibhusan Patitundi, have agreed to develop the said property by constructing a new building at the said property in accordance with the proposed with the Kolkata Municipal Corporation sanction building plan on the terms and conditions hereinafter appearing.

AND WHEREAS the said **Smt. Lakshmi Rani Basak** is the absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises free from all encumbrances attachments liens and listeners whatsoever.

(SMT. LAKSHMI RANI BASAK became the owner of the said property which is subject matter of this search report.)

D. Search Conducted :

DSR AT ALIPORE, ADSR AT ALIPORE, REGISTRAR OF ASSURANCES AT KOLKATA FOR THE PERIOD OF 2000- 2026 as is maintained and made available. No adverse entry was found in the name of present owner during the period of searching. Searches conducted as per details available in the last registered document. The searching report is available as on date of conducting search and the searching index are up to dated from time to time and accordingly the Deed Nos. provided above as on date of conducting search.

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E. Certificate:

We hereby certify that the property owner, SMT. LAKSHMI RANI BASAK, title appears to be clear and marketable and is free from all encumbrances, 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 as per the searching report. The receipts for the relevant searches are enclosed herewith.

Vinit Sharma

Signature of the Advocate

Enclo: - Search Receipt/s.

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Advocate
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