

Litan Majumdar

Advocate
B. Com, LL.B. (Cal)

Alipore Judges Court & Police Court
Kolkata - 700 027

CHAMBER :
174/E, Regent Colony, P. S. : Jadavpur
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Vill. - Ramjibanpur, P.O.- R. C. Thakurani, Joka - I, P. S. - Haridevpur, Kol 104

Ref. :

Date : ... 10-12-2024

No Encumbrances Certificate and detailed report on title

Ref.: ALL THAT piece and parcel of homestead land measuring an area of 4 Cottahs 12 Chittaks 00 Square Feet more or less with building, lying and situate at Premises No.53, Bansdroni Place, P.S. Regent Park now Bansdroni, P.O. Bansdroni, Kolkata 700070, within The Kolkata Municipal Corporation Ward No.113, Assessee No.311130700530 District: South 24-Parganas comprised in Mouza Bansdroni, J.L. No. 45, Khatian No.134, Dag No.610, Touzi No.14, Pargana Magura, P.S. Regent Park now Bansdroni, District: South 24 Parganas.

Owners: (1).SRI KISHORE CHAKRABORTY, Son of Late Kalipada Chakraborty, By Hindu, By Occupation-Business, By Nationality Indian, residing at 53, Bansdroni Place, Police Station-Bansdroni, Kolkata-700070, District: South 24 Parganas, State: West Bengal; (2).SMT. SMRITI REKHA CHAKRABORTY, Wife of Late Umapada Chakraborty, By Faith By Occupation Housewife, By Nationality Indian, residing at 53, Bansdroni Place, Police Station-Bansdroni, Kolkata-700070, District: South 24 Parganas, State: West Bengal; (3).SMT. MONTI CHAKRABORTY, Daughter of Late Umapada Chakraborty, By Faith Hindu, By Occupation-Housewife, By Nationality Indian, residing at 53, Bansdroni Place, Police Station-Bansdroni, Kolkata-700070, District: South 24 Parganas, State: West Bengal.

Developer: "Orchid Enterprise", a Partnership Firm, PAN AAJF04530G, date of incorporation 28/01/2025, having its office at 16/2, M. N. Sen Lane, Kolkata-700040, District: South 24 Parganas, State: West Bengal; represented by its Partners namely- (1) SRI KHOKAN MONDAL, son of Biswanath Mondal, PAN AMYPM9960H, Date of birth-01/01/1980, Aadhaar No.760275830185, By Faith Hindu, By Occupation-Business, By Nationality Indian, residing at 48A, Chandi Ghosh Road, Post Office and Police Station - Regent Park, Kolkata-700040, District: South 24 Parganas, State: West Bengal; (2) SRI BISWAJIT KAR, son of Late Bijoy Kar, PAN ASWPK1921A, Date of birth 18/04/1984, Aadhaar No.469745313353, By Faith Hindu, By Occupation-Business, By Nationality Indian, residing at 1/26B, Ashoke Nagar, Post Office and Police Regent Park, Kolkata 70040, District: South 24 Parganas, State: West Bengal; (3).SRI SUJIT BANIK, Son of Late Prohlad Chandra Banik, PAN BCPPB4371K, Date of Birth: 01/01/1975, Aadhaar No.263685938014, By Faith Hindu, By Occupation-Business, By

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Nationality Indian, residing at 2/83, Santigarh Colony, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24 Parganas, State: West Bengal.

My report is as follows:-

WHEREAS (1).Sri Kishore Chakraborty, Son of Late Kalipada Chakraborty,(2).Smt. Smriti Rekha Chakraborty, Wife of Late Umapada Chakraborty, and (3).Smt. Monti Chakraborty, D/o. Late Umapada Chakraborty are the joint owners of ALL THAT piece and parcel of homestead land measuring an area of 4 Cottahs 12 Chittaks 00 Square Feet more or less with building, lying and situate at Premises No.53, Bansdroni Place, P.S. Regent Park now Bansdroni, P.O. Bansdroni, Kolkata 700070, within The Kolkata Municipal Corporation Ward No.113, Assessee No.311130700530 District: South 24-Parganas comprised in Mouza Bansdroni, J.L. No. 45, Khatian No.134, Dag No.610, Touzi No.14, Pargana Magura, P.S. Regent Park now Bansdroni, District: South 24 Parganas.

AND WHEREAS the said premises is free from all encumbrances, charges, liens, lispendenses, mortgage and/or any other nature of attachments whatsoever and have no acquisition or requisition nor any case or proceedings both in Civil and Criminal nature pending before Court of Law or elsewhere in respect of the said premises.

AND WHEREAS now the said Land Owners herein jointly decided to construct a new Building as per building plan upon the above mentioned Premises/Property for their better beneficial use of residential accommodation and other purpose/s. But due to insufficient technical know-how and paucity of fund the said Owners herein could not materialize the same.

AND WHEREAS the said Land Owners herein jointly entered into a Development Agreement with "Orchid Enterprise", a Partnership Firm, PAN AAJF04530G, date of incorporation 28/01/2025, having its office at 16/2, M. N. Sen Lane, Kolkata-700040, District: South 24 Parganas, State: West Bengal; represented by its Partners namely- (1) SRI KHOKAN MONDAL, son of Biswanath Mondal, PAN AMYPM9960H, Date of birth-01/01/1980, Aadhaar No.760275830185, By Faith Hindu, By Occupation-Business, By Nationality Indian, residing at 48A, Chandi Ghosh Road, Post Office and Police Station - Regent Park, Kolkata-700040, District: South 24 Parganas, State: West Bengal; (2) SRI BISWAJIT KAR, son of Late Bijoy Kar, PAN ASWPK1921A, Date of birth 18/04/1984, Aadhaar No.469745313353, By Faith Hindu, By Occupation-Business, By Nationality Indian, residing at 1/26B, Ashoke Nagar, Post Office and Police Regent Park, Kolkata 70040, District: South 24 Parganas, State: West Bengal; (3).SRI SUJIT BANIK, Son of Late Prohlad Chandra Banik, PAN BCPPB4371K, Date of Birth: 01/01/1975, Aadhaar No.263685938014, By Faith Hindu, By Occupation-Business, By Nationality Indian, residing at 2/83, Santigarh Colony, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24 Parganas, State: West Bengal which was

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executed and registered on 5th May, 2025 in the office of District Sub-Registrar-V, Alipore, South 24 Parganas and recorded in Book No.I, Volume number 1630-2025, Page from 83257 to 83286, Deed No.163003347, for the year 2025.

AND WHEREAS the said Land Owners herein jointly executed a Development Power in favour of "Orchid Enterprise", a Partnership Firm, PAN AAJF04530G, date of incorporation 28/01/2025, having its office at 16/2, M. N. Sen Lane, Kolkata-700040, District: South 24 Parganas, State: West Bengal; represented by its Partners namely- (1) SRI KHOKAN MONDAL, son of Biswanath Mondal, PAN AMYPM9960H, Date of birth-01/01/1980, Aadhaar No.760275830185, By Faith Hindu, By Occupation-Business, By Nationality Indian, residing at 48A, Chandi Ghosh Road, Post Office and Police Station - Regent Park, Kolkata-700040, District: South 24 Parganas, State: West Bengal; (2) SRI BISWAJIT KAR, son of Late Bijoy Kar, PAN ASWPK1921A, Date of birth 18/04/1984, Aadhaar No.469745313353, By Faith Hindu, By Occupation-Business, By Nationality Indian, residing at 1/26B, Ashoke Nagar, Post Office and Police Regent Park, Kolkata 70040, District: South 24 Parganas, State: West Bengal; (3) SRI SUJIT BANIK, Son of Late Prohlad Chandra Banik, PAN BCPPB4371K, Date of Birth: 01/01/1975, Aadhaar No.263685938014, By Faith Hindu, By Occupation-Business, By Nationality Indian, residing at 2/83, Santigarh Colony, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24 Parganas, State: West Bengal which was executed and registered on 5th May, 2025 in the office of District Sub-Registrar-V, Alipore, South 24 Parganas and recorded in Book No.I, Volume number 1630-2025, Page from 83287 to 83305, Deed No.163003361, for the year 2025.

AND WHEREAS the said Land Owners herein jointly executed a General Power of Attorney in favour of "Orchid Enterprise", a Partnership Firm, PAN AAJF04530G, date of incorporation 28/01/2025, having its office at 16/2, M. N. Sen Lane, Kolkata-700040, District: South 24 Parganas, State: West Bengal; represented by its Partners namely- (1) SRI KHOKAN MONDAL, son of Biswanath Mondal, PAN AMYPM9960H, Date of birth-01/01/1980, Aadhaar No.760275830185, By Faith Hindu, By Occupation-Business, By Nationality Indian, residing at 48A, Chandi Ghosh Road, Post Office and Police Station - Regent Park, Kolkata-700040, District: South 24 Parganas, State: West Bengal; (2) SRI BISWAJIT KAR, son of Late Bijoy Kar, PAN ASWPK1921A, Date of birth 18/04/1984, Aadhaar No.469745313353, By Faith Hindu, By Occupation-Business, By Nationality Indian, residing at 1/26B, Ashoke Nagar, Post Office and Police Regent Park, Kolkata 70040, District: South 24 Parganas, State: West Bengal; (3) SRI SUJIT BANIK, Son of Late Prohlad Chandra Banik, PAN BCPPB4371K, Date of Birth: 01/01/1975, Aadhaar No.263685938014, By Faith Hindu, By Occupation-Business, By Nationality Indian, residing at 2/83, Santigarh Colony, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24 Parganas, State: West Bengal which was executed and registered on 5th May, 2025 in the office of District Sub-Registrar-V, Alipore, South 24 Parganas and recorded in Book No.I, Volume number 1630-2025, Page from 83242 to 83256, Deed No.163003362, for the year 2025.

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During the period (2003-2024) of aforesaid searches through online I have found the following entry/entries in the D.S.R.-IV Alipore office.

Gift Deed - Book No. 1, Volume Number 1604-2025, Page 85465 to 85489, Deed No.160403188, for the year 2025.

During the period (2003-2024) of aforesaid searches through online I have found the following entry/entries in the D.S.R.-V Alipore office.

Development Agreement - Book No.I, Volume number 1630-2025, Page from 83257 to 83286, Deed No.163003347, for the year 2025.

Development Power- Book No.I, Volume number 1630-2025, Page from 83287 to 83305, Deed No.163003361, for the year 2025.

General Power of Attorney- Book No.I, Volume number 1630-2025, Page from 83242 to 83256, Deed No.163003362, for the year 2025.

During the period (2003-2024) of aforesaid searches I have found no entry/entries in the D.S.R.-I Alipore office.

During the period (2000-2024) of aforesaid searches I have found no entry/entries in the A.RA- Offices:

I hereby certify that the above mentioned property is free from all sorts of encumbrances, charges liabilities liens and lispendents attachment of any kind whatsoever and the said premises has an absolutely clear, free and good marketable title.

I also hereby certify that the above mentioned premises is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act. 1976 and the said is not under any claim of any other authority and is fit for equitable mortgage and/or others.

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Signature

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D/- 10/12/2024.