

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE.

Ref. ALL THAT piece and parcel of land measuring about of 7 (seven) Cottahs 1 (one) Chittack 4 (four) Square Feet more or less with old Brick build Dwelling House in various part (as described in Schedule-A, B & C) solely self residential use lying and situated at Premises No. 34, Kali Kumar Banerjee Lane, P.O.- Cossipore, P.S. Chitpur, Kolkata 700002, Ward No. 06, Borough No. 1, Assessee No. 11-006-15-0040-6, A.D.S.R. at Sealdah, District 24 Parganas (South).

Present Owner/Vendor: 1. SRI KRISANU BHATTACHARYA [Aadhaar NO: 3323 0190 1304], [PAN-AHBPB0222H], [Mobile-9830166276], [Date of Birth: 11-12-1973], Son of Late Dipankar Bhattacharjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.-Cossipore, Kolkata - 700002, 2. SRI INDRAJIT BANERJEE [AADHAAR NO: 8208 8143 9426], [PAN NO BEGPB2759N], [Mobile 6289710414], [Date of Birth: 17-11-1971], Son of Late Dipen Banerjee, by faith Hindu, by occupation- service, by Nationality Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata - 700002, 3. SMT. DAMAYANTI BANERJEE GHOSH [AADHAAR NO: 5841 2899 0063], [PAN- AKBPG9145R], [Mobile 8240029186], [Date of Birth: 02-01-1976], wife of Late Abhijit Banerjee, by faith Hindu, by occupation-Service, by Nationality- Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata - 700002, 4. SMT. GOPA BASU [AADHAAR NO: 6137 0263 2266], [PAN-CQVPB9001R], [Mobile 6290406041], [Date of Birth: 27-11-1970], wife of Saswata Basu and Daughter of Late Pannalal Khan, by faith Hindu, by occupation- Housewife, by Nationality -Indian, residing at 11A, Gobinda Pal Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata-700 002, 5. SRI PARTHA KHAN [AADHAAR NO: 2392 7770 5598], [PAN-AOXPK8324E], [Mobile 9830157188], [Date of Birth: 20-06-1975], Son of Late Pannalal Khan, by faith- Hindu, by occupation- Service, by Nationality- Indian, residing at 11A, Gobinda Pal Lane, P.S.- Chitpur, P.O.-Cossipore, Kolkata- 700002.

Developer: M/S. TRIKUTA INFRA [PAN NO.: AAVFT8351L] a partnership firm having its registered office at 33A, Kali Kumar Banerjee Lane, P.S.-Chitpur, P.O.- Cossipore, Kolkata - 700002, represented by its partners: 1. SRI ABHISHEK SHAW [AADHAAR NO.:4907 8858 7463], [PAN NO :- JCTPS4131Q], [Mobile 7980777179], [Date of Birth: 05.12.1998], son of Sri Arun Kumar Shaw by faith Hindu, by occupation- business, Nationality- Indian, residing at 16/1A, Pran Krishna Mukherjee Road, P.S.- Chitpur, P.O.- Cossipore, Kolkata - 700002, 2. SRI PRITAM DUTTA [AADHAAR NO. :-5750 5433 4782], [PAN NO: CAPPD5929N], [Mobile 8335809003], [Date of Birth: 18.04.1989] son of Sri Pradip Dutta, by faith Hindu, by occupation- business, Nationality Indian, residing at 2/1/1A, Bag Bazaar Street, P.O.-Baghbazar, P.S.- Shyampukur, Kolkata - 700003, 3. SRI RAJESH KUMAR BISWAKARMA [AADHAAR NO. : 5186 9709 5957], [PAN NO:AKJPB1852G], [Mobile - 9903935020], [Date of Birth: 04.07.1973] son of Late Srinath Biswakarma, by faith Hindu, by occupation- business, Nationality- Indian, residing at 1/6C, Cossipore Road, P.S.- Chitpur, P.O.- Cossipore, Kolkata - 700002, 4. SRI SUBAL PAUL [AADHAAR NO.: 8016 6889 4896], [PAN NO:-AGBPP4054A]. [Mobile 8961738666], [Date of Birth: 01.01.1965] son of Late Pran Krishna Paul, by faith Hindu, by occupation-business, Nationality- Indian, residing at 1, M. C. Garden Road, South Dum Dum (Municipality), North 24 Parganas, P.O.- Dum Dum, P.S. Dum Dum, Kolkata 700030.

I have caused necessary searches in the office of the Additional District Sub Registrar Sealdah and District Sub Registrar at Alipore and Additional Registrar of Assurances at Kolkata for a period from 2008 to 2025 alongwith Civil Judge (Sr.Divn.) and Civil Judge (Jr.Divn.) Court at Sealdah and have inspected the Municipal records for mutation and all other relevant documents in respect of the aforesaid property.

My report is as follows:

TITLE OF SCHEDULE - A

WHEREAS One SRI DINESH CHANDRA BHATTACHARYA alias SRI DINESH CHANDRA BHATTACHARJEE, son of Late Rasik Chandra Bhattacharya, was the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to the an old dilapidated four storied brick built dwelling house

Arijit Dutta
ADVOCATE

comprising of 980 Sq. Ft. on Ground floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor together with piece and parcel of land measuring about 2 (Three) Cottahs 9 Chitaksat 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O. Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002 since purchased from Bhupendra Nath Bandopadhyay, Surendra Nath Bandopadhyay and Smt. Subarna Bala Debi Sealdah and recorded in Book No.- 1, Volume No.- 25, Pages from 284 to 293, Being No.- 1417 for the year 1957 and his name was mutated in the records of the Kolkata Municipal Corporation as the absolute owners of the said premises.

AND WHEREAS The said SRI DINESH CHANDRA BHATTACHARYA alias SRI DINESH CHANDRA BHATTACHARYA died intestate on 15.03.1988 and leaving behind his wife namely SMT. SURUCHI BHATTACHARYA and only son namely SRI DIPANKAR BHATTACHARYA alias SRI DIPANKAR BHATTACHARJEE as his legal heirs and successors.

AND WHEREAS The said SMT. SURUCHI BHATTACHARYA, wife of Late Dinesh Chandra Bhattacharya, died intestate on 30.12.2000 and leaving behind her only son namely SRI DIPANKAR BHATTACHARYA as his only legal heir and successor.

AND WHEREAS As per the Hindu Succession Act, 1956 as stated herein above said Property of Late Dinesh Chandra Bhattacharya and Smt. Suruchi Bhattacharya, wife of Late Dinesh Chandra Bhattacharya being Premises No. 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata- 700002, is being inherited by DIPANKAR BHATTACHARYA alias DIPANKAR BHATTACHARJEE who seized and possessed of and/or otherwise sufficiently entitled to the same.

AND WHEREAS The said DIPANKAR BHATTACHARYA alias DIPANKAR BHATTACHARJEE was mutated and recorded his name in the Kolkata Municipal Corporation being Premises No. 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002, Assessee No. 110061500406 as the absolute owner of the said property.

AND WHEREAS The said DIPANKAR BHATTACHARYA alias DIPANKAR BHATTACHARJEE died intestate on 22.12.2010 and leaving behind his wife namely SMT. SURAMA BHATTACHARYA alias SMT. SURAMA BHATTACHARJEE and 1 (One) son namely SRI KRISANU BHATTACHARYA as his legal heirs and successors.

AND WHEREAS As per the Hindu Succession Act, 1956, aforesaid SMT. SURAMA BHATTACHARJEE and SRI KRISANU BHATTACHARYA became Joint owners having in the said property being Premises No. 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002, Assessee No. 110061500406 being Four storied brick build dwelling house comprising of 980 Sq. Ft. on Ground floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor together with land measuring about 2 cottah 9 Chittaks and seized an possessed of and/or otherwise sufficiently entitled to the same.

AND WHEREAS The said SMT. SURAMA BHATTACHARYA alias SMT. SURAMA BHATTACHARJEE, wife of Late Dipankar Bhattacharya alias Dipankar Bhattacharjee, died intestate on 26.12.2019 and leaving behind her only son namely SRI KRISANU BHATTACHARYA as her legal heirs and successors.

AND WHEREAS In the manner followed by Hindu Succession Act, 1956, aforesaid SRI KRISANU BHATTACHARYA, became absolute owner and mutated his name in the Kolkata Municipal Corporation being Premises No. 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002, Assessee No. 110061500406 being Four storied brick build dwelling house comprising of 980 Sq. Ft. on Ground floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor together with land measuring about 2 cottah 9 Chittaks and seized an possessed of and/or otherwise sufficiently entitled to the same free from all encumbrances.

ARJIT DUTTA
Advocate

AND WHEREAS Since then, the First Part SRI KRISANU BHATTACHARYA herein is peacefully enjoying the said land with four storied pucca dwelling house comprising of 980 Sq.Ft. on Ground floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor standing thereon for his family purpose without any let, hindrance, claim, question or demand being raised by anyone else in this behalf and has been in absolute possession and enjoyment of the Schedule-A property and paying taxes and levies thereon, as sole and absolute owner thereof within the ambit of A.D.S.R. Sealdah, District 24 Parganas (South).

TITLE OF SCHEDULE - B

WHEREAS Bhupendra Nath Bandyopadhyay, Surendra Nath Bandyopadhyay both sons of Late Shyamacharan Bandyopadhyay and Smt. Subarna Bala Devi, wife of Late Jayanendra Nath Bandyopadhyay were joint owners and seized and possessed of and/or otherwise well and sufficiently entitled to All That partly Two (2) storied and One (1) storied brick build dwelling house together with piece and parcel of bastu land underneath measuring 4 Cottah 10 chittaks be the same a little more or less lying and situated at 33, Kali Kumar Banerjee Lane, Kolkata - 700002.

AND WHEREAS The said Surendra Nath Bandyopadhyay alias Surendra Nath Banerjee died intestate on 07.01.1958 leaving behind his one son namely Dipen Banerjee and one daughter namely Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee as his legal heirs and successors who jointly inherited his undivided 1/3rd share i.e. undivided 1/6th each in the said property as per the Hindu Succession Act, 1956 where his wife Smt. Durga Banerjee predeceased of her husband said Surendra Nath Bandyopadhyay alias Surendra Nath Banerjee sometimes in the year 1937.

AND WHEREAS The said Bhupendra Nath Bandyopadhyay alias Bhupendra Nath Banerjee died intestate on 01.02.1963 and published his last will and Testament dated 29th July, 1959 whereby he bequeathed his undivided 1/3rd share in the said property to his niece (daughter of his brother Late Surendra Nath Banerjee) the said Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee absolutely and forever.

AND WHEREAS After the death of the said Bhupendra Nath Bandyopadhyay alias Bhupendra Nath Banerjee, Letter of Administration of the said Last Will and testament of Late Bhupendra Nath Bandyopadhyay alias Bhupendra Nath Banerjee was granted by the Learned District Delegate, Learned 6th Subt Judge, Alipore in Act 39 Case No. 73 of 1973 (LA) on 22nd June, 1973, favour of Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee,

AND WHEREAS The said Smt. Subarna Bala Devi, wife of Late Jayanendra Nath Bandyopadhyay died intestate on 20.12.1966 and she was issueless till her death and her husband Jayanendra Nath Bandyopadhyay predeceased her and according to the Hindu Succession Act, 1956, her nephew, the said Dipen Banerjee and niece, Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee became her only legal heirs and successors who jointly inherited her undivided 1/3rd share i.e. undivided 1/6 share each in the said Property.

AND WHEREAS After inheriting undivided 1/6th share in the said property from the said aunt (jyathima), Late Subarna Bala Devi, the said Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee granted transferred conveyed her said undivided 1/6th share in the said property which she inherited from her aunt.

AND WHEREAS said Subarna Bala Devi, to her brother Dipen Banerjee by executing a Deed of Gift in his favour on 4th June, 1973 which was registered in the office of the Sub-Register, Sealdah and recorded in Book No.- 1, Volume No.-34, Pages from 63 to 66, Being No.-941 for the year 1973.

AND WHEREAS In the manner aforesaid Dipen Banerjee and Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee became joint owners having undivided 1/2 share each in the said property.

AND WHEREAS In order to avoid disputes and differences in future and for better use and enjoyment the said property said Dipen Banerjee and Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee partitioned their said property among themselves by metes and bounds by executing a Deed of Partition/ 'Bantannama' in

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Bengali script on 13th July, 1973 which was registered in the office of the Register, Alipore, 24 Parganas and recorded in Book No.- I, Volume No. 101, Pages from 104 to 110, Being No. 3802 for the year 1973 wherein the said Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee referred as party of the second part therein was allotted northern side of the said property being premises No. 33, Kali Kumar Banerjee Lane, Kolkata-700002 having an area of land measuring about 2 cottah 8 Chittaks 4 Sq.ft. together with one storied brick build dwelling house which was shown and delineated in the plan market as 'Lot-A' therein and bordered by 'red' colour annexed with the said deed of Partition and referred in the Schedule therein.

AND WHEREAS It is pertinent to mention herein that Jyotirmoyee Banerjee got married to Subhas Chatterjee and after marriage she was known as Jyotirmoyee Chatterjee and daughter of Late Surendra Nath Banerjee.

AND WHEREAS By virtue the said Partition Deed dated 13th July, 1973 the said Jyotirmoyee Chatterjee alias Jyotirmoyee Banerjee became absolute Owners of the one storied brick build dwelling house together with land measuring about 2 cottah 8 Chittaks 4 Sq.ft. with 1500 Sq. Ft. constructed area on Ground Floor standing thereon on the northern of said property being Premises No. 33, Kali Kumar Banerjee Lane, Kolkata 700002 and she mutated her name in the records of the Kolkata Municipal Corporation as the absolute owners and after mutation her said demarcated northern portion is known and numbered as premises No. 33B, Kali Kumar Banerjee Lane, Kolkata 700002, hereinafter called the "said premises morefully described in the Schedule - A written hereunder.

AND WHEREAS he said Jyotirmoyee Chatterjee alias Jyotirmoyee Banerjee died intestate on 09.09.2021 and she was issueless till her death and her husband Subash Chatterjee predeceased her and her Father Surendra Nath Banerjee and her mother Durga Banerjee also predeceased her. According to Section 15 of Hindu Succession Act, 1956 "property of a female Hindu who did not have father and mother and child, devolves upon heirs of her father and therefore legal heirs of her full blood brother, Dipen Banerjee, since deceased have become her legal heirs and successors.

AND WHEREAS The said Dipen Banerjee son of Late Surendra Nath Banerjee and brother of the said Late Jyotirmoyee Chatterjee died intestate on 23.05.1994, leaving behind his wife namely SMT. CHAYYA BANNERJEE and 2 (Two) sons namely (1) ABHIJIT BANNERJEE and (2) SRI INDRAJIT BANNERJEE as his legal heirs and successors.

AND WHEREAS The said SRI ABHIJIT BANNERJEE, son of Dipen Banerjee died intestate on 14.02.2018 and leaving behind his widow namely SMT. DAMAYANTI BANNERJEE GHOSH as his only legal heir and successor.
AND WHEREAS As per the Hindu Succession Act, 1956 as stated herein above said Property of Late Jyotirmoyee Chatterjee being Premises No. 33B, Kali Kumar Banerjee Lane, Kolkata 700002, is being inherited by (1) SMT. CHAYYA BANNERJEE, wife of Late Dipen Banerjee (2) SRI INDRAJIT BANNERJEE, son of Late Dipen Banerjee and (3) SMT. DAMAYANTI BANNERJEE GHOSH, wife of Late Abhijit Banerjee.

AND WHEREAS In the manner aforesaid (1) SMT. CHAYYA BANNERJEE, (2) SRI INDRAJIT BANNERJEE, and (3) SMT. DAMAYANTI BANNERJEE GHOSH, became joint owners having 1/3rd share each in the said property being Premises No. 33B, Kali Kumar Banerjee Lane, Kolkata 700002 being one storied brick build dwelling house comprising of 1500 Sq. Ft. on Ground Floor together with land measuring about 2 cottah 8 Chittaks 4 Sq.ft. and seized an possessed of and/or otherwise sufficiently entitled to the same.

AND WHEREAS The said SMT. CHAYYA BANNERJEE transferred her undivided 1/3rd share to her said son SRI INDRAJIT BANNERJEE and daughter-in-law DAMAYANTI BANNERJEE GHOSH by executing a Deed of Gift in their favour which was registered in the office of the Additional Register of Assurances-II, Kolkata dated 22.07.2022 and recorded in Book No. I, Volume No. 1902-2022, Pages from 310953 to 310969, Being No. 190208438 for the year 2022.

AND WHEREAS By virtue of the said Deed of Gift said SRI INDRAJIT BANNERJEE and SMT. DAMAYANTI BANNERJEE GHOSH have become joint owners of the said Property being Premises No. 33B, Kali Kumar Banerjee Lane, Kolkata 700002, Ward No.-6 of the Kolkata Municipal Corporation and they mutated their

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names in the book of records of the Kolkata Municipal Corporation as joint owners of the said premises and being the Assessee No. 110061500571 described in Schedule - A hereunder writtenfree from all encumbrances.

AND WHEREAS Since then, the First Part (1) SRI INDRAJIT BANERJEE and (2) SMT. DAMAYANTI BANERJEE GHOSH herein is peacefully enjoying the said land with one storied pucca dwelling house comprising of 1500 Sq. Ft. constructed area standing thereon for his family purpose without any let, hindrance, claim, question or demand being raised by anyone else in this behalf and has been in absolute possession and enjoyment of the Schedule-A property and paying taxes and levies thereon, as sole and absolute owner thereof within the ambit of A.D.S.R. Sealdah, District 24 Parganas (South).

TITLE OF SCHEDULE - C

WHEREAS SRI SUDHANSU NATH KHAN, son of Late Sarada Nath Khan, was the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to the an old dilapidated two storied brick built dwelling house comprising of 1200 sq. ft. at ground floor and 400 sq. ft. on 1st floor together with piece and parcel of land measuring about 2 (Three) Cottahs 00 Chittaks at 11A, Gobinda Paul Lane alias Gobinda Pal Lane, P.S.- Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, office of the Sub-Register, Sealdah and recorded in Book No.- I, Volume No.- 37, Pages from 105 to 109, Being No. 1746 for the year 1953 where SHEIK SUKUR MOHAMMAD, son of Late Sheik Abdul Ajij was VENDOR and SRI SUDHANSU NATH KHAN was mutated his name in the records of the Kolkata Municipal Corporation as the absolute owners of the said premises.

AND WHEREAS SRI SUDHANSU NATH KHAN died intestate on 28.04.1976 and his wife namely SMT. KAMALA KHAN was predeceased him and Leaving behind their only son namely SRI PANNALAL KHAN as their legal heirs and successors.

AND WHEREAS As per the Hindu Succession Act, 1956, SRI PANNALAL KHAN became the owner of the above said Property of Late Sudhanshu Nath Khan being KMC Premises No. 11A, GOBINDA PAUL LANE alias GOBINDA PAL LANE, Post Office- Cossipore, Police Station-Chitpur, Kolkata - 700 002 under Ward No. 006, Borough No.1, Assessee No. 11 006 09 0026 7 and seized and possessed of and/or otherwise sufficiently entitled to the same.

AND WHEREAS The said SRI PANNALAL KHAN was mutated and recorded his name in the Kolkata Municipal Corporation being KMC Premises No. 11A, GOBINDA PAUL LANE alias GOBINDA PAL LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata - 700 002 under Ward No. 006, Borough No. 1, Assessee No. 11-006-09-0026-7 as the absolute owner of the said property. The said SRI PANNALAL KHAN died intestate on 17.06.2006 and leaving behind his wife namely SMT. GOURI KHAN and 1 (One) daughter namely SMT. GOPA BASU and 1 (One) son namely PARTHA KHAN as his legal heirs and successors.

AND WHEREAS As per the Hindu Succession Act, 1956, (1) SMT. GOURI KHAN, (2) SMT. GOPA BASU and (3) PARTHA KHAN, became joint owners having 1/3rd share each in the said property being KMC Premises No. 11A, GOBINDA PAUL LANE alias GOBINDA PAL LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata - 700 002 under Ward No. 006, Borough No. -1. Assessee No. 11-006-09-0026-7 being two storied brick build dwelling house comprising of 1200 sq. ft. at ground floor and 400 sq. ft. on 1st floor together with land measuring about 2 cottah 0 Chittaks 0 Sq.ft. and seized an possessed of and/or otherwise sufficiently entitled to the same.

AND WHEREAS The said GOURI KHAN, wife of Late Pannalal Khan, died intestate on 22.02.2024 and leaving behind her daughter namely SMT. GOPA BASU and son namely PARTHA KHAN as her legal heirs and successors.

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AND WHEREAS As per the Hindu Succession Act, 1956, (1) SMT. GOPA BASU and (2) PARTHAKHAN, PAUL LANE alias GOBINDA PAL LANE, P. O. Cossipore, P. S. Chitpur, Kolkata 700 002 under Ward No. 006, 1200 sq. ft. at ground floor and 400 sq. ft. on 1st floor together with land measuring about 2 cottah 0 encumbrances morefully and particularly described in Schedule-C hereunder written.

AND WHEREAS Since then, the First Part (1) SMT. GOPA BASU and (2) PARTHA KHAN herein is peacefully enjoying the said land with two storied pucca dwelling house standing thereon for his family purpose without any let, hindrance, claim, question or demand being raised by anyone else in this behalf and has been in absolute possession and enjoyment of the Schedule-A property and paying taxes and levies thereon, as sole and absolute owner thereof within the ambit of A.D.S.R. Sealdah, District 24 Parganas (South).

TITLE OF SCHEDULE-D

WHEREAS SRI KRISANU BHATTACHARJEE sold the schedule property ALLTHAT "Undivided and Undemarcated Share" admeasuring 200 Square feet land and 106.22 Square feet pucca Structure out of piece and parcel of land measuring about 2 Cottahs 9 Chittaks 0 Sq.ft. more or less with 80 years old four storied building standing thereon comprising of built up area 980 Sq. Ft. on Ground Floor, 1st floor, 2nd floor each and 500sq.ft. on 3rd floor solely self residential use lying and situated at Premises No. 34, KALI KUMAR BANERJEE LANE, P.O.-'Cossipore', P.S.- 'Chitpur', Kolkata-700002, Ward No. 06, Borough No. I of KMC. Assessee No. 11-006-15-0040-6 free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is 33 (Thirty Three) Feet to (i) SRI INDRAJIT BANERJEE, (ii) SMT. DAMAYANTI BANERJEE GHOSH, (iii) PARTHA KHAN & (iv) SMT. GOPA BASU by virtue of a Deed of Conveyance dated 23RD April, 2024 which was duly registered in the office of the Sub-Register, Sealdah and recorded in Book No.- 1, Volume No.- 1606-2024, Pages from 42738 to 42761, Being No.- 160601565 for the year 2024 and the said Purchaser was mutated his name in the records of the Kolkata Municipal Corporation as the absolute owners of the said premises.

AND WHEREAS SRI INDRAJIT BANERJEE AND SMT. DAMAYANTI BANERJEE GHOSH sold ALL THAT "Undivided and Undemarcated Share" admeasuring 200 Square feet land and 167 Square feet pucca Structure out of piece and parcel of land measuring about 2 Cottahs 8 Chittaks 4 Sq.ft. more or less with 90 years old one storied building standing thereon comprising of built up area 1500 Square feet on Ground floor solely self residential use lying and situated at Premises No. 33B, Kali Kumar Banerjee Lane, P.O.-'Cossipore'. P.S.: 'Chitpur', Kolkata 700 002, Ward No. 06, Borough No. I of KMC Assessee No. 11-006-15-0057-1 free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is 03 (Six) Feet common passage to (i) SRI KRISANU BHATTACHARYA, (ii) PARTHA KHAN & (iii) SMT. GOPA BASU by virtue of a Deed of Conveyance dated 23RD April, 2024 which was duly registered in the office of the Sub-Register, Sealdah and recorded in Book No.-I, Volume No.- 1606-2024, Pages from 42786 to 42809, Being No.- 160601566 for the year 2024 and the said Purchaser was mutated his name in the records of the Kolkata Municipal Corporation as the absolute owners of the said premises.

AND WHEREAS SRI PARTHA KHAN AND SMT. GOPA BASU sold ALL THAT "Undivided AND Undemarcated Share" admeasuring 200 Square feet land and 114.28 Square feet pucca Structure out of piece and parcel of land measuring about comprising land area of 2 Cottahs more or less with 80 years old two storied building standing thereon comprising of built up area 1200 Square feet on Ground floor and 400 Square feet on 1st floor solely self residential use lying and situated at Premises No. 11A, Govinda Paul Lane, P.O.- 'Cossipore', P.S.: "Chitpur", Kolkata 700 002, Ward No. 06, Borough No. I of KMC Assessee No. 11-006-09-0026-7 free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is 08 (Eight) Feet to (1) SRI KRISANU BHATTACHARYA, (ii) SRI INDRAJIT BANERJEE, (iii) SMT. DAMAYANTI BANERJEE GHOSH by virtue of a Deed of Conveyance dated 23RD April, 2024 which was duly registered in the office of the Sub-Register, Sealdah and recorded in Book No.- I, Volume No.- 1606-2024, Pages from

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42810 to 42832, Being No.- 160601567 for the year 2024 and the said Purchaser was mutated his name in the records of the Kolkata Municipal Corporation as the absolute owners of the said premises. And since then the said property as described in Schedule - A, Schedule - B and Schedule C has been merged or amalgamated in the Premises No. 34, KALI KUMAR BANERJEE LANE, P.O.-'Cossipore', P.S.: 'Chitpur', Kolkata - 700.002, Ward No. 06, Borough No. I of KMC Assessee No. 11-006-15-0040-6 free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is 33 (ThirtyThree) Feet, as the joint ownership of (i) SRI KRISANU BHATTACHARYA, (ii) SRI INDRAJIT BANERJEE, (iii) SMT. DAMAYANTI BANERJEE GHOSH, (iv) PARTHA KHAN & (v) SMT. GOPA BASU and the premises belonging as 7Cottah - 1Chittak-4Sq. Ft. AND WHEREAS the Owners herein desire to make construction of building in the said property and for which he negotiated with the present Developer to develop and to make construction multi-storied building in the said property according to the plan which will be sanctioned by the Kolkata Municipal Corporation and the Developer also has agreed to develop the said property by investing his own money on the basis of some terms and condition mentioned in this Development Agreement and to avoid any future dispute between the parties have agreed to enter into the said agreement as hereunder written.

AND WHEREAS the Owners herein have decided and agreed to get the said property mentioned in the SCHEDULE "A" below written hereunder, developed by Constructing a multi-storied building upon it through and at the costs and expenses of the Developers namely M/S. TRIKUTA INFRA and in this effect the Owners herein have executed a Registered Development Agreement dated 21.05.2024, which was registered in the office of A.D.S.R. at Sealdah and recorded in Book No. 1, Volume No. 1606-2024, Pages from 77459 to 77506, being Deed No. 160602420 for the year 2024 and also the Owners executed a Registered Development Power of Attorney dated 21.06.2024 in favour of Developers, which was registered before A.D.S.R. at Sealdah and recorded in Book No. 1, Volume No. 1606-2024, Pages from 77507 to 77537, being Deed No. 160602422 for the year 2024 and it is free from all encumbrances.

I hereby certify that the above mentioned property of (i) SRI KRISANU BHATTACHARYA, (ii) SRI INDRAJIT BANERJEE, (iii) SMT. DAMAYANTI BANERJEE GHOSH, (iv) PARTHA KHAN & (v) SMT. GOPA BASU is free from all sorts of encumbrances charges liabilities liens and lis pendens attachment of any kind whatsoever and the said property has an absolutely clear free and marketable title.

I also hereby certify that the above mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority.

The receipts for the relevant searches are enclosed herewith:

Dated : 16.09.2025.

ARJIT.DUTTA
Advocate

Advocate