

**MRIDUL GHOSH & ASSOCIATES**  
ADVOCATES

**CHAMBER:**  
Room no. 101, 1<sup>st</sup> Floor,  
At no. 1 British India Street,  
Now Abdul Hamid Street)  
Kolkata Pin-700069.  
Behind Lalit Great Eastern Hotel  
7003949698.9007758329.  
[ghoshmridul7@gmail.com](mailto:ghoshmridul7@gmail.com)  
[ghoshmridul888@gmail.com](mailto:ghoshmridul888@gmail.com)

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**SUKANYA APARTMENT**

**DATED: 07-01-2026**

**NO ENCUMBRANCE CERTIFICATE AND DETAILS REPORT ON TITLE.**

**ALL** piece and parcel of plot of land measuring about 03 Cottahs 07 Chittacks 100 sq.ft. with R.T.S measuring about 100 sq.ft. standing thereon lying and situated comprised on R.S. & L.R. Dag No. 3765 under R.S. Khatian No. 1955, L.R.Khatian No. 1136 in Mouza-Purba Barisha,J.L. No.23 ,R.S. No. 43 under P.S.Haridevpur formerly Thakurpukur in the district of South 24-Parganas presently known and numbered as Municipal premises no. 18/1/2 , Balaka under Municipal ward no. 143 within the limits of formerly Joka No.II Gram Panchayet now Kolkata Municipal Corporation.

**Boundaries of Land and Building as per legal documents are as follows:**

- **North** – by Land of R.S. Dag no. 3766.
- **South** – by Land of R.S. Dag no. 3766.
- **East** – by Land of R.S. Dag no. 3776.
- **West** – by Balaka Road.

**Land Owner of the Property** : **Sri Sanjoy Kumar Sen.**

**Developer** : **M/s. Kamala Construction sole prop. Sri Ranjit Pal.**

1. By and through a Registered Sale Deed dated 08-11-2002 **one Sri. Kailash Chennani & Smt Alka Chennani** for the consideration therein mentioned, sold, transferred, conveyed, and assigned **ALL THAT ALL** piece and parcel of plot of land measuring about 03 Cottahs 07 Chittacks 100 sq.ft. with R.T.S measuring about 100 sq.ft. standing thereon lying and situated comprised on R.S. & L.R. Dag No. 3765 under R.S. Khatian No. 1955, L.R.Khatian No. 1136 in Mouza - Purba Barisha, J.L. No.23 ,R.S. No. 43 under P.S.Haridevpur formerly Thakurpukur in the district of South 24-Parganas presently known and numbered as Municipal premises no. 18/1/2 , Balaka under Municipal ward no. 143 within the limits of formerly Joka No.II Gram Panchayet now Kolkata Municipal Corporation in favour of **Sri. Sanjoy Kumar Sen.** The said deed was

registered in the office of D.S.R. II Alipore and recorded in Book no. I, being no. 04995 of the year 2002.

2. Thereafter, Said, **Sri. Sanjoy Kumar Sen** while seized and possessed of and/or otherwise well sufficiently entitled to the said properties and duly mutated his name in the records of the concerned authorities and paid taxes thereon.
3. Said owner **Sri. Sanjoy Kumar Sen** entered into a Development Agreement dated 16/01/2025 with **M/s. Kamala Construction sole prop. Sri Ranjit Pal.** (hereinafter referred to as the 'Said Developer') for commercial exploitation of the said properties by constructing multistoried buildings consisting of various flats and apartments as per the building plan sanctioned by the concerned authorities. The said deed was registered in the office of A.D.S.R. –Behala recorded in Book no. I, as being no. 00204 of the 2025.
4. Said owner **Sri. Sanjoy Kumar Sen** executed a registered General Power of Attorney dated 21.05.2025 in favour of **Sri Ranjit Pal** for doing various acts **and things as contemplated in the said development agreement. The said deed was registered in the office** of the ADSR Sonarpur South 24pgs recorded in its book no. IV, vol. no. 04 pages 5767-5780 as being no. 002323 for the year 2012.

#### **Certification**

I hereby certify that during the due course of searching no adverse entry found in the records of the below mentioned registry office with regards to the above mentioned property.

I have caused further necessary searches in accordance with the information available now in official website of West Bengal Registry office i.e registration.gov.in the offices of A.D.S.R. - BEHALA from the year 2011 to till date and D.S.R. – I to V SOUTH 24-PARGANAS from the year 2011 to till date & ARA-I to III from the year 2008 to till date and ARA-IV from the year 2015 to till date. as from the above said years onwards for electronic documents / system generated information and we have to rely upon the said electronic documents / system generated information available in the said official website i.e. wbregistration.gov.in has no such Nil Encumbrance Certificate has been issued by the concerned registration offices. Due course of searching we found no adverse entries as per the available relevant records/system generated information and relied upon such information. Relevant net searches are enclosed in original.

#### **Final Certification**

On-going through the copies of the documents and on relying upon the contents of the same and also on searches caused and further subject to the satisfactory compliance of the requirements cited-above. It is opined that the present owners have a clear and marketable

title in the said properties subject to the interest created in favour of the developer in terms of the Development Agreement detailed above.

All the papers & documents are returned herewith

**Yours faithfully,**  
**For Mridul Ghosh & Associates**

**Advocates**  
**Authorized Signatory.**

## NET SEARCH FORMAT

### INDEX-I &II

**APPLICANT'S NAME:** Sukanya Apartment

**Present owner:** Mr. Sanjoy Kumar Sen

**ALL** piece and parcel of plot of land measuring about 03 Cottahs 07 Chittacks 100 sq.ft. with R.T.S measuring about 100 sq.ft. standing thereon lying and situated comprised on R.S. & L.R. Dag No. 3765 under R.S. Khatian No. 1955, L.R.Khatian No. 1136 in Mouza-Purba Barisha,J.L. No.23 ,R.S. No. 43 under P.S.Haridevpur formerly Thakurpukur in the district of South 24-Parganas presently known and numbered as Municipal premises no. 18/1/2 , Balaka under Municipal ward no. 143 within the limits of formerly Joka No.II Gram Panchayet now Kolkata Municipal Corporation.

<b>Office Name:</b> A.D.S.R. - BEHALA					
<b>Year</b>	<b>Date</b>	<b>Remarks</b>	<b>Year</b>	<b>Date</b>	<b>Remarks</b>
2011		NIL	2019		NIL
2012		NIL	2020		NIL
2013		NIL	2021		NIL
2014		NIL	2022		NIL
2015		NIL	2023		NIL
2016		NIL	2024		NIL
2017		NIL	2025		ENTRY
2018		NIL			

<b>Office Name:</b> D.S.R. – I SOUTH 24-PARGANAS					
<b>Year</b>	<b>Date</b>	<b>Remarks</b>	<b>Year</b>	<b>Date</b>	<b>Remarks</b>
2011		NIL	2019		NIL
2012		NIL	2020		NIL
2013		NIL	2021		NIL
2014		NIL	2022		NIL
2015		NIL	2023		NIL
2016		NIL	2024		NIL
2017		NIL	2025		NIL
2018		NIL			

<b>Office Name:</b> D.S.R. –II SOUTH 24-PARGANAS					
<b>Year</b>	<b>Date</b>	<b>Remarks</b>	<b>Year</b>	<b>Date</b>	<b>Remarks</b>
2011		NIL	2019		NIL
2012		NIL	2020		NIL
2013		NIL	2021		NIL

2014		NIL	2022		NIL
2015		NIL	2023		NIL
2016		NIL	2024		NIL
2017		NIL	2025		NIL
2018		NIL			

Office Name: D.S.R. -III SOUTH 24-PARGANAS					
Year	Date	Remarks	Year	Date	Remarks
2011		NIL	2019		NIL
2012		NIL	2020		NIL
2013		NIL	2021		NIL
2014		NIL	2022		NIL
2015		NIL	2023		NIL
2016		NIL	2024		NIL
2017		NIL	2025		NIL
2018		NIL			

Office Name: D.S.R. -IV SOUTH 24-PARGANAS					
Year	Date	Remarks	Year	Date	Remarks
2011		NIL	2019		NIL
2012		NIL	2020		NIL
2013		NIL	2021		NIL
2014		NIL	2022		NIL
2015		NIL	2023		NIL
2016		NIL	2024		NIL
2017		NIL	2025		NIL
2018		NIL			

Office Name: D.S.R. -V SOUTH 24-PARGANAS					
Year	Date	Remarks	Year	Date	Remarks
2011		NIL	2019		NIL
2012		NIL	2020		NIL
2013		NIL	2021		NIL
2014		NIL	2022		NIL
2015		NIL	2023		NIL
2016		NIL	2024		NIL
2017		NIL	2025		NIL
2018		NIL			

<b>Office Name: A.R.A. - I KOLKATA,</b>					
<b>Year</b>	<b>Date</b>	<b>Remarks</b>	<b>Year</b>	<b>Date</b>	<b>Remarks</b>
2011		NIL	2019		NIL
2012		NIL	2020		NIL
2013		NIL	2021		NIL
2014		NIL	2022		NIL
2015		NIL	2023		NIL
2016		NIL	2024		NIL
2017		NIL	2025		NIL
2018		NIL			

<b>Office Name: A.R.A. – II KOLKATA,</b>					
<b>Year</b>	<b>Date</b>	<b>Remarks</b>	<b>Year</b>	<b>Date</b>	<b>Remarks</b>
2011		NIL	2019		NIL
2012		NIL	2020		NIL
2013		NIL	2021		NIL
2014		NIL	2022		NIL
2015		NIL	2023		NIL
2016		NIL	2024		NIL
2017		NIL	2025		NIL
2018		NIL			

<b>Office Name : A.R.A. - III KOLKATA,</b>					
<b>Year</b>	<b>Date</b>	<b>Remarks</b>	<b>Year</b>	<b>Date</b>	<b>Remarks</b>
2011		NIL	2019		NIL
2012		NIL	2020		NIL
2013		NIL	2021		NIL
2014		NIL	2022		NIL
2015		NIL	2023		NIL
2016		NIL	2024		NIL
2017		NIL	2025		NIL
2018		NIL			

<b>Office Name: A.R.A. - IV KOLKATA.</b>					
<b>Year</b>	<b>Date</b>	<b>Remarks</b>	<b>Year</b>	<b>Date</b>	<b>Remarks</b>
2011		NIL	2019		NIL
2012		NIL	2020		NIL
2013		NIL	2021		NIL
2014		NIL	2022		NIL
2015		NIL	2023		NIL

<b>2016</b>		<b>NIL</b>	<b>2024</b>		<b>NIL</b>
<b>2017</b>		<b>NIL</b>	<b>2025</b>		<b>NIL</b>
<b>2018</b>		<b>NIL</b>			

**DATE: 07/01/ 2026**

**SEARCH BY: T.Maity**

District: South 24-Parganas, PS; Haridevpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18/1/2, Road: Balaka Road, , Ward: 143 Deed Registered in: A.D.S.R. BEHALA	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian:	Area of Land: 5.67188 decimal (3 Katha,7 Chatak) Area of Structure: 100 Sq Ft	Deed No: I-160700204/2025 Volumne: , Page: 5755 - 5780 Date of Registration: 16/01/2025 Date of Completion: 17/01/2025 Query No: 16072000113187/2025 Serial No: 1607000199/2025
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Name & Address	Status & Transaction	Deed Details
<b>KAMALA CONSTRUCTION</b>  District: South 24-Parganas, PS: Thakurpukur, Pin: 700104, State: West Bengal,, Country: India,	Status: Organization (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement <b>Deed Registered in: A.D.S.R. BEHALA</b>	Deed No: I-160700204/2025 Volume No: 1607-2025, Page No: 5755 to 5780 Date of Registration: 16/01/2025 Date of Completion: 17/01/2025  Query No: 16072000113187/2025 Serial No: 1607000199/2025
<b>RANJIT PAL</b>  District: South 24-Parganas, PS: Thakurpukur, Pin: 700104, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement <b>Deed Registered in: A.D.S.R. BEHALA</b>	Deed No: I-160700204/2025 Volume No: 1607-2025, Page No: 5755 to 5780 Date of Registration: 16/01/2025 Date of Completion: 17/01/2025  Query No: 16072000113187/2025 Serial No: 1607000199/2025
<b>SANJOY KUMAR SEN</b> Son of Late SURENDRA NATH SEN  District: South 24-Parganas, PS: Behala, Pin: 700038, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement <b>Deed Registered in: A.D.S.R. BEHALA</b>	Deed No: I-160700204/2025 Volume No: 1607-2025, Page No: 5755 to 5780 Date of Registration: 16/01/2025 Date of Completion: 17/01/2025  Query No: 16072000113187/2025 Serial No: 1607000199/2025

District: South 24-Parganas, PS; Haridevpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18/1/2, Road: Balaka Road, , Ward: 143 Deed Registered in: A.D.S.R. BEHALA	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: Khatian:	Area of Land: 5.67188 decimal (3 Katha,7 Chatak) Area of Structure: 100 Sq Ft	Deed No: I-160700208/2025 Volumne: , Page: 5880 - 5896 Date of Registration: 16/01/2025 Date of Completion: 17/01/2025 Query No: 16078000146467/2025 Serial No: 1607000203/2025
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Name & Address	Status & Transaction	Deed Details
<b>KAMALA CONSTRUCTION</b>  District: South 24-Parganas, PS: Thakurpukur, Pin: 700104, State: West Bengal,, Country: India,	Status: Organization (Attorney) Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement <b>Deed Registered in: A.D.S.R. BEHALA</b> <b>Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:</b>	Deed No: I-160700208/2025 Volume No: 1607-2025, Page No: 5880 to 5896 Date of Registration: 16/01/2025 Date of Completion: 17/01/2025 Query No: 16078000146467/2025 Serial No: 1607000203/2025
<b>RANJIT PAL</b>  District: South 24-Parganas, PS: Thakurpukur, Pin: 700104, State: West Bengal,, Country: India,	Status: Representative (Attorney) Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement <b>Deed Registered in: A.D.S.R. BEHALA</b> <b>Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:</b>	Deed No: I-160700208/2025 Volume No: 1607-2025, Page No: 5880 to 5896 Date of Registration: 16/01/2025 Date of Completion: 17/01/2025 Query No: 16078000146467/2025 Serial No: 1607000203/2025
<b>SANJOY KUMAR SEN</b> Son of Late SURENDRA NATH SEN  District: South 24-Parganas, PS: Behala, Pin: 700038, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement <b>Deed Registered in: A.D.S.R. BEHALA</b> <b>Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:</b>	Deed No: I-160700208/2025 Volume No: 1607-2025, Page No: 5880 to 5896 Date of Registration: 16/01/2025 Date of Completion: 17/01/2025 Query No: 16078000146467/2025 Serial No: 1607000203/2025

District: South 24-Parganas, PS; Haridevpur, Municipality:	Property Type: Land Transaction: [0901] Declaration,	Plot No: Khatian:	Area of Land: 5.65394 decimal (3 Katha,6	Deed No: I-160702663/2025 Volumne: , Page: 71997 - 72009 Date of Registration: 09/04/2025 Date of
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KOLKATA MUNICIPAL CORPORATION,, Premises: 18/1/2, Road: Balaka Road, , Ward: 143 <b>Deed</b> <b>Registered in:</b> <b>A.D.S.R.</b> <b>BEHALA</b>	Declaration relating to immovable property		Chatak,37.173 Sqft)	Completion: 11/04/2025 Query No: 16072000947135/2025 Serial No: 1607002659/2025
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Name & Address	Status & Transaction	Deed Details
<b>RANJIT PAL</b> Son of Late RABIN PAL  District: South 24-Parganas, PS: Thakurpukur, Pin: 700104, State: West Bengal,, Country: India,	Status: Attorney (Declarant) Transaction: [0901] Declaration, Declaration relating to immovable property <b>Deed Registered in: A.D.S.R.</b> <b>BEHALA</b>	Deed No: I-160702663/2025 Volume No: 1607-2025, Page No: 71997 to 72009 Date of Registration: 09/04/2025 Date of Completion: 11/04/2025  Query No: 16072000947135/2025 Serial No: 1607002659/2025
<b>SANJOY KUMAR SEN</b> Son of Late SURENDRA NATH SEN  District: South 24-Parganas, PS: Behala, Pin: 700038, State: West Bengal,, Country: India,	Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property <b>Deed Registered in: A.D.S.R.</b> <b>BEHALA</b>	Deed No: I-160702663/2025 Volume No: 1607-2025, Page No: 71997 to 72009 Date of Registration: 09/04/2025 Date of Completion: 11/04/2025  Query No: 16072000947135/2025 Serial No: 1607002659/2025

**EXTRA:**

District: South 24- Parganas, PS; Haridevpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18/1/2, Road: Balaka Road, , Ward: 143 <b>Deed</b> <b>Registered in:</b> <b>A.D.S.R.</b> <b>BEHALA</b>	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: Khatian:	Area of Land: 0.0707966 decimal (30.893 Sqft)	Deed No: I-160702664/2025 Volumne: , Page: 71956 - 71970 Date of Registration: 09/04/2025 Date of Completion: 11/04/2025 Query No: 16072000946709/2025 Serial No: 1607002660/2025
<b>Name &amp; Address</b>		<b>Status &amp; Transaction</b>		<b>Deed Details</b>

<p><b>RANJIT PAL</b>            Son of Late RABIN PAL</p> <p>District: South 24-Parganas, PS: Thakurpukur,            Pin: 700104, State: West Bengal,,            Country: India,</p>	<p>Status: Attorney (Donor)            Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)</p> <p><b>Deed Registered in: A.D.S.R.</b>  <b>BEHALA</b></p>	<p>Deed No: I-160702664/2025            Volume No: 1607-2025, Page No: 71956 to 71970            Date of Registration: 09/04/2025            Date of Completion: 11/04/2025              Query No:            16072000946709/2025 Serial No: 1607002660/2025</p>
<p><b>SANJOY KUMAR SEN</b>            Son of Late SURENDRA NATH SEN</p> <p>District: South 24-Parganas, PS: Behala,            Pin: 700038, State: West Bengal,,            Country: India,</p>	<p>Status: Donor            Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)</p> <p><b>Deed Registered in: A.D.S.R.</b>  <b>BEHALA</b></p>	<p>Deed No: I-160702664/2025            Volume No: 1607-2025, Page No: 71956 to 71970            Date of Registration: 09/04/2025            Date of Completion: 11/04/2025              Query No:            16072000946709/2025 Serial No: 1607002660/2025</p>
<p><b>THE KOLKATA MUNICIPAL CORPORATION</b>            Son of Mr KMC</p> <p>City: KOLKATA, District: Kolkata,            PS: Taltola,            Pin: 700013, State: West Bengal,,            Country: India,</p>	<p>Status: Donee            Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)</p> <p><b>Deed Registered in: A.D.S.R.</b>  <b>BEHALA</b></p>	<p>Deed No: I-160702664/2025            Volume No: 1607-2025, Page No: 71956 to 71970            Date of Registration: 09/04/2025            Date of Completion: 11/04/2025              Query No:            16072000946709/2025 Serial No: 1607002660/2025</p>

<p>District: South 24-Parganas, PS; Haridevpur, Municipality: KOLKATA MUNICIPAL CORPORATION, Premises: 18/1/2, Road: Balaka Road, , Ward: 143 Deed Registered in: A.D.S.R. BEHALA</p>	<p>Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property</p>	<p>Plot No: Khatian:</p>	<p>Area of Land: 5.67188 decimal (3 Katha,7 Chatak) Area of Structure: 100 Sq Ft</p>	<p>Deed No: I-160708727/2025 Volumne : , Page: 221993 - 222002 Date of Registration: 20/11/2025 Date of Completion: 20/11/2025 Query No: 16072003125933/2025 Serial No: 1607008684/2025</p>	
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Name & Address	Status & Transaction	Deed Details
<p><b>SANJOY KUMAR SEN</b> Son of Late SURENDRA NATH SEN</p> <p>District: South 24-Parganas, PS: Behala, Pin: 700038, State: West Bengal,, Country: India,</p>	<p>Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property <b>Deed Registered in: A.D.S.R. BEHALA</b></p>	<p>Deed No: I-160708727/2025 Volume No: 1607-2025, Page No: 221993 to 222002 Date of Registration: 20/11/2025 Date of Completion: 20/11/2025  Query No: 16072003125933/2025 Serial No: 1607008684/2025</p>

District: South 24-Parganas, PS; Haridevpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18/1/2, Road: Balaka Road, , Ward: 143 <b>Deed</b> <b>Registered in:</b> <b>A.D.S.R.</b> <b>BEHALA</b>	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian:	Area of Land: 5.67188 decimal (3 Katha,7 Chatak) Area of Structure: 100 Sq Ft	Deed No: I-160708821/2025 Volumne: , Page: 223595 - 223604 Date of Registration: 24/11/2025 Date of Completion: 24/11/2025 Query No: 16072003155149/2025 Serial No: 1607008787/2025
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Name & Address	Status & Transaction	Deed Details
<p><b>SANJOY KUMAR SEN</b> Son of Late SURENDRA NATH SEN</p> <p>District: South 24-Parganas, PS: Behala, Pin: 700038, State: West Bengal,, Country: India,</p>	<p>Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property <b>Deed Registered in: A.D.S.R. BEHALA</b></p>	<p>Deed No: I-160708821/2025 Volume No: 1607-2025, Page No: 223595 to 223604 Date of Registration: 24/11/2025 Date of Completion: 24/11/2025  Query No: 16072003155149/2025 Serial No: 1607008787/2025</p>