

SHNEHA SHAW

Advocate

Alipore Judges's Court

9No.Bar Library,

Table no.14,

Kolkata-700027.

(M)8961740245/8240275347

Email Id: shneha9shaw@gmail.com

Date:12/11/2025

:-SEARCH REPORT:-

No Encumbrance certificate and detailed report of title

SUB - ALL THAT piece and parcel of undivided share of total measuring 6.34 cottahs equivalent to 06 cottahs 05 chittacks and 20sq.ft be a little more or less with building ad measuring 3000 sq.ft more or less as standing thereon situate lying at and being a portion of Port Commissioner Surplus Land lying between Diamond Harbour Road and Tolly's Nallah, being Plot No. 673 in Block-O of the Society's New Alipore Development Scheme No. XV, now known and numbered as Premises No. 26, Biplabi Dinesh Majumder Sarani, by postal address known as Premises No. 23A/673, Diamond Harbour Road, Post Office and Police Station New Alipore, Kolkata. 700 053 at present within The Kolkata Municipal Corporation. Ward No. 081, Assesse no.110811400324 in the District of South 24 Parganas and Sub-Registry office at Alipore together with undivided proportionate share of land of the said premises and other common space, passages and facilities .

My report is as follows:-

Present owner :-

Smt.Subhra Gupta wife of Late Sudha Ranjan Gupta,2)Smt.Sayanti Dutta daughter of Late Sudha Ranjan Gupta,3)Sri Samik Gupta son of Late Sudha Ranjan Gupta,4)Jayanti Gupta wife of Late Samir Ranjan Gupta and 5)Sampa Saha Gupta daughter of Samir Ranjan Gupta by way of inheritance thus became the absolute joint owner and occupiers of all that the said Municipal Premises no.23A/673,Diamond Harbour Road now renamed as premises no.26,Biplabi Dinesh Majumder Sarani,Police Station-New Alipore,Kolkata -700053 .

That I have caused necessary searches through online in the site of entire South 24 Parganas through West Bengal Search portal and also in the records of D.S.R. and D.R. Alipore and A.R.A. Kolkata for the year from 2008 to 2025 and through each offices and often obtained Asset Based Search report from Central Registry of Securitization Asset Reconstruction and Security Interest of India , regarding the above mentioned property and have inspected some relevant title papers and documents in respect of the aforesaid property it had been found that the present owners mutated their names in respect of the aforesaid

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property it had been found that the present owner mutated his name before the Kolkata Municipal Corporation and is well owned, seized and possessed in respect of the schedule property.

During the searching of the above referred property of the above stated period I have found no entry i.e. Sale, Gift, Mortgage, or any kind transfer transaction in the aforesaid concern offices.

Therefore, according to available records / volume of the above referred schedule property is free from all encumbrances and also clear and has a good marketable title in the aforesaid period.

That the present owners mutated their names before the Kolkata Municipal Corporation and duly paid taxes and is in possession of the said property free from all encumbrances.

I, therefore certify that present vendors 1.Smt.Subhra Gupta wife of Late Sudha Ranjan Gupta, 2)Smt.Sayanti Dutta daughter of Late Sudha Ranjan Gupta, 3)Sri Samik Gupta son of Late Sudha Ranjan Gupta, 4)Jayanti Gupta wife of Late Samir Ranjan Gupta and 5)Sampa Saha Gupta are the present lawful owners and he has good, clear and marketable title in the aforesaid property and the said property is free from all sorts of encumbrances, charges liabilities and no lis pendens is attached with the aforesaid property and the same has an absolutely clear free and marketable title. The last entry found in respect of the above mentioned schedule on respective search is :

Deed no.I-160408011/2022

Pages: 250535-250549

Date of Registration-18/07/2022

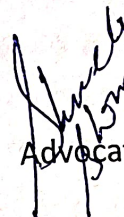
Registered in D.S.R.IV at Alipore

It is the Declaration Document relating to immovable property executed by the present recorded owners in favour of Pranab Chatterjee son of Late Paresh Nath Chatterjee.

Enclo:- 1.Online Search Receipt reflecting the last entry along with other entries found therein.

2. Copy of **CERSAI** Search Report in connection to the above premises.

3.xerox copy of Development Agreements along with Power of Attorney executed by the present owners executed in favour of Module Developers Pvt Ltd represented by Pranab Chatterjee and other title papers .


Advocate 12/11/2025