

Sudarsan Roy

Advocate
High Court, Calcutta

1

Mobile : 91534 71208 / 98307 41606

Mobile : 94323 53284 (Chamber)

E-mail : sudarsan.roy.legal@gmail.com
sudarsanroy.advocate@gmail.com

Ref.No.:

Date: 14/04/2026

TO WHOM IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Reference - ALL THAT piece and parcel of land measuring 26 Cottahs and 10 sq. ft. at Moua Bonhooghly, J.L. No. 6, Touzi No. 3027, R.S. Khatian no. 41, L.R. Khatian No. 4422, R.S. Dag Nos. 403, 404, 405, L.R. Dag No. 2611, 2612, P.S. and Municipality Baranagar, Premises No. 122, B.T. Road, Kolkata - 700108 erstwhile Kolkata - 700035, District North 24 Parganas and butted and bounded as follows:-

ON NORTH : By passage leading to Haridhan Daw's Garden
ON SOUTH : By Premises No. 117, B.T. Road, Kolkata - 700035
ON EAST : By Premises No. 121, B.T. Road, Kolkata - 700035
ON WEST : By B.T. Road

Present Owner :

Castings and Metal Products Pvt. Ltd., having its office at 122, B.T. Road P.O. Alambazar, P.S. Baranagar, Kolkata - 700035, represented by its Directors (1) Smt. Tapasree Chaudhuri, residing at 5N, Ram Mohan Mallik Garden Lane, P.O. & P.S. Belegghata, Kolkata - 700010, (2) Sri Soumyadeep Chaudhury, residing at 5N, Ram Mohan Mallik Garden Lane, P.O. & P.S. Belegghata, Kolkata - 700010, (3) Sri Souradeep Chaudhury, residing at 10/3, B.T. Road, P.O. & P.S. Belghoria, Kolkata - 700056, (4) Smt. Mitra Roy, residing at 10/3, B.T. Road, P.O. & P.S. Belghoria, Kolkata - 700056.



Ref. No.:

Date:

For the sake of clarity of the Right, Title and interest I have caused necessary searches in the following offices:

1. A.R.A. – I Kolkata, from the year 2019 to 2026
2. A.R.A. – II Kolkata, from the year 2014 to 2026
3. A.R.A. – III Kolkata, from the year 2019 to 2026
4. A.R.A. – IV Kolkata, from the year 2015 to 2026
5. D.S.R. – I North 24 Parganas, from the year 2014 to 2026
6. D.S.R. – II North 24 Parganas, from the year 2022 to 2026
7. D.S.R. – III North 24 Parganas, from the year 2022 to 2026
8. A.D.S.R. Cossipore Dum Dum from the year 2014 – 2026

I have meticulously verified all relevant documents relating to the abovesaid land

On the basis of the aforesaid search and documents my report is as follows:

1. By virtue of Decree passed in Civil Suit No. 55 of 1920, Smt. Krishna Bhabini Devi became the absolute owner of Land measuring 1 (one) bigha 6 (six) Cottahs at District 24 Parganas, Mouza Bonhooghly, J.L. no. 6, Touzi No. 3027, Khatian no. 41, Dag nos, 403, 404, 405, P.S. and Municipality Baranagar.
2. while the said Krishna Bhabini Devi seized and possessed the said property she, for diverse weighty reasons she sold out the said property to Arup Kumar Datta on 14.03.1944. The said Deed of Gift was registered in the Office of Sub-Registrar Cossipore Dum Dum and recorded in Book No. 1, Volume No. 15, Pages 186 to 191 being no. 742 for the year 1944. By virtue of the said Deed of Gift, Arup Kumar

7

Ref. No.:

Date:

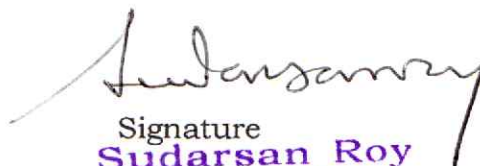
Datta became the absolute owner of the said Land.

3. While the said Arup Kumar Datta seized and possessed the said land, he sold out the said Land on 20.01.1961 to Casting and Metal Products Pvt. Ltd. The said Deed of Conveyance was registered in the office of Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 15, Pages 102 to 106 being no. 445 of the year 1961
4. By virtue of the Deed of Conveyance dated 20.01.1961 Castings and Metal Products Pvt. Ltd. became the absolute owner of the land measuring an area 26 Cottahs and 10 sq. ft. at Moua Bonhooghly, J.L. No. 6, Touzi No. 3027, R.S. Khatian no. 41, L.R. Khatian No. 4422, R.S. Dag Nos. 403, 404, 405, L.R. Dag No. 2611, 2612, P.S. and Municipality Baranagar, Premises No. 122, B.T. Road, Kolkata - 700108 erstwhile Kolkata - 700035, District North 24 Parganas

That after making necessary searches I accordingly certify that **ALL THAT** piece and parcel of land measuring 26 Cottahs and 10 sq. ft. at Moua Bonhooghly, J.L. No. 6, Touzi No. 3027, R.S. Khatian no. 41, L.R. Khatian No. 4422, R.S. Dag Nos. 403, 404, 405, L.R. Dag No. 2611, 2612, P.S. and Municipality Baranagar, Premises No. 122, B.T. Road, Kolkata - 700108 erstwhile Kolkata - 700035, District North 24 Parganas is presently owned by Castings and Metal Products Pvt. Ltd. and the plot of land is free from encumbrances, charges, liabilities, liens, lispendens and attachment of any kind, whatsoever, and bears a clear and marketable title.

Date :

Place : Kolkata


Signature
Sudarsan Roy

Advocate
High Court, Calcutta
"TEMPLE CHAMBERS"
6, Old Post Office Street
2nd Floor, Room No. 72
Kolkata-700 001

504 5381
Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - III)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 08-04-2026

Serial No of Application	1525002109/2026	Search No	1525002109/2026
Search for the Years	From 2022 To 2026	Record Available	From 21/02/2014 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Premises: 122, Road: B.T. Road, Holding: 122		
From whom Received	M Das	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	80 /-

Search Result: No Record Found

(Mrs Swagata Tarafdar)

D.S.R. - III NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS



Government of West Bengal
Office of the COSSIPORE DUMDUM (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 08-04-2026

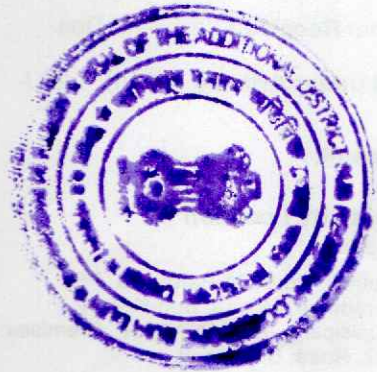
Serial No of Application	1506000789/2026	Search No	1506000789/2026
Search for the Years	From 2014 To 2026	Record Available	From 28/10/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Premises: 122, Road: B.T. Road, Holding: 122		
From whom Received	M Das	All Transaction	
Fees Paid under Articles	F1(i) 20/-	F1(ii)	240/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Baranagar, Mouza: Bon-Hoogly, Municipality: BARANAGAR,, Premises: 122, Road: B.T. Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: RS-403 Khatian: 41 Zone: (Baranagar area -- Baranagar area)	Area of Land: 16.5229 decimal (10 Katha, 10 Sqft) Area of Structure: 1200 Sq Ft
Deed Details :		Deed No: I-150616048/2022, Query No: 15062003471395/2022, Serial No: 1506016332/2022, Page: 540843 - 540880, Date of Registration: 14/12/2022, Date of Completion: 15/12/2022,		
2	District: North 24-Parganas, PS; Baranagar, Mouza: Bon-Hoogly, Municipality: BARANAGAR,, Premises: 122, Road: B.T. Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: RS-404 Khatian: 41 Zone: (Baranagar area -- Baranagar area)	Area of Land: 13.2 decimal (8 Katha) Area of Structure: 1200 Sq Ft
Deed Details :		Deed No: I-150616048/2022, Query No: 15062003471395/2022, Serial No: 1506016332/2022, Page: 540843 - 540880, Date of Registration: 14/12/2022, Date of Completion: 15/12/2022,		
3	District: North 24-Parganas, PS; Baranagar, Mouza: Bon-Hoogly, Municipality: BARANAGAR,, Premises: 122, Road: B.T. Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: RS-405 Khatian: 41 Zone: (Baranagar area -- Baranagar area)	Area of Land: 13.2 decimal (8 Katha) Area of Structure: 1200 Sq Ft
Deed Details :		Deed No: I-150616048/2022, Query No: 15062003471395/2022, Serial No: 1506016332/2022, Page: 540843 - 540880, Date of Registration: 14/12/2022, Date of Completion: 15/12/2022,		
4	District: North 24-Parganas, PS; Baranagar, Mouza: Bon-Hoogly, Municipality: BARANAGAR,, Premises: 122, Road: B.T. Road,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-403 Khatian: 41 Zone: (Baranagar area -- Baranagar area)	Area of Land: 16.5229 decimal (10 Katha, 10 Sqft) Area of Structure: 1200 Sq Ft
Deed Details :		Deed No: I-150616080/2022, Query No: 15068003528899/2022, Serial No: 1506016380/2022, Page: 540881 - 540901, Date of Registration: 14/12/2022, Date of Completion: 15/12/2022,		
5	District: North 24-Parganas, PS; Baranagar, Mouza: Bon-Hoogly, Municipality: BARANAGAR,, Premises: 122, Road: B.T. Road,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-404 Khatian: 41 Zone: (Baranagar area -- Baranagar area)	Area of Land: 13.2 decimal (8 Katha) Area of Structure: 1200 Sq Ft
Deed Details :		Deed No: I-150616080/2022, Query No: 15068003528899/2022, Serial No: 1506016380/2022, Page: 540881 - 540901, Date of Registration: 14/12/2022, Date of Completion: 15/12/2022,		
6	District: North 24-Parganas, PS; Baranagar, Mouza: Bon-Hoogly, Municipality: BARANAGAR,, Premises: 122, Road: B.T. Road,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-405 Khatian: 41 Zone: (Baranagar area -- Baranagar area)	Area of Land: 13.2 decimal (8 Katha) Area of Structure: 1200 Sq Ft
Deed Details :		Deed No: I-150616080/2022, Query No: 15068003528899/2022, Serial No: 1506016380/2022, Page: 540881 - 540901, Date of Registration: 14/12/2022, Date of Completion: 15/12/2022,		

(Mrs Baishali Dasgupta)

A.D.S.R. COSSIPORE DUMDUM
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM



Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 08-04-2026

Serial No of Application	1501009917/2026	Search No	1501009917/2026
Search for the Years	From 2014 To 2026	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Premises: 122, Road: B.T. Road, Holding: 122		
From whom Received	M Das	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	240 /-

Search Result: No Record Found

(Mr Subodh Kumar Majumder)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
Form - 1556

Date of Application: 08-04-2026

Serial No of Application	1502002830/2026	Search No	1502002830/2026
Search for the Years	From 2022 To 2026	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Premises: 122, Road: B.T. Road, Holding: 122		
From whom Received	M Das	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	80 /-

Search Result: No Record Found



(Mr Soumya Mukherjee)
D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 07-04-2026

Serial No of Application	1902004292/2026	Search No	1902004292/2026
Search for the Years	From 2014 To 2026	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Premises: 122, Road: B.T. Road, Holding: 122		
From whom Received	M Das	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	240 /-

Search Result: No Record Found



(Mr Soumitra Bhunia)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA

Government of West Bengal
Office of the KOLKATA (A.R.A. - III)
Receipt for fees deposited for Search
Form- 1556

Date of Application: 08-04-2026

Serial No of Application	1903003658/2026	Search No	1903003658/2026
Search for the Years	From 2019 To 2026	Record Available	From 01/01/1900 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Premises: 122, Road: B.T. Road, Holding: 122		
From whom Received	M Das	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	140 /-
Search Result:	No Record Found		

(Mr. Surajit Roy Chowdhury)
A.R.A. - III KOLKATA
OFFICE OF THE A.R.A. - III KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 08-04-2026

Serial No of Application	1904002989/2026	Search No	1904002989/2026
Search for the Years	From 2015 To 2026	Record Available	From 29/08/2015 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Premises: 122, Road: B.T. Road, Holding: 122		
From whom Received	M DAS	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 220 /-	
Search Result:	No Record Found		

(Mr Saurav Roychowdhury)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA

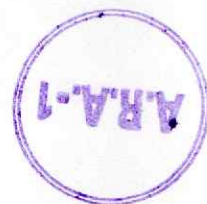


Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 07-04-2026

Serial No of Application	1901004382/2026	Search No	1901004382/2026
Search for the Years	From 2019 To 2026	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Premises: 122, Road: B.T. Road, Holding: 122		
From whom Received	M DAS	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	140 /-

Search Result: No Record Found



(Mr Ananda Mohan Nandi)

A.R.A. - I KOLKATA

OFFICE OF THE A.R.A. - I KOLKATA

