

SOURAV CHATTERJEE
B.A. LLB ADVOCATE
CALCUTTA HIGH COURT



Office : 35/4, B.T. Road, Near
Sinthee More, Ghosh Para Kali
Mandir, Kolkata- 700 050

Mobile No: 7003386908/ 8961180218

Email-sourav.chatterjee2019@gmail.com

Ref: _____

Date: ____/____/____

NON-ENCUMBRANCES SEARCH CERTIFICATE WITH REPORT ON TITLE

REF: ALL THAT piece of parcel of land with structure, being land measuring about **5 cottahs 21 sq. ft.** (the physical measurement the land area is **5 Cottahs** only) and at present structure measuring about **200 sq. ft.** (the physical measurement the structure is **150 sq. ft** only) to be little more or less of being municipal premises No. **1, Ganga Dhar Sen Lane, Kolkata-700036**, Ward No. 026 under the Local limits of Baranagar Municipality, P.S. Baranagar, District-North 24 Parganas.

PRESENT LANDOWNER OF THE PLOT:- **SRI SRI BANESWAR SHIBALINGA AND SRI SRI SRIDHAR GRAMSHILA ALIAS SRI SRI BANESHWAR SHIVA LINGA AND SRI SRI SRIDHAR GRAMSHILA** having PAN Card No. **ABGTS3127B**, the Private Family Debutter Estate represented by their sole Shebait **MR. KALYANMOY PAL** having PAN Card No. **AHPPP1412K**, Aadhar Card No. **9265-9875-4577**, son of Late Panchu Gopal Pal, by faith-Hindu, by occupation-consultant, residing at 1, Ganga Dhar Sen Lane, P.O. & P.S. Baranagar, Kolkata- 700036, in the district of North 24 Parganas, in the state of West Bengal.

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Advocate
Calcutta High Court



Ref: _____

Date: ____/____/____

PRESENT DEVELOPER OF THE PLOT:- M/S RITTICK ENTERPRISE a Proprietorship Firm, being Sole Proprietor of **MR. RAJ KUMAR BHUINA** having PAN Card No. **AMAPB5776E**, Aadhar Card No. **7638-8154-9302**, son of Sri Rabin Bhuina, by occupation- Business, by faith-Hindu, residing and working for gain at 1A/H/2, Satchasi Para Road, P.O. & P.S. Cossipore, Kolkata- 700002, in the district of Kolkata, in the state of West Bengal.

THAT SRI SRI BANESWAR SHIBALINGA AND SRI SRI SRIDHAR GRAMSHILA ALIAS SRI SRI BANESHWAR SHIVA LINGA AND SRI SRI SRIDHAR GRAM SHILA having PAN Card No. **ABGTS3127B**, the Private Family Debutter Estate represented by their sole Shebait **MR. KALYANMOY PAL** having PAN Card No. **AHPPP1412K**, Aadhar Card No. **9265-9875-4577**, son of Late Panchu Gopal Pal is the absolute **Land Owners** of **ALL THAT** a piece and Parcel of Bastu Land measuring **5 cottahs 21 sq. ft.** (the physical measurement the land area is **5 Cottahs** only) and at present structure measuring about **200 sq. ft.** (the physical measurement the structure is **150 sq. ft** only) to be little more or less lying and situated at Mouza – Palpara, J.L. No. 07, L.R. Khatian No. 161, appertaining to L.R. Dag No.3498, being municipal **Premises No. 1, Ganga Dhar Sen Lane**,

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Kolkata-700036, Ward No. 026 under the Local limits of Baranagar Municipality, P.S. Baranagar, under the jurisdiction of A.D.S.R. Cossipore Dum Dum, in the district of North 24 Parganas, in the state of West Bengal.

THAT aforesaid **MR. RAJ KUMAR BHUINA** having PAN Card No. **AMAPB5776E**, Aadhar Card No. **7638-8154-9302**, Proprietor of **M/S RITTICK ENTERPRISE** having its office cum Residence at- 1A/H/2, Satchasi Para Road, P.O. & P.S. Cossipore, Kolkata-700002, in the district of Kolkata, in the state of West Bengal, herein intent to develop a residential building on the aforesaid plot of Land and he proposed to aforesaid **SRI SRI BANESWAR SHIBALINGA AND SRI SRI SRIDHAR GRAMSHILA ALIAS SRI SRI BANESHWAR SHIVA LINGA AND SRI SRI SRIDHAR GRAMSHILA** having PAN Card No. **ABGTS3127B**, the Private Family Debutter Estate represented by their sole Shebait **MR. KALYANMOY PAL** having PAN Card No. **AHPPP1412K**, Aadhar Card No. **9265-9875-4577**, son of Late Panchu Gopal Pal, for better enjoyment of the property and **the aforesaid Land Owner** was agreed with the certain terms and condition and also **the aforesaid Land Owner** executed a Development Agreement dated on 26.04.2004, which had duly been Sealed, Signed, executed by

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both afore-mentioned parties and registered on same day in the office of the Additional District Sub-Registrar Cossipore Dum Dum, and the same was recorded in Book No. I, Volume No.1506, pages From 130733 to 130774, Being Deed No.04289, for the year 2024 along with the Land Owner executed a Registered Development Power of Attorney with the same Developer dated on 26.04.2004, which had duly been Sealed, Signed, executed by both afore-mentioned parties and registered on same day in the office of the Additional District Sub-Registrar Cossipore Dum Dum, and the same was recorded in Book No. I, Volume No.1506, pages From 130197 to 130214 , Being Deed No.04295, for the year 2024.

I certify that no encumbrances is found from the available records in those registration offices concerned and based on such search of available records, investigation of documents (Xerox copies) placed before me I can say that the present owner has a good marketable title of the said property free from all encumbrances.

Sourav Chatterjee
SOURAV CHATTERJEE
Advocate
Calcutta High Court

E.M.F/2991/1622/2021

(SOURAV CHATTERJEE)

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

Date of Application: 19-09-2025

Serial No of Application 1506004143/2025
Search for the Years From 2019 To 2025
Property to be Searched District: North 24-Parganas, PS: Baranagar, Mouza: Palpara, , Plot No: LR- 00389
From whom Received S Chatterjee

Search No 1506004143/2025
Record Available From 28/10/2010 onwards
All Transaction

Fees Paid under Articles F1(i) 20 /- F1(ii) 120 /-

Search Result: No Record Found



(Mr Kaustava Dey)

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

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

Application: 20-09-2025

Serial No of Application	1901026037/2025	Search No	1901026037/2025
Search for the Years	From 2019 To 2025	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Mouza: Palpara, , Plot No: LR- 03498		
From whom Received	S CHATTERJEE		All Transaction
Fees Paid under Articles	F1(i) 20 /- F1(ii) 120 /-		
Search Result:	No Record Found		

(Mr Pradipta Kishore Guha)

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



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

of Application: 19-09-2025

Serial No of Application	1902024297/2025	Search No	1902024297/2025
Search for the Years	From 2019 To 2025	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Mouza: Palpara, , Plot No: LR- 03498		
From whom Received	S CHATTERJEE		All Transaction
Fees Paid under Articles	F1(i) 20 /- F1(ii) 120 /-		
Search Result:	No Record Found		

(Mr Satyajit Biswas)
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: 19-09-2025

Serial No of Application	1903024064/2025	Search No	1903024064/2025
Search for the Years	From 2019 To 2025	Record Available	From 01/01/1900 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Mouza: Palpara, , Plot No: LR- 03498		
From whom Received	S Chatterjee		All Transaction
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 120 /-	

Search Result: No Record Found

(Mr Samar Kumar Pramanick)

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: 19-09-2025

Serial No of Application	1904020455/2025	Search No	1904020455/2025
Search for the Years	From 2019 To 2025	Record Available	From 29/08/2015 onwards
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Mouza: Palpara, , Plot No: LR- 03498		
From whom Received	S Chatterjee	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	120 /-
Search Result:	No Record Found		



(Mr Mohul Mukhopadhyay)

A.R.A. - IV KOLKATA

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