

Date: 07.06.2023

No Encumbrances Certificate and detailed report on title

Ref. : An area of *All That* piece and portion of Bastu land Measuring more or less 11 Cottah 08 Chittacks 90 Sq.ft. More or less along with Structure standing thereon, comprised in R.S. Dag No. 2700 under Khatian No. 1858, corresponding to L.R. Dag No. 4734 under L.R. Khatian No. 10739 in Mouza Bhadrakali, J.L. No. 9, being municipal holding No. 122/2, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly, Pin-712232 under Uttarpara-Kotrung Municipality, the said Property: **For Project Approved.**

I have caused necessary searches in the Sub Registry Office at Uttarpara for the period from 2009 to 2023 AND in the District Registry Office at Hooghly for a period from 2009 to 2023 And Additional Registrar of Assurances, Kolkata in respect of the aforesaid Property in respect of the aforesaid Property.

My report is as follows:

NOTE FOR THE ADVOCATE

WHEREAS *All That* piece and portion of Bastu land Measuring more or less 01 Cottah 03 Chittacks along with Structure standing thereon, comprised in R.S. Dag No. 2700 under Khatian No. 1858, corresponding to L.R. Dag No. 4734 under L.R. Khatian No. 10739 in Mouza Bhadrakali, J.L. No. 9, being municipal holding No. 122/2, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly, Pin-712232 under Uttarpara-Kotrung Municipality, A.D.S.R.O., Uttarpara free from all encumbrances, along with other properties originally belonged to Smt. Menika Rani Roy Chowdhury alias Menoka Roy Chowdhury wife of Tarak Brambha Roy Chowdhury of Bhadrakali, Hooghly.

AND WHEREAS on 28th April, 2006 said Smt. Menika Rani Roy Chowdhury alias Menoka Roy Chowdhury had gifted land measuring more or less 01 Cottah 03 Chittacks to her son Utpal Chowdhury by virtue of a registered Deed of Gift, duly registered at Sub-Registry office Serampore,, entered into Book No. 1, Volume No. 3 pages from 6420 to 6437, vide Deed No. 03667 for the year 2005.

AND WHEREAS said Smt. Menika Rani Roy Chowdhury alias Menoka Roy Chowdhury had also gifted her respective lands to her other sons by different deeds and possessed remaining land measuring more or less 01 Cottah which is lying in the L.R Settlement records and said Menika Rani Roy Chowdhury alias Menoka Roy Chowdhury died intestate on 15.02.2011 leaving behind four sons namely Utpal Roy Chowdhury, Shymal Roy Chowdhury, Asit Roy Chowdhury and Amit Roy Roy Chowdhury as her only legal heirs and successors who jointly inherited the said land as per provision of Hindu Succession Act., 1956 and each having undivided 1/4th share,

AND WHEREAS while in khas possession of the said property said Utpal Roy Chowdhury died intestate on 01.09.2019 leaving wife and son i.e. **SMT. PRATIMA ROY CHOWDHURY, wife of Late Utpal Roy Chowdhury, and SRI AMAR ROY CHOWDHURY, son of Late Utpal Roy Chowdhury,** as his only legal heirs and successors who jointly inherited the said property as per provision of Hindu Succession Act., 1956.

WHEREAS: That by virtue of a Bengali Deed of Gift dated 13.06.2003 corresponding to Bengali dated 29th day of Jaistha, 1410 B.S. which has duly registered before the District Sub Registrar of Hooghly at Hooghly and there recorded in Bock No. I. Volume No. 40, Pages 43 to 50 as Being No. 1479 for the year 2003 made by the Donor namely MANURANI DEY wife of Late Prartil Chandra Dey residing at 128, Kabi Kiran Dhan Road (K.K.D. Road). Post Office - Bhadrakali, Police Station - Uttarpara, District - Hooghly, Pin -712 232, W.B. donates and I or given in favour of the Donee namely SHILA DEY daughter of Late Piaui, Chandra Dey of 128, Kabi Kiran Dhan Road (K.,K.D. Road), Post Office - Bhadrakali, Police Station - Uttarpara, District -Hooghly, Pin -712232 a Revenue Paying Riyati Rights Doba now Bastu Land admeasuring 03 (Three) Kottans 02 (Two) Chittacks equivalent to 0.050 Acre more or less at Mouza -Bhadrakali. J.L. No. 9, R.S. No. 1764. Touzi No. 3889, Pargana - Bore, R.S. Khatian No 2315, R.S. Dag No, 269915618, L.R. Khatian No. 412911, Hal L.R. Khatian No. 7678, L.R. Dag No, 4981, Municipal Holding No. 128 now 12811, Kabi Kiran Dhan Road (K.K.D. Road), Post Office - Bhadrakali, Police Station - Uttarpara, District - Hooghly, Pin - 712232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality and also within the Administration of B.L. & LRO-Serarnpore, flooghly and within the Registration Jurisdiction of A.D.S.R Uttarpara previously A.D.S.R. - Serarnpore, llooghly. D.S.R. 11 Honghly and A.R.A. Kolkata which is hereinafter referred to as the "Said Land" forever and absolutely and in free from all enannbrances, charges, attachments, trusts, liens and lispences etc. and thereafter said Donee seized, possessed and occupied the "Said Land" freely and absolutely and in free from all encumbrances, charges, attachments, trusts, liens and lispences etc. by mutating her name in the records of the Uttarpara Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein.

WHEREAS ALL T HAT piece and portion of Bastu land Measuring more or less 01 Cottah 10 Chittacks 40 sq.ft. along with Structure standing thereon, comprised in R.S. Dag No. 2700 under Khatian No. 1858 corresponding to L.R. Dag No. 4731 under L.R. Khatian No. 1247, in Mouza Bhadrakali, J.L. No. 9, being municipal olding No. 124, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly, Pin-712232 under Uttarpara-Kotrung Municipality .A.D.S.R.O., Uttarpara free from all encumbrances, originally belonged to Smt. Menoka Mukherjee, wife of Late Pinaki Mukherjee of Bhadrakali, Hooghly, which she purchased from one Sourendra Kumar Gupta by virtue of a registered Deed of Sale, duly registered at Registrar of Assurance, Kolkata , entered into Book No. 1, Volume No. 123, pages from 260 to 267, vide Deed No. 3458 for the year 1975.

ANDWHEREAS on 16th March, 2011 said Smt. Menoka Mukherjee had gifted the said property to her Grandson Sri Anirban Mukherjee by virtue of a registered Deed of Gift, duly registered at Sub-Registry office Serarnpore,, entered into Book No. 1, Volume No. 4, pages from 725 to 738, vide Deed No. 02092 for the year 2011 and his name duly recorded in the L.R. Settlement records as well as in the assessment records of Uttarpara-Kotrung Municipality in respect of the said property

AND WHEREAS SMT. PRATIMA ROY CHOWDHURY, wife of Late Utpal Roy Chowdhury, SRI AMAR ROY CHOWDHURY, son of Late Utpal Roy Chowdhury, Shymal Roy Chowdhury, Asit Roy Chowdhury, Amit Roy Roy Chowdhury, MISS SUILA DIY daughter of Late Pratul Chandra Dey, SRI ANIRBAN MUKHERJEE, son of Sri Debasish Mukherje, SASWATI KARMAKAR wife of Late Prafulla Chandra Karmakar, CHAITALI NANDI (NEE - KARMAKAR) wife of Sri Sayantan Nandi, and BARNALI CHATTERJEE wife of Sri Arijit Chatterjee, as Land Owners decided to develop his property, through **M/S. MAHA NEER NIRMAN** a Partnership firm having its

Abhishek Chatterjee

ABHISHEK CHATTERJEE

Advocate

Calcutta High Court

17/19/2013

office at 158, K.K.D. Road, P.O. Bhadrakali P.S. Uttarpara, Dist. Hooghly, Pin 712 232 , represented by its Partners namely (1) SRI MITHUN BANDYOPADMYAY, son of Sri Dhruvash Banerjee, and SRI PULAK ROY, son of Late Basudeb Roy, **the developer** who at its own cost and expenses shall develop the same and **the developer** after getting the said information has agreed to develop the said property and both the parties do hereby executed Seven Number of registered Development Agreement which was recorded in **1.** Book no. I, Volume No. 0621-2021, being no. 062101072, registered in the office of ADSR – Uttarpara, for the year 2021, **2.** Book no. I, Volume No. 0621-2021, being no. 062102801, registered in the office of ADSR – Uttarpara, for the year 2021, **3.** Book no. I, Volume No. 0621-2021, being no. 062102802, registered in the office of ADSR – Uttarpara, for the year 2021, **4.** Book no. I, Volume No. 0621-2021, being no. 062103546, registered in the office of ADSR – Uttarpara, for the year 2021, **5.** Book no. I, Volume No. 0621-2020, being no. 062104369, registered in the office of ADSR – Uttarpara, for the year 2020, **6.** Book no. I, Volume No. 0621-2021, being no. 062100810, registered in the office of ADSR – Uttarpara, for the year 2021 and **7.** Book no. I, Volume No. 0621-2021, being no. 062102511, registered in the office of ADSR – Uttarpara, for the year 2021.

I hereby that the above mentioned property is free from all sorts of encumbrances, charges, liabilities lines and lispendents 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 land is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Abhishek Chatterjee
ABHISHEK CHATTERJEE
Advocate
Calcutta High Court
NB-1982/2013



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Transacted Property Details

**** For all computerized deeds**

(*) marked items are mandatory

Property District *

Hooghly

Property Thana: *

Uttarpara

Localbody: *

Municipality

Year

District where Registered:

All

Road Wise Search Mouza Wise Search

Mouza: *

Bhadrakali

Plot No:

LR

04734

/

Bata No

Security Code:

3p4z2

W5V4M4



Click to view the index of the following offices for the period mentioned below

Office	Period
D.S.R. - I NORTH 24-PARGANAS	01-01-2003 to 07-05-2007
D.S.R. - II NORTH 24-PARGANAS	01-01-2003 to 07-05-2007
A.D.S.R. BARASAT	01-01-2003 to 07-05-2007
A D S R RIDHAN NAGAR	01-01-2001 to 02-05-2007

Service Count: 3,37,46,536[Display](#)**Real time search Save as Excel**[Click to Hide Search Criteria](#)****Updated Data****

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details	View Party
District: Hooghly, PS; Uttarpara, Mouza: Bhadrakali, Municipality: UTTARPARA-KOTRUNG,, Road: Kabi Kirandhan Road, , Holding: 122/2	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-04734/00000 Khatian: 10739/00	Area of Land: 1.95937500 decimal (1 Katha,3 Chatak) Area of Structure: 100 Sq Ft	Deed No: I- 062101072/2021 Volumne: , Page: 46256 - 46282 Date of Registration: 01/03/2021 Date of Completion: 05/03/2021 Query No: 06212000449295/2021 Serial No: 0621001234/2021	View
Deed Registered in: A.D.S.R. UTTARPARA					

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details	View Party
District: Hooghly, PS; Uttarpara, Mouza: Bhadrakali, Municipality: UTTARPARA-KOTRUNG,, Road: Kabi Kirandhan Road, , Holding: 122/4	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-04734/00000 Khatian: 04470/00	Area of Land: 0.41250000 decimal (4 Chatak) Area of Structure: 100 Sq Ft	Deed No: I-062101072/2021 Volumne: , Page: 46256 - 46282 Date of Registration: 01/03/2021 Date of Completion: 05/03/2021 Query No: 06212000449295/2021 Serial No: 0621001234/2021	View
District: Hooghly, PS; Uttarpara, Mouza: Bhadrakali, Municipality: UTTARPARA-KOTRUNG,, Road: Kabi Kirandhan Road, , Holding: 122	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-04734/00000 Khatian: 10678/00	Area of Land: 1.88145837 decimal (1 Katha,2 Chatak,11 Sqft) Area of Structure: 568 Sq Ft	Deed No: I-062102801/2021 Volumne: , Page: 121982 - 122007 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098629/2021 Serial No: 0621002874/2021	View
Deed Registered in: A.D.S.R. UTTARPARA					
Deed Registered in: A.D.S.R. UTTARPARA					

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details	View Party
District: Hooghly, PS; Uttarpara, Mouza: Bhadrakali, Municipality: UTTARPARA-KOTRUNG,, Road: Kabi Kirandhan Road, , Holding: 122	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-04734/00000 Khatian: 10729/00	Area of Land: 0.43541670 decimal (4 Chatak, 10 Sqft)	Deed No: I-062102801/2021 Volumne: , Page: 121982 - 122007 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098629/2021 Serial No: 0621002874/2021	View
District: Hooghly, PS; Uttarpara, Mouza: Bhadrakali, Municipality: UTTARPARA-KOTRUNG,, Road: Kabi Kirandhan Road, , Holding: 122/4	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-04734/00000 Khatian: 04470/00	Area of Land: 0.41250000 decimal (4 Chatak)	Deed No: I-062102801/2021 Volumne: , Page: 121982 - 122007 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098629/2021 Serial No: 0621002874/2021	View
Deed Registered in: A.D.S.R. UTTARPARA					
Deed Registered in: A.D.S.R. UTTARPARA					

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details	View Party
District: Hooghly, PS; Uttarpara, Mouza: Bhadrakali, Municipality: UTTARPARA-KOTRUNG,, Road: Kabi Kirandhan Road, , Holding: 122/1	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-04734/00000 Khatian: 10458/00	Area of Land: 2.33291676 decimal (1 Katha,6 Chatak,28 Sqft) Area of Structure: 1552 Sq Ft	Deed No: I-062102802/2021 Volumne: , Page: 122008 - 122033 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098110/2021 Serial No: 0621002875/2021	View
District: Hooghly, PS; Uttarpara, Mouza: Bhadrakali, Municipality: UTTARPARA-KOTRUNG,, Road: Kabi Kirandhan Road, , Holding: 122/4	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-04734/00000 Khatian: 04470/00	Area of Land: 0.41250000 decimal (4 Chatak)	Deed No: I-062102802/2021 Volumne: , Page: 122008 - 122033 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098110/2021 Serial No: 0621002875/2021	View
Deed Registered in: A.D.S.R. UTTARPARA					
Deed Registered in: A.D.S.R. UTTARPARA					

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Service Count: 3,37,46,609

[Real time search](#) [Save as Excel](#)
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Updated Data

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details	View Party
District: Hooghly, PS; Uttarpara, Mouza: Bhadrakali, Municipality: UTTARPARA-KOTRUNG,, Road: Kabi Kirandhan Road, , Holding: 128/1	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-04981/00000 Khatian: 07678/00	Area of Land: 5.15625000 decimal (3 Katha,2 Chatak) Area of Structure: 250 Sq Ft	Deed No: I-062104369/2020 Volumne: , Page: 145256 - 145291 Date of Registration: 23/12/2020 Date of Completion: 23/12/2020 Query No: 06212001748469/2020 Serial No: 0621004479/2020	<input type="button" value="View"/>
Deed Registered in: A.D.S.R. UTTARPARA					


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Government of West Bengal


[\(https://www.wbifms.gov.in/\)](https://www.wbifms.gov.in/)

Land & Land Reforms [\(http://banglarbhumi.gov.in/\)](http://banglarbhumi.gov.in/)
WWW.BANGLARBHUMI.GOV.IN

Service Count: 3,37,46,536

[Real time search](#) [Save as Excel](#)
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Updated Data

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details	View Party
District: Hooghly, PS; Uttarpara, Mouza: Bhadrakali, Municipality: UTTARPARA-KOTRUNG,, Road: Kabi Kirandhan Road, , Holding: 122/3	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-04734/00000 Khatian: 10358/00	Area of Land: 0.95333337 decimal (9 Chatak, 11 Sqft) Area of Structure: 632 Sq Ft	Deed No: I-062103546/2021 Volume: , Page: 146417 - 146443 Date of Registration: 16/08/2021 Date of Completion: 02/09/2021 Query No: 06212001468209/2021 Serial No: 0621003725/2021	<input type="button" value="View"/>
Deed Registered in: A.D.S.R. UTTARPARA					

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details	View Party
District: Hooghly, PS; Uttarpara, Mouza: Bhadrakali, Municipality: UTTARPARA-KOTRUNG,, Road: Kabi Kirandhan Road, , Holding: 122/4	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-04734/00000 Khatian: 04470/00	Area of Land: 0.41250000 decimal (4 Chatak)	Deed No: I-062103546/2021 Volumne: , Page: 146417 - 146443 Date of Registration: 16/08/2021 Date of Completion: 02/09/2021 Query No: 06212001468209/2021 Serial No: 0621003725/2021	View
Deed Registered in: A.D.S.R. UTTARPARA					

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SILPASATHI (<https://silpasathi.wb.gov.in/>)
Ease of Doing Business
Single Window Services for Business

 **india.gov.in** (<http://india.gov.in/>)
national portal of india

Site Map (../site_map.aspx)

Service Count: 3,37,46,675

Display

Real time search Save as Excel

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Updated Data

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details	View Party
District: Hooghly, PS; Uttarpara, Mouza: Bhadrakali, Municipality: UTTARPARA-KOTRUNG,, Road: Kabi Kirandhan Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-04982/00000 Khatian: 06696/00	Area of Land: 3.71250000 decimal (2 Katha,4 Chatak) Area of Structure: 200 Sq Ft	Deed No: I-062102588/2021 Volumne: , Page: 104900 - 104944 Date of Registration: 28/06/2021 Date of Completion: 28/06/2021 Query No: 06212001043278/2021 Serial No: 0621002648/2021	View
Deed Registered in: A.D.S.R. UTTARPARA					

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SILPASATHI (<https://silpasathi.wb.gov.in/>)
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Party Details

View

Name & Address	Status & Transaction	Deed Details
Barnali Chatterjee Wife of Shri Arijit Chatterjee District: Howrah, PS: Bally, Pin: 711201, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102588/2021 Volume No: 0621-2021, Page No: 104900 to 104944 Date of Registration: 28/06/2021 Date of Completion: 28/06/2021 Query No: 06212001043278/2021 Serial No: 0621002648/2021
Chaitali Nandi Nee Karmakar Wife of Shri Sayantan Nandi District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102588/2021 Volume No: 0621-2021, Page No: 104900 to 104944 Date of Registration: 28/06/2021 Date of Completion: 28/06/2021 Query No: 06212001043278/2021 Serial No: 0621002648/2021
MAHA NEER NIRMAN District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Organization (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102588/2021 Volume No: 0621-2021, Page No: 104900 to 104944 Date of Registration: 28/06/2021 Date of Completion: 28/06/2021 Query No: 06212001043278/2021 Serial No: 0621002648/2021
Mithun Bandopadhyay District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102588/2021 Volume No: 0621-2021, Page No: 104900 to 104944 Date of Registration: 28/06/2021 Date of Completion: 28/06/2021 Query No: 06212001043278/2021 Serial No: 0621002648/2021
Pulak Roy District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102588/2021 Volume No: 0621-2021, Page No: 104900 to 104944 Date of Registration: 28/06/2021 Date of Completion: 28/06/2021 Query No: 06212001043278/2021 Serial No: 0621002648/2021

7:55 PM

Saswati Karmakar
Wife of Late Prafulla Chandra Karmakar

District: Hooghly, PS: Uttarpara,
Pin: 712232, State: West Bengal,,
Country: India,

Status: Land Lord
Transaction: [0110] Sale,
Development Agreement or
Construction agreement
**Deed Registered in: A.D.S.R.
UTTARPARA**

Deed No: I-062102588/2021
Volume No: 0621-2021, Page
No: 104900 to 104944
Date of Registration:
28/06/2021
Date of Completion: 28/06/2021

Query No:
06212001043278/2021 Serial
No: 0621002648/2021

Party Details

Name & Address	Status & Transaction	Deed Details
Maha Neer Nirman City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Organization (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062103546/2021 Volume No: 0621-2021, Page No: 146417 to 146443 Date of Registration: 16/08/2021 Date of Completion: 02/09/2021 Query No: 06212001468209/2021 Serial No: 0621003725/2021
Mithun Bandyopadhyay City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062103546/2021 Volume No: 0621-2021, Page No: 146417 to 146443 Date of Registration: 16/08/2021 Date of Completion: 02/09/2021 Query No: 06212001468209/2021 Serial No: 0621003725/2021
Pulak Roy City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062103546/2021 Volume No: 0621-2021, Page No: 146417 to 146443 Date of Registration: 16/08/2021 Date of Completion: 02/09/2021 Query No: 06212001468209/2021 Serial No: 0621003725/2021
Shyamal Roy Chowdhury Son of Late Tarak Brambha Roy Chowdhury City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062103546/2021 Volume No: 0621-2021, Page No: 146417 to 146443 Date of Registration: 16/08/2021 Date of Completion: 02/09/2021 Query No: 06212001468209/2021 Serial No: 0621003725/2021

Party Details

Name & Address	Status & Transaction	Deed Details
Amit Roy Chowdhury Son of Late Tarak Brambha Roy Chowdhury City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102802/2021 Volume No: 0621-2021, Page No: 122008 to 122033 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098110/2021 Serial No: 0621002875/2021
Maha Neer Nirman City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Organization (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102802/2021 Volume No: 0621-2021, Page No: 122008 to 122033 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098110/2021 Serial No: 0621002875/2021
Mithun Bandyopadhyay City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102802/2021 Volume No: 0621-2021, Page No: 122008 to 122033 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098110/2021 Serial No: 0621002875/2021
Pulak Roy City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102802/2021 Volume No: 0621-2021, Page No: 122008 to 122033 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098110/2021 Serial No: 0621002875/2021

Party Details

Name & Address	Status & Transaction	Deed Details
Amit Roy Chowdhury Son of Late Tarak Brambha Roy Chowdhury City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102802/2021 Volume No: 0621-2021, Page No: 122008 to 122033 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098110/2021 Serial No: 0621002875/2021
Maha Neer Nirman City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Organization (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102802/2021 Volume No: 0621-2021, Page No: 122008 to 122033 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098110/2021 Serial No: 0621002875/2021
Mithun Bandyopadhyay City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102802/2021 Volume No: 0621-2021, Page No: 122008 to 122033 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098110/2021 Serial No: 0621002875/2021
Pulak Roy City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102802/2021 Volume No: 0621-2021, Page No: 122008 to 122033 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098110/2021 Serial No: 0621002875/2021

Party Details

Name & Address	Status & Transaction	Deed Details
Asit Roy Chowdhury Son of Late Tarak Brambha Roy Chowdhury City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102801/2021 Volume No: 0621-2021, Page No: 121982 to 122007 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098629/2021 Serial No: 0621002874/2021
Maha Neer Nirman City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Organization (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102801/2021 Volume No: 0621-2021, Page No: 121982 to 122007 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098629/2021 Serial No: 0621002874/2021
Mithun Bandyopadhyay City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102801/2021 Volume No: 0621-2021, Page No: 121982 to 122007 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098629/2021 Serial No: 0621002874/2021
Pulak Roy City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062102801/2021 Volume No: 0621-2021, Page No: 121982 to 122007 Date of Registration: 07/07/2021 Date of Completion: 28/07/2021 Query No: 06212001098629/2021 Serial No: 0621002874/2021

Party Details

Name & Address	Status & Transaction	Deed Details
Amar Roy Chowdhury Son of Late Utpal Roy Chowdhury City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal., Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062101072/2021 Volume No: 0621-2021, Page No: 46256 to 46282 Date of Registration: 01/03/2021 Date of Completion: 05/03/2021 Query No: 06212000449295/2021 Serial No: 0621001234/2021
Maha Neer Nirman City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal., Country: India,	Status: Organization (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062101072/2021 Volume No: 0621-2021, Page No: 46256 to 46282 Date of Registration: 01/03/2021 Date of Completion: 05/03/2021 Query No: 06212000449295/2021 Serial No: 0621001234/2021
Mithun Bandyopadhyay City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal., Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062101072/2021 Volume No: 0621-2021, Page No: 46256 to 46282 Date of Registration: 01/03/2021 Date of Completion: 05/03/2021 Query No: 06212000449295/2021 Serial No: 0621001234/2021
Pratima Roy Chowdhury Wife of Late Utpal Roy Chowdhury City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal., Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062101072/2021 Volume No: 0621-2021, Page No: 46256 to 46282 Date of Registration: 01/03/2021 Date of Completion: 05/03/2021 Query No: 06212000449295/2021 Serial No: 0621001234/2021
Pulak Roy City: UTTARPARA-KOTRUNG, District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal., Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062101072/2021 Volume No: 0621-2021, Page No: 46256 to 46282 Date of Registration: 01/03/2021 Date of Completion: 05/03/2021 Query No: 06212000449295/2021 Serial No: 0621001234/2021

Party Details

View

Name & Address	Status & Transaction	Deed Details
MAHA NEER NIRMAN District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Organization (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062104369/2020 Volume No: 0621-2020, Page No: 145256 to 145291 Date of Registration: 23/12/2020 Date of Completion: 23/12/2020 Query No: 06212001748469/2020 Serial No: 0621004479/2020
Mithun Bandyopadhyay District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062104369/2020 Volume No: 0621-2020, Page No: 145256 to 145291 Date of Registration: 23/12/2020 Date of Completion: 23/12/2020 Query No: 06212001748469/2020 Serial No: 0621004479/2020
Pulak Roy District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062104369/2020 Volume No: 0621-2020, Page No: 145256 to 145291 Date of Registration: 23/12/2020 Date of Completion: 23/12/2020 Query No: 06212001748469/2020 Serial No: 0621004479/2020
Shila Dey Daughter of Late Pratul Chandra Dey District: Hooghly, PS: Uttarpara, Pin: 712232, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. UTTARPARA	Deed No: I-062104369/2020 Volume No: 0621-2020, Page No: 145256 to 145291 Date of Registration: 23/12/2020 Date of Completion: 23/12/2020 Query No: 06212001748469/2020 Serial No: 0621004479/2020

Date: 07.06.2023

No Encumbrances Certificate and detailed report on title

Ref.: An area of *All That* piece and portion of Bastu land Measuring more or less 11 Cottah 08 Chittacks 90 Sq.ft. More or less along with Structure standing thereon, comprised in R.S. Dag No. 2700 under Khatian No. 1858, corresponding to L.R. Dag No. 4734 under L.R. Khatian No. 10739 in Mouza Bhadrakali, J.L. No. 9, being municipal holding No. 122/2, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly, Pin-712232 under Uttarpara-Kotrung Municipality, the said Property: **For Project Approved.**

I have caused necessary searches in the Sub Registry Office at Uttarpara for the period from 2009 to 2023 AND in the District Registry Office at Hooghly for a period from 2009 to 2023 And Additional Registrar of Assurances, Kolkata in respect of the aforesaid Property in respect of the aforesaid Property.

My report is as follows:

NOTE FOR THE ADVOCATE

WHEREAS *All That* piece and portion of Bastu land Measuring more or less 01 Cottah 03 Chittacks along with Structure standing thereon, comprised in R.S. Dag No. 2700 under Khatian No. 1858, corresponding to L.R. Dag No. 4734 under L.R. Khatian No. 10739 in Mouza Bhadrakali, J.L. No. 9, being municipal holding No. 122/2, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly, Pin-712232 under Uttarpara-Kotrung Municipality, A.D.S.R.O., Uttarpara free from all encumbrances, along with other properties originally belonged to Smt. Menika Rani Roy Chowdhury alias Menoka Roy Chowdhury wife of Tarak Brambha Roy Chowdhury of Bhadrakali, Hooghly.

AND WHEREAS on 28th April, 2006 said Smt. Menika Rani Roy Chowdhury alias Menoka Roy Chowdhury had gifted land measuring more or less 01 Cottah 03 Chittacks to her son Utpal Chowdhury by virtue of a registered Deed of Gift, duly registered at Sub-Registry office Serampore,, entered into Book No. 1, Volume No. 3 pages from 6420 to 6437, vide Deed No. 03667 for the year 2005.

AND WHEREAS said Smt. Menika Rani Roy Chowdhury alias Menoka Roy Chowdhury had also gifted her respective lands to her other sons by different deeds and possessed remaining land measuring more or less 01 Cottah which is lying in the L.R Settlement records and said Menika Rani Roy Chowdhury alias Menoka Roy Chowdhury died intestate on 15.02.2011 leaving behind four sons namely Utpal Roy Chowdhury, Shymal Roy Chowdhury, Asit Roy Chowdhury and Amit Roy Roy Chowdhury as her only legal heirs and successors who jointly inherited the said land as per provision of Hindu Succession Act., 1956 and each having undivided 1/4th share,

AND WHEREAS while in khas possession of the said property said Utpal Roy Chowdhury died intestate on 01.09.2019 leaving wife and son i.e. **SMT. PRATIMA ROY CHOWDHURY, wife of Late Utpal Roy Chowdhury, and SRI AMAR ROY CHOWDHURY, son of Late Utpal Roy Chowdhury,** as his only legal heirs and successors who jointly inherited the said property as per provision of Hindu Succession Act., 1956.

Advocate

Calcutta High Court

WHEREAS: That by virtue of a Bengali Deed of Gift dated 13.06.2003 corresponding to Bengali dated 29th day of Jaistha, 1410 B.S. which has duly registered before the District Sub Registrar of Hooghly at Hooghly and there recorded in Book No. I. Volume No. 40, Pages 43 to 50 as Being No. 1479 for the year 2003 made by the Donor namely MANURANI DEY wife of Late Pratil Chandra Dey residing at 128, Kabi Kiran Dhan Road (K.K.D. Road), Post Office - Bhadrakali, Police Station - Uttarpara, District - Hooghly, Pin -712 232, W.B. donates and I or given in favour of the Donee namely SHILA DEY daughter of Late Piaui, Chandra Dey of 128, Kabi Kiran Dhan Road (K.,K.D. Road), Post Office - Bhadrakali, Police Station - Uttarpara, District -Hooghly, Pin -712232 a Revenue Paying Riyati Rights Doba now Bastu Land admeasuring 03 (Three) Kottans 02 (Two) Chittacks equivalent to 0.050 Acre more or less at Mouza -Bhadrakali. J.L. No. 9, R.S. No. 1764. Touzi No. 3889, Pargana - Bore, R.S. Khatian No 2315, R.S. Dag No, 269915618, L.R. Khatian No. 412911, Hal L.R. Khatian No. 7678, L.R. Dag No, 4981, Municipal Holding No. 128 now 12811, Kabi Kiran Dhan Road (K.K.D. Road), Post Office - Bhadrakali, Police Station - Uttarpara, District - Hooghly, Pin - 712232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality and also within the Administration of B.L. & LRO-Serarnpore, flooghly and within the Registration Jurisdiction of A.D.S.R. Uttarpara previously A.D.S.R. - Serarnpore, flooghly. D.S.R. 11 Honghly and A.R.A. Kolkata which is hereinafter referred to as the "Said Land" forever and absolutely and in free from all enannbrances, charges, attachments, trusts, liens and lispendences etc. and thereafter said Donee seized, possessed and occupied the "Said Land" freely and absolutely and in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. by mutating her name in the records of the Uttarpara Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein.

WHEREAS ALL T HAT piece and portion of Bastu land Measuring more or less 01 Cottah 10 Chittacks 40 sq.ft. along with Structure standing thereon, comprised in R.S. Dag No. 2700 under Khatian No. 1858 corresponding to L.R. Dag No. 4731 under L.R. Khatian No. 1247, in Mouza Bhadrakali, J.L. No. 9, being municipal olding No. 124, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly, Pin-712232 under Uttarpara-Kotrung Municipality .A.D.S.RO., Uttarpara free from all encumbrances, originally belonged to Smt. Menoka Mukherjee, wife of Late Pinaki Mukherjee of Bhadrakali, Hooghly, which she purchased from one Sourendra Kumar Gupta by virtue of a registered Deed of Sale, duly registered at Registrar of Assurance, Kolkata , entered into Book No. 1, Volume No. 123, pages from 260 to 267, vide Deed No. 3458 for the year 1975.

ANDWHEREAS on 16th March, 2011 said Smt. Menoka Mukherjee had gifted the said property to her Grandson Sri Anirban Mukherjee by virtue of a registered Deed of Gift, duly registered at Sub-Registry office Serarnpore,, entered into Book No. 1, Volume No. 4, pages from 725 to 738, vide Deed No. 02092 for the year 2011 and his name duly recorded in the L.R. Settlement records as well as in the assessment records of Uttarpara-Kotrung Municipality in respect of the said property

AND WHEREAS SMT. PRATIMA ROY CHOWDHURY, wife of Late Utpal Roy Chowdhury, SRI AMAR ROY CHOWDHURY, son of Late Utpal Roy Chowdhury, Shymal Roy Chowdhury, Asit Roy Chowdhury, Amit Roy Roy Chowdhury, MISS SUILA DIY daughter of Late Pratul Chandra Dey, SRI ANIRBAN MUKHERJEE, son of Sri Debasish Mukherje, SASWATI KARMAKAR wife of Late Prafulla Chandra Karmakar, CHAITALI NANDI (NEE - KARMAKAR) wife of Sri Sayantan Nandi, and BARNALI CHATTERJEE wife of Sri Arijit Chatterjee, as **Land Owners** decided to develop his property, through **M/S. MAHA NEER NIRMAN** a Partnership firm having its



ABHISHEK CHATTERJEE

Advocate

17/02/2013

office at 158, K.K.D. Road, P.O. Bhadrakali P.S. Uttarpara, Dist. Hooghly, Pin 712 232 , represented by its Partners namely (1) SRI MITHUN BANDYOPADMYAY, son of Sri Dhruvash Banerjee, and SRI PULAK ROY, son of Late Basudeb Roy, **the developer** who at its own cost and expenses shall develop the same and **the developer** after getting the said information has agreed to develop the said property and both the parties do hereby executed Seven Number of registered Development Agreement which was recorded in **1.** Book no. I, Volume No. 0621-2021, being no. 062101072, registered in the office of ADSR – Uttarpara, for the year 2021, **2.** Book no. I, Volume No. 0621-2021, being no. 062102801, registered in the office of ADSR – Uttarpara, for the year 2021, **3.** Book no. I, Volume No. 0621-2021, being no. 062102802, registered in the office of ADSR – Uttarpara, for the year 2021, **4.** Book no. I, Volume No. 0621-2021, being no. 062103546, registered in the office of ADSR – Uttarpara, for the year 2021, **5.** Book no. I, Volume No. 0621-2020, being no. 062104369, registered in the office of ADSR – Uttarpara, for the year 2020, **6.** Book no. I, Volume No. 0621-2021, being no. 062100810, registered in the office of ADSR – Uttarpara, for the year 2021 and **7.** Book no. I, Volume No. 0621-2021, being no. 062102511, registered in the office of ADSR – Uttarpara, for the year 2021.

I hereby that the above mentioned property is free from all sorts of encumbrances, charges, liabilities lines and lispendents 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 land is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Abhishek Chatterjee
ABHISHEK CHATTERJEE
Advocate
Calcutta High Court
NB-1962/2013