

RAJIV BHATTACHARYA

Advocate

High Court Calcutta,
Kolkata 700001,
Alipore Judges' & Criminal Court
Alipore, Kolkata - 700027

RESIDING AT :

Nungi Sanl Para
Batanagar, Maheshtala,
Kolkata - 700140

=====

Searching from DSR I to V, South 24 Parganas/ADSR Alipore/ARA Kolkata I to IV
No Encumbrances Certificate and detailed report on title

Date 25/09/2025

Ref: ALL THAT a plot of Land measuring about 2858 Sq.ft., comprised in Mouza-Baishnabghata,, J.L. No. 28, in E/P No. 41 (S.P-74) in C.S. Plot No. 298 (P) (SP74), under Police Station previously Jadavpur now Netaji Nagar, under the limit of the Kolkata Municipal Corporation Ward No. 100, being Premises No. 400A/2V, Netaji Subhas Chandra Bose Road (Mailing Address- A/43, Lakshmi Narayan Colony), Post Office Naktala, Kolkata-700047, being Assessee No. 21-100-07-4120-0, District South 24 Parganas.

(Premises Present owners of the said plot : 1. SRI DEBASISH SENGUPTA (PAN-EODPS5029N) (AADHAAR NO. 9818 7530 1075), son of Late Sripatiranjan Sengupta, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at A/43, Lakshmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur now Netaji Nagar, Pincode - 700047, District South 24 Parganas, 2. SRI DIPANKAR SENGUPTA (PAN- BFTPS7278R) (AADHAAR NO. 2271 9600 2028), son of Late Sripatiranjan Sengupta, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at A/43, Lakshmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur now Netaji Nagar, Pincode - 700047, District South 24 Parganas, 3. SRI BASUDEB DAS (PAN- AVIPD9145J) (AADHAAR NO. 7773 1692 3770), son of Late Nibaran Das, by faith Hindu, by occupation - Retired, by Nationality - Indian, residing at 19/A, Industrial Housing Estate, Piyali Town, Baruipur, P.O. - Baruipur, P.S. - Baruipur, Pincode - 743387, District South 24 Parganas, 4. SMT SANCHITA GHOSH (PAN- APEPG5917M) (AADHAAR NO. 8638 4894 0951), daughter of Sri Basudeb Das, by faith Hindu, by occupation - House wife, by Nationality - Indian, residing at 76/A, Sahapur main Road, P.O. - Sahapur, P.S. - Sahapur, Pincode - 700038, District South 24 Parganas, 5. SMT ARPITA DAS BISWAS (PAN- BSGPD5580D) (AADHAAR NO. 5834 5084 6246), daughter of Sri Basudeb Das, by faith Hindu, by occupation - House wife, by Nationality - Indian, residing at B/1, Netaji Nagar, Piyali Town, Baruipur, P.O. - Baruipur, P.S. - Baruipur, Pincode - 743387, District South 24 Parganas, 6. SRI RANJIT SENGUPTA

Rajiv Bhattacharya

RAJIV BHATTACHARYA
ADVOCATE

1493/1321 of 2004

WB / 221 / 2005

CALCUTTA HIGH COURT

RAJIV BHATTACHARYA

Advocate

High Court Calcutta,
Kolkata 700001,
Alipore Judges' & Criminal Court
Alipore, Kolkata - 700027

RESIDING AT :

Nungi Sanl Para
Batanagar, Maheshtala,
Kolkata - 700140

Date 25/09/2025

=====

(PAN- DQNPS0378P) (AADHAAR NO. 5586 3658 2854), son of Late Hriday Bandhu Sengupta, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at A/43, Lakshmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur now Netaji Nagar, Pincode - 700047, District South 24 Parganas, 7. **SRI DEBABRATA SENGUPTA** (PAN- GZRPS5774R) (AADHAAR NO. 7811 2438 0669), son of Sri Ranjit Sengupta, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at A/41, Lakshmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur now Netaji Nagar, Pincode - 700047, District South 24 Parganas, 8. **SMT MINATI DEB** (PAN- AYGPD6034K) (AADHAAR NO. 9903 0960 0492), daughter of Late Shreepati Ranjan Sengupta, by faith Hindu, by occupation - Housewife, by Nationality - Indian, residing at A/67, New Roypur, P.O. - Garia, P.S. - Patuli, Pincode - 700084, District South 24 Parganas and 9. **SMT SAMAPTI DUTTA GUPTA** (PAN- HCUPD8566B) (AADHAAR NO. 7383 8489 2582), daughter of Late Sripati Ranjan Sengupta, by faith Hindu, by occupation - Housewife, by Nationality - Indian, residing at 90, Sreerampur Road (North), P.O. - Garia, P.S. - Patuli, Pincode - 700084, District South 24 Parganas.

I have caused necessary searches in the records of D.S.R. I to V, South 24 Parganas at Alipore, A.D.S.R. Alipore and A.R.A. Kolkata I to IV vide Receipt Nos. 524864 and 501596 and for the years from 1990 to 2025 in respect of the aforesaid Property.

My report is as follows:

WHEREAS the Refugee, Relief and Rehabilitation Department, Government of West Bengal gifted a piece and parcel of land measuring more or less Three (3) Cottahs fifteen and half (15 & 1/2) Chattacks = 3 cottahs 15 Chattacks and 23 Sq.Ft. homestead land in E/P No. 41 (S.P-74) in C. S. Plot No. 298 (P) (SP74), of Mouza-Baishnabghata, J. L. No.28, Police Station - previous Jadavpur at present Netaji Nagar, in the District 24-Parganas (South) within the jurisdiction of Kolkata Municipal Corporation, Ward No. 100, Premises No. 400A/2V, Netaji Subhas Chandra Bose Road, (mailing address-A/43, Lakshmi Narayan Colony), Post Office-

Rajiv Bhattacharya

RAJIV BHATTACHARYA
ADVOCATE

1493/1321 of 2004
WB / 221 / 2005
CALCUTTA HIGH COURT

RAJIV BHATTACHARYA

Advocate

High Court Calcutta,
Kolkata 700001,
Allpore Judges' & Criminal Court
Allpore, Kolkata - 700027

RESIDING AT :

Nungi Sanl Para
Batanagar, Maheshtala,
Kolkata - 700140

Date 25/09/2028

Naktala, Kolkata - 700047 to (i) Debashis Sengupta, son of Late Sripati Sengupta, (ii) Dipankar Sengupta, son of Late Sripati Sengupta, (iii) Tapati Das nee Sengupta, daughter of Late Sripati Sengupta, (iv) Pranati Sengupta nee Sengupta, daughter of Late Sripati Sengupta & wife of Sri Ranjit Sengupta, (v) Minati Dev nee Sengupta, daughter of Late Sripati Sengupta and wife of Sri Sadhian Dev, (vi) Tripti Dey nee Sengupta, daughter of Late Sripati Sengupta and wife of Sri Taraknath Dey, (vii) Sibani Bhattacharya nee Sengupta, daughter of Late Sripati Sengupta and wife of Late Samaresh Bhattacharya, (viii) Samapti Duttgupta nee Sengupta, daughter of Late Sripati Sengupta and wife of Sri Anup Duttgupta, by virtue of the said Gift Deed dated 05.10.1988 which was registered at the office of the Additional District Registrar, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 43, Pages 33 to 36, Being No.3159, for the year 1988.

AND WHEREAS by virtue of the aforesaid Gift deed the said owners started living the above mentioned property by constructing a Tally shade kancha one-storey structure therein measuring more or less 100 sq. ft. and had been enjoying the same and mutated their names with the Kolkata Municipal Corporation by paying rates and taxes to the concerned authority/s.

AND WHEREAS the aforesaid 8 owners are the joint undivided share-holders of the said property with their proportionate 1/8th share each and mutated their names with The Kolkata Municipal Corporation being Premises No. 400A/2V N.S.C Bose Road, Assesse No.21-100-07-4120-0, Ward No.100, Mailing Address A/43, Lakshmi Narayan Colony, Post Office-Naktata, Police Station - previous Jadavpur at present Netaji Nagar, Kolkata-700047.

AND WHEREAS Sri Debasish Sengupta and Sri Dipankar Sengupta both brothers have been living in the said property and the aforesaid said 6 (six) sisters after their marriage shifted to their matrimonial home.

Rajiv Bhattacharya

RAJIV BHATTACHARYA
ADVOCATE

1493/1321 of 2004
WB / 221 / 2005
CALCUTTA HIGH COURT

RAJIV BHATTACHARYA

Advocate

High Court Calcutta,
Kolkata 700001,
Alipore Judges' & Criminal Court
Alipore, Kolkata - 700027

RESIDING AT :
Nungi Sanl Para
Batanagar, Maheshtala,
Kolkata - 700140

Date 25/09/2025

AND WHEREAS thereafter said Sibani Bhattacharya nee Sengupta died intestate on 24-08-2014 leaving behind her only legal heir and successor Sri Samaresh Bhattacharya (husband) who subsequently died intestate and she had no issue for which her share rights and interest on the said property devolved upon other brothers and sisters in terms of the Hindu Succession Act 1985.

AND WHEREAS on the demise of said Sibani Bhattacharya and subsequently the demise of her husband Sri Samaresh Bhattacharya the rights and interests on the said property devolved upon the rest of the two brothers and five sisters with proportionate share of $1/7^{\text{th}}$ each of the said 7 brothers and sisters.

AND WHEREAS said Tapati Das nee Sengupta died intestate on 01-07-1994 leaving behind her legal heirs and successors (i) Sri Basudeb Das (husband) and 2 (two) married daughters (ii) Smt. Sanchita Ghosh (iii) Smt. Arpita Biswas in terms of the Hindu Succession Act 1985 and all three of them are jointly ($1/21^{\text{th}}$ each) $1/7^{\text{th}}$ share holders of the undivided said property.

AND WHEREAS said Pranati Sengupta nee Sengupta died intestate on 11-05-2021 leaving behind her legal heirs and successors namely (i) Sri Ranjit Sengupta (husband) (ii) Sri Debabrata Sengupta (Son) in terms of the Hindu Succession Act 1985 and all two of them are jointly ($1/14^{\text{th}}$ each) $1/7^{\text{th}}$ share holders of the undivided said property.

AND WHEREAS Smt. Tripti Dey Gifted her undivided $1/7^{\text{th}}$ share of the said property to her two brothers Sri Debasish Sengupta and Sri Dipankar Sengupta by way of a Gift Deed registered on 13/05/2024 at the D.S.R.I South 24 Pargana at Alipore and recorded therein Book No. I Volume No. 1601-2024, page From 34876 to 34900 being Deed No. 160100950 for the year 2024 and by virtue of said Gift Deed, the said Debasish Sengupta became owner of undivided $3/14^{\text{th}}$ ($1/7^{\text{th}}$ + $1/14^{\text{th}}$) share and Sri Dipankar Sengupta became owner of undivided $3/14^{\text{th}}$ ($1/7^{\text{th}}$ + $1/14^{\text{th}}$) share of the said property.

Rajiv Bhattacharya

RAJIV BHATTACHARYA

ADVOCATE

1493/1321 of 2004

WB / 221 / 2005

CALCUTTA HIGH COURT

RAJIV BHATTACHARYA

Advocate

High Court Calcutta,
Kolkata 700001,
Alipore Judges' & Criminal Court
Alipore, Kolkata - 700027

RESIDING AT :

Nungi Sanl Para
Batanagar, Maheshtala,
Kolkata - 700140

Date 28/09/2025

AND WHEREAS the said nine Land Owners (i) Debasish Sengupta, (ii) Sri Dipankar Sengupta, (iii) Sri Basudeb Das, (iv) Smt. Sanchita Ghosh, (v) Smt. Arpita Biswas, (vi) Sri Ranjit Sengupta, (vii) Sri Debabrata Sengupta (viii) Minati Dev nee Sengupta (ix) Samapti Duttagupta nee Sengupta are in peaceful possession and enjoyment of the said premises and the said nine land owners also mutated their names in the record of the Kolkata Municipal Corporation vide Assesse No.21-100-07-4120-0, being Premises No. 400A/2V N.S.C Bose Road, Ward No.100 and paid taxes regularly.

I hereby certify that the above mentioned property of 1. SRI DEBASISH SENGUPTA (PAN- EODPS5029N) (AADHAAR NO. 9818 7530 1075), son of Late Sripatiranjana Sengupta, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at A/43, Lakshmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur. now Netaji Nagar, Pincode - 700047, District South 24 Parganas, 2. SRI DIPANKAR SENGUPTA (PAN- BFTPS7278R) (AADHAAR NO. 2271 9600 2028), son of Late Sripatiranjana Sengupta, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at A/43, Lakshmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur now Netaji Nagar, Pincode - 700047, District South 24 Parganas, 3. SRI BASUDEB DAS (PAN- AVIPD9145J) (AADHAAR NO. 7773 1692 3770), son of Late Nibaran Das, by faith Hindu, by occupation - Retired, by Nationality - Indian, residing at 19/A, Industrial Housing Estate, Piyali Town, Baruipur, P.O. - Baruipur, P.S. - Baruipur, Pincode - 743387, District South 24 Parganas, 4. SMT SANCHITA GHOSH (PAN- APEPG5917M) (AADHAAR NO. 8638 4894 0951), daughter of Sri Basudeb Das, by faith Hindu, by occupation - House wife, by Nationality - Indian, residing at 76/A, Sahapur main Road, P.O. - Sahapur, P.S. - Sahapur, Pincode - 700038, District South 24 Parganas, 5. SMT ARPITA DAS BISWAS (PAN- BSGPD5580D) (AADHAAR NO. 5834 5084 6246), daughter of Sri Basudeb Das, by faith Hindu, by occupation - House wife, by Nationality - Indian, residing at B/1, Netaji Nagar, Piyali Town, Baruipur, P.O. - Baruipur, P.S. - Baruipur, Pincode - 743387, District South 24 Parganas, 6. SRI RANJIT SENGUPTA (PAN- DQNPS0378P) (AADHAAR NO. 5586 3658

Rajiv Bhattacharya

RAJIV BHATTACHARYA
ADVOCATE

1493/1321 of 2004
WB / 221 / 2005
CALCUTTA HIGH COURT

RAJIV BHATTACHARYA

Advocate

High Court Calcutta,
Kolkata 700001,
Allpore Judges' & Criminal Court
Allpore, Kolkata - 700027

RESIDING AT :

Nungi Sanl Para
Batanagar, Maheshtala,
Kolkata - 700140

=====

2854), son of Late Hriday Bandhu Sengupta, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at A/43, Lakshmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur now Netaji Nagar, Pincode - 700047, District South 24 Parganas, 7. SRI DEBABRATA SENGUPTA (PAN- GZRPS5774R) (AADHAAR NO. 7811 2438 0669), son of Sri Ranjit Sengupta, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at A/41, Lakshmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur now Netaji Nagar, Pincode - 700047, District South 24 Parganas, 8. SMT MINATI DEB (PAN- AYGPD6034K) (AADHAAR NO. 9903 0960 0492), daughter of Late Shreepati Ranjan Sengupta, by faith Hindu, by occupation - Housewife, by Nationality - Indian, residing at A/67, New Roypur, P.O. - Garia, P.S. - Patuli, Pincode - 700084, District South 24 Parganas and 9. SMT SAMAPTI DUTTA GUPTA (PAN- HCUPD8566B) (AADHAAR NO. 7383 8489 2582), daughter of Late Sripati Ranjan Sengupta, by faith Hindu, by occupation - Housewife, by Nationality - Indian, residing at 90, Sreerampur Road (North), P.O. - Garia, P.S. - Patuli, Pincode - 700084, District South 24 Parganas 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 not Subjected to any restriction of Urban Land (Celling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Rajiv Bhattacharya

RAJIV BHATTACHARYA

ADVOCATE

1493/1321 of 2004

WB / 221 / 2005

CALCUTTA HIGH COURT

No. REGN CC 524864

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 18964
1619125

Date of application 1990 - 2025

Search for the year (s)

Name of office to which the record to be searched or inspected relates

Name of person or property to be searched D/R + S/B Aupom
4007 400A/2V, A.S.C.
R. Rose Rd.

Signature of document (C. Lakshmi Narayanan
Calong)

Particulars of record to be inspected (year, number, book, volume and page in
the case of registered document) P.S. - a case of a
sale

From whom received T. P. Vasu

Fees paid under Article — 407

(i)

(ii)



est Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN CC 501596

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 44686
2. Date of application 18/9/15
3. Search for the year (s) 1890
4. Name of office to which the record to be searched or inspected relates R
5. Name of person or property to be searched 31
6. Nature of document L
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 400 A / 12 V W-S-C Book RA
8. From whom received T. P. Mukherjee
9. Fees paid under Article —
F (1) (i) 200
F (2) (ii)
F (2)

Registrar of

Ref. No:- 400A/2V, N.S.C Bose Road
(Lakshminarayan Colony)
P.S - Jadavpur No. 10 Netaji Nagar
W-100, Kot-47,

D.S.R - (I-V) - A.C. pore

1990

91
92
93
94
95
96
97
98
99

2000

01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

2025

om

A.D.S.R - ALP00C

1980

91

92

93

94

95

96

97

98

99

2000

01

02

03

04

05

06

07

08

09

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

~ 10

1.5.1 - (I - IV) Kolkata

1990

91

92

93

94

95

96

97

98

99

2000

01

02

03

04

05

06

07

08

09

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

54