

SURAJ GUHA THAKURTA

LL.M.

Advocate.

High Court, Calcutta.

Registration No.WB/1994/2009.

+91-9153281089/9674916186

surajguhathakurta@yahoo.com

"NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE"

Ref.: An area of land admeasuring **10 Cottahs 3 Chittacks and 23 Square Feet**, more or less, being Premises No. 236/1, Satin Sen Sarani (previously known as 236 or 236A, Manicktala Main Road), Kolkata-700 054, P.S. Narkeldanga and P.O.-Kankurgachi, Ward No. 029 of the Kolkata Municipal Corporation, having Assessee No.110291201751 (**Said Premises**).

Present Owner of the Said Premises:

GOURI SANKAR DAS, Son of Late Girish Chandra Das, Residing at 236/1 (previously, No. 236), Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata - 700 054.

I have caused necessary searches in the Competent Registration Office(s) for the period from 2008 to 2023 and have inspected the Mutation and all other relevant documents in respect of the aforesaid Premises.

My report is as follows:

- A. **Purchase of 236, Satin Sen Sarani:** That one Girish Chandra Das, in the Year 1952, purchased various lands with structures totaling area of **10 Cottah 3 Chittak and 23 Sq Ft** more or less, being the Land, by virtue of four separate Indentures, i.e., by Deed No.530 for the year 1952 land area about 5.5 Cottahs, by Deed No. 531 for the year 1952 land area about 1 Cottah and 6 Chittak, by Deed No.652 for the year 1952 land area about 1 Cottah 11.5 Chittak, and by Deed No.653 for the Year 1952 land area about 1 Cottah and 10 Chittak, therefore total Land area owned and/or possessed by the said Girish Chandra Das was **10 Cottah 3 Chittak and 23 Sq Ft** more or less.
- B. **Said Land part of a larger plot:** That the Land was divided, demarcated and carved out of a larger plot of land measuring about 38 Cottahs 4 Chittacks and 30 Sq. Ft., more or less, being premises No. 236, Satin Sen Sarani (previously known as Maniktala Main Road), Kolkata - 700 054.
- C. **Death of Girish Chandra Das:** That the said Girish Chandra Das, who was, during his life and at the time of his death, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate on 8th December, 1983 leaving behind him surviving the following persons as his only legal heirs, who all upon his death inherited and became entitled to the Said Land, each becoming owner of undivided 1/5th share or part in the Said Land, in the following manner:

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Residence: 649/3, Kankpul, P.O. Kankpul, P.S. Ashoknagar, North 24 Parganas, PIN-743272
Contact: 03216-237280.



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Sl. No.	Name	Relationship	Undivided Share	Undivided Share (in Land area)	Undivided Share (in structure)
1.	Ganga Dasi Das	Wife	1/5 th	2 Cottahs 32 Sq. Ft.	2417 Sq. Ft.
2.	Renu Dey, <i>alias</i> , Ranu Dey	Daughter	1/5 th	2 Cottahs 32 Sq. Ft.	2417 Sq. Ft.
3.	Mina Saha	Daughter	1/5 th	2 Cottahs 32 Sq. Ft.	2417 Sq. Ft.
4.	Moni Sil <i>alias</i> Moni Shil <i>Alias</i> Manu Shil	Daughter	1/5 th	2 Cottahs 32 Sq. Ft.	2417 Sq. Ft.
5.	Gouri Sankar Das	Son	1/5 th	2 Cottahs 32 Sq. Ft.	2417 Sq. Ft.
Total			100%	10 Cottahs 3 Chittak 23 Sq. Ft.	12085 Sq. Ft.

- D. **Death of Ganga Dasi Das:** That the said Ganga Dasi Das, who was, during her life and at the time of her death, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate on 9th November, 2000 leaving behind her surviving the following persons as her only legal heirs, who all upon her death inherited and became entitled to her undivided 1/5th share in the Said Land, thus, each becoming owner of undivided 1/4th share or part in the Said Land, in the following manner:

Sl. No.	Name	Relationship	Undivided Share	Undivided Share (in Land area)	Undivided Share (in structure)

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Sl. No.	Name	Relationship	Undivided Share	Undivided Share (in Land area)	Undivided Share (in structure)
1.	Renu Dey, <i>alias</i> , Ranu Dey	Daughter	1/4 th	2 Cottahs 8 Chittacks 40 Sq. Ft.	3021 Sq. Ft.
2.	Mina Saha	Daughter	1/4 th	2 Cottahs 8 Chittacks 40 Sq. Ft.	3021 Sq. Ft.
3.	Moni Sil Alias Moni Shil Alias Manu Shil	Daughter	1/4 th	2 Cottahs 8 Chittacks 40 Sq. Ft.	3021 Sq. Ft.
4.	Gouri Sankar Das	Son	1/4 th	2 Cottahs 8 Chittacks 40 Sq. Ft.	3022 Sq. Ft.
Total			100%	10 Cottahs 3 Chittak 23 Sq. Ft.	12085 Sq. Ft.

- E. **Death of Manu Shil:** That the said Manu Shil (wife of Manindra Chandra Shil who died intestate on 12th December, 1989) daughter of said Girish Chandra Das and Ganga Dasi Das, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate on 28th August, 2016 leaving behind her surviving daughter as her only legal heir:

Sl. No.	Name	Relationship
1.	Mahua Saha	Daughter



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- F. **Death of Mina Saha:** That the said Mina Saha (wife of Mahabir Saha who died intestate on 26th January, 2002) daughter of said Girish Chandra Das and Ganga Dasi Das, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate on 21st June, 2020 leaving behind her surviving the following persons as her only legal heirs:

Sl. No.	Name	Relationship
1.	Dilip Kumar Saha	Son
2.	Protima Saha	Daughter

- G. **Development Agreement between the Owner and the Promoter in respect of the Land:**

- i. By a Development Agreement dated 12th December, 2022 made between the Owner herein and the Promoter herein and registered with the Additional Registrar of Assurances - IV, Kolkata, in Book No. I, Volume No. 1904-2022, Pages 1164186 to 1164256, Being No. 190420155 for the year 2022, the said Owner appointed the said Promoter as the sole developer of the said Project Land to develop the same by demolishing the existing building/structure thereon and constructing a Project (defined below) thereat on area sharing basis (parties mutually agreed to change from revenue sharing basis to area sharing basis) on the terms and conditions mentioned in the aforementioned Development Agreement and agreed that the Developer will have exclusive right, power and authority to develop the Project, hand over the built-up spaces, the car parking spaces and the other areas or spaces comprising the Owner's Allocation to the Owner, and sell and transfer the built-up spaces, the car parking spaces and the other areas or spaces comprising the Developer's Allocation to the intending buyers and to realize and recover the sale proceeds thereof to its own account in accordance with the terms and conditions of this Agreement.
- ii. Thereafter, the Owner by a Power of Attorney dated 21st December, 2022 and registered with the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904 - 2022, Pages 1179049 to 1179071, Being No. 190420499 for the year 2022 appointed the said Promoter herein as a Constituted Attorney for the purpose of development on the Land.

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- iii. Thereafter, the Owner executed a Specific Power of Attorney dated 21st December, 2022 in favour of Mr. Dipak Yaduka and Mr. Avinash Kumar Yaduka solely for the purpose of obtaining sanction of building plans in respect of the said Project Land and to do and carry out all works related thereto, including construction of the new building thereon, and such Power of Attorney was registered with the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904 - 2022, Pages 1186766 to 1186782, Being No. 190420649 for the year 2022.
- H. While entering into the aforementioned Development Agreement, the understanding between the legal heirs was that the Owner herein shall cause his sister, i.e., Renu Dey (alias Ranu Dey) and the legal heirs of the other two deceased sisters being Mina Saha and Manu Shil, to enter into a similar Development Agreement with the Developer but on a later date when all shall be available to execute the same. However, thereafter, the Owner has himself acquired such undivided share, right, title and interest of all his sisters in the said Land by various Deeds of Gift, as mentioned below, and has since become the sole and absolute owner of the said Land:-
- i. **Gift by Renu Dey, alias Ranu Dey:** By a Deed of Gift dated 27th January, 2023 made between Renu Dey, alias, Ranu Dey, therein referred to as the Donor of the One Part, and Gouri Sankar Das, being the Owner herein, therein referred to as the Donee of the Other Part, and registered with the ARA-IV, Kolkata, in Book No. I, Volume No. 1904-2023, Pages 117435 to 117460, being No. 190401779 for the year 2023, the Donor therein, out of her natural love and affection, gifted, conveyed and transferred, unto and to the Donee therein, **ALL THAT** undivided 1/4th share or part in the said Land, as described in the **Schedule-A** above, equivalent to land measuring **2 Cottahs 8 Chittak 40 Sq Ft.**, more or less, **together with more than 60 years old Residential** structures having **Cemented Floors** measuring **3021 Sq. Ft.**, more or less, Together With all the liberties, privileges easements and advantages appurtenant thereto And all the estate, right, title, interest use, inheritance, possession, benefit, claims and demand whatsoever of the Donor therein in the said Land, absolutely and forever.
- ii. **Gift by Legal Heirs of Manu Shil:** By a Deed of Gift dated 6th May, 2023 made between Mahua Saha, therein referred to as the Donor of the One Part, and Gouri Sankar Das, being the Owner herein, therein referred to as the Donee of the Other Part, and registered with the ARA-IV, Kolkata, in Book No. I, Volume No. 1904-2023, Pages 353605 to 353631, being No.

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190407167 for the year 2023, the Donor therein, out of her natural love and affection, gifted, conveyed and transferred, unto and to the Donee therein, **ALL THAT** undivided 1/4th share or part in the said **Land**, as described in the **Schedule-A** above, equivalent to land measuring **2 Cottahs 8 Chittak 40 Sq Ft.**, more or less, **together with more than 60 years old Residential** structures having **Cemented Floors** measuring **3021 Sq. Ft.**, [**Ground Floor 1000 Sq. ft. and First Floor 2021 Sq. Ft.**], more or less, duly occupied by tenants Together With all the liberties, privileges easements and advantages appurtenant thereto And all the estate, right, title, interest use, inheritance, possession, benefit, claims and demand whatsoever of the Donor therein in the said Land, absolutely and forever.

iii.

Gift by Legal Heirs of Mina Saha: By a Deed of Gift dated 23rd May, 2023 made between Dilip Kumar Saha and Protima Saha, therein referred to as the Donors of the One Part, and Gouri Sankar Das, being the Owner herein, therein referred to as the Donee of the Other Part, and registered with the ARA-IV, Kolkata, in Book No. I, Volume No. 1904-2023, Pages 367524 to 367552, being No. 190407396 for the year 2023, the Donor therein, out of their natural love and affection, gifted, conveyed and transferred, unto and to the Donee therein, **ALL THAT** undivided 1/4th share or part in the said **Land**, as described in the **Schedule-A** above, equivalent to land measuring **2 Cottahs 8 Chittak 40 Sq Ft.**, more or less, **together with more than 60 years old Residential** structures having **Cemented Floors** measuring **3021 Sq. Ft.**, [**Ground Floor 1000 Sq. ft. and First Floor 2021 Sq. Ft.**], more or less, duly occupied by tenants Together With all the liberties, privileges easements and advantages appurtenant thereto And all the estate, right, title, interest use, inheritance, possession, benefit, claims and demand whatsoever of the Donor therein in the said Land, absolutely and forever.

- I. **Gouri Sankar Das sole owner of the Land:** By virtue of inheritance and by way of various gifts as above, Gouri Shankar Das, became entitled to the Land as the sole and absolute owner thereof free from all encumbrances and/or alienation whatsoever also mutated as a recorded owner in Kolkata Municipal Corporation Office and paid the relevant taxes up to date.

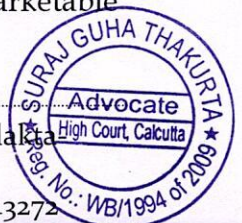
I hereby certify that the above mentioned land of **GOURI SANKAR DAS** is free from all sorts of encumbrances, charges, liabilities lines and lis pendents attachment of any kind whatsoever and the said Premises has an absolutely clear, free and marketable title.

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I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority whatsoever.

Truly,

suraj guha thakurta.



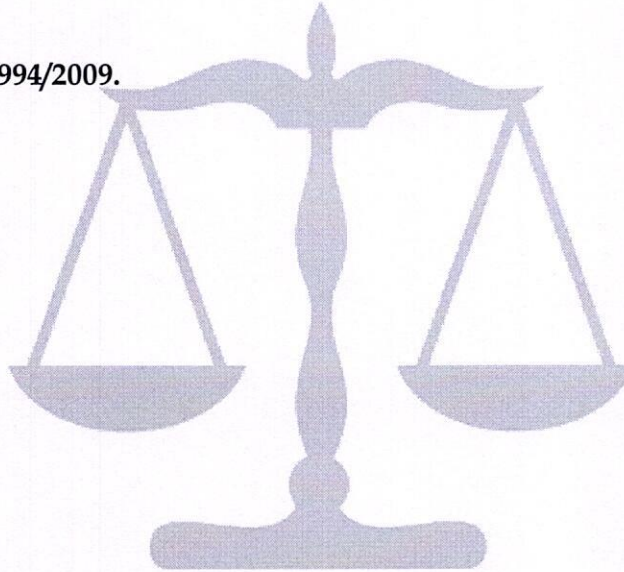
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