



SANJUKTA DAS CHAKRABORTY

ADVOCATE

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Chamber : 35C BONDEL ROAD, KOLKATA-700019

Date: 23.05.23

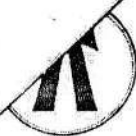
NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

REF: ALL THAT piece and parcel of landed property measuring about 3 Cottahs 13 Chittak and 11. Sq. ft. but physical measurement is 3 Cottahs 12 Chittaks 2.96 Square Feet lying and situate at Mouza Santoshpur, J.L. No.22, Pargana Khaspur, Touzi No. 151, in C.S. Khatian No.82/1, R.S. Khataian No.83, of C.S. Dag No.790, R.S. Dag No.815, within P.S. formerly Sadar Tollygunge, thereafter Jadavpur, at present Survey Park, Addl. District Sub-Registry Office at Scaldah, District South 24-Parganas, within the limits of The Kolkata Municipal Corporation Ward No.- 109, Premises No.- 130, Purba Diganta Santoshpur, Kolkata - 700075.

Present Owner of the Said Property: (1) **SMT. MOHUA GHOSH**, (PAN- AVKPG7920L, Aadhaar No. 4605 2922 8212), wife of Late Amal Kumar Ghosh, by faith - Hindu, by occupation House Wife, by Nationality Indian, residing at 12C, Ballygunge Place East, Kolkata - 700019, Post Office - Ballygunge, Police Station - Gariahat, (2) **SMT. ABHRADIPA MITRA** (PAN) BFQPM9114R, Andhaar No. 4356 6375 0285), Wife of Sri Pinaki Miura, as well as Daughter of Late Amal Kumar Ghosh, by faith Hindu, by occupation House Wife, by Nationality - Indian, residing at 61B, Swinhoe Lane, Post Office & Police Station - Kasba, Kolkata- 700042, presently residing at More Café LLC, Roda Al Murooj Complex, Financial Centre Street, Opp. Address Boulevard Hotel, PO Box 33720, Dubai, UAE, (3)-**SMT. SUBHRADIPA KAR** (PAN) CFXPK8602J, Aadhaar No. 8069 7432 8116), Wife of Sri Saptorshi Kar as well as Daughter of Late Amal Kumar Ghosh, by faith-Hindu, by occupation -Service, by Nationality - Indian, residing at G03, Pavanl Pride Green Garden Layout, Shirdi Sai Temple Road, Kundalahalli Gate, Bangalore 560037, Post Office - H.A.L.P.O, Police Station H.A.L.P.O, (4) **SMT. RATNADIPA SEN** (PAN CXOPS8462B, Aadhaar No. 2796 2887 9003) Wife of Sri Sovan Sen, as well as Daughter of Late Amal Kumar Ghosh, by faith - Hindu, by occupation - Service, by Nationality Indian, residing at 36, Sashibhushan Mukherjee Road, Post Office and Police Station Behala, Kolkata- 700034.

I have caused necessary searches in the offices of District Sub Registry Office, Additional District Sub Registry offices and Assurances of Registrar, Kolkata, for a period from 2010-2023, and have inspected in the settlement records B.L. & L.R.O, and all other relevant offices and departments and all other relevant documents in respect of the aforesaid property.

Sanjukta Das Chakraborty
Advocate
Regn. No. F-1615/03



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Date: 23.05.23

District South 24-Parganas by way of inheritance, with a view to Develop the said property also decided to execute a Development Agreement with an experienced Developers.

AND WHEREAS the present Developers have approached the Owner Amal Kumar Ghosh for erecting/constructing and completing a Building at the said property on the express condition that the Developers at the time of completion of the said building, shall deliver 50% Ratio of the total flat and 3 numbers Covered Parking space of the complete Building to the Owner herein more fully described in the Schedule "B" hereunder written and both parties entered into an Agreement dated 21.04.2017 (Twenty first April Two Thousand Seventeen) to Develop the property

AND WHEREAS said Amal Kumar Ghosh demise on 03.07.2018 during pendency of the said agreement, died intestate living behind his legal heirs his wife namely (1) Smt. Mohua Ghosh aged about 65 years, residing at 12C, Ballygunge Place East, Kolkata 700019, Police Station Gariahat, Post Office Ballygunge, and three daughters namely (2) Smt. Abhradipa Mitra, aged about 40 years, daughter of said late Amal Kumar Ghosh as well as wife of Sri Pinaki Mitra, residing at 64B, Swinhoe Lane, Kolkata 700042, Police Station - Kasba, Post Office - Kasba, (3) Smt. Subhradipa Kar, aged about 36 Years, daughter of said late Amal Kumar Ghosh as well as wife of Sri Saptposhi Kar, residing at Flat No. G-03, Pavani Pride, Green Garden Layout, Post Office and Police Station Kundanhalli Gate, Bangalore, Karnataka-560037, (4) Smt. Ratnadipa Sen, aged about 36 years daughter of said late Amal Kumar Ghosh as well as wife of Sri Sovan Sen, residing at Flat No. 1D, 1st Floor, 36 Sashibhushan Mukherjee Road, Kolkata 700034, P.S. Behala, P.O. Behala.

AND WHEREAS after demise of said Amal kumar Ghosh his legal heirs the present owners are lawfully seized and possessed the said property and mutated their name before the Municipal Corporation and paying Taxes regularly.

AND WHEREAS after demise of the said Amal kumar Ghosh, Developers, M/S. STHAPATI CONSTRUCTION, (PAN- ADEFS2790J), partnership firm, having its registered office at K.M.C. Premises No. 522, Modern Park, (Ground Floor), and Postal Address- 1/8, Avenue East, Santoshpur, Kolkata-700075, Post Office - Santoshpur, under Police Station - formerly Purba Jadavpur & at present Survey Park, in the District of South 24-Parganas, represented by its partners namely (1) SRI SANKAR PRASAD BHAUMIK, (PAN - ACXPB5414G) son of Late Nishi Kanta Bhowmick, by religion Hindu, by occupation- Business, by Nationality - Indian, residing at 312 2nd Street, Modern Park, Flat No.2A, 2nd Floor, Kolkata-700075, Police Station - Survey Park, in the District of South 24-Parganas, (2) SRI TRIDIP BHOWMIK, (PAN- AEEP8894H) son of Late Gouranga Chandra Bhowmik, by religion Hindu, by occupation - Business, residing at B-3/1, Purba Diganta Santoshpur, Kolkata - 700075, under Police Station - Formerly Purba Jadavpur and now Survey Park, Post Office - Santoshpur in the District of South 24-Parganas, hereinafter called And referred to as the "DEVELOPERS", approached Amal kumar Ghosh's legal heirs present owners to obey the said Agreement dated 21st April 2017 which was not registered and subsequently they agreed to the proposal and entered into this Agreement to complete the construction on their joint property and also agreed to execute a power of attorney enabling sale of the flats / apartments/ parking space of the Developers' allocation / portion which mentioned herein below.

Sanjukta Das Chakraborty
Advocate
Regn. No. F-1615/03



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Date: 23.05.23.


AND WHEREAS the owners herein by executing a Registered Development Agreement being registered at D.S.R.-V , Alipore, South 24 Parganas, and recorded in Book No.- I, Deed No.- 1694 for the year 2019, Entrusted the Developers to construct the newly proposed multi- storied building as per the sanctioned plan of the Kolkata Municipal Corporation, subject to the terms conditions stipulates, restrictions and obligations as mentioned thereunder .

AND WHEREAS the owners also executed a Registered Power of Attorney, in favour of the Developers being registered at D.S.R.-V , Alipore, South 24 Parganas, and recorded in Book No.- I, Deed No.- 1729 for the year 2019.

AND WHEREAS The Present Owners (1) SMT. MOHUA GHOSH, (2) SMT. ABHRADIPA MITRA , (3)-SMT. SUBHRADIPA KAR and (4) SMT. RATNADIPA SEN are free from all sorts of encumbrances, charges, liabilities, liens and Lis pendens 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 property is not subjected to any restriction of Urban Land (Ceiling 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 of the relevant searches are enclosed herewith:


Sanjukta Das Chakraborty
Advocate
Regn. No. F-1615/03

2010

Directorate of Registration and Stamp Revenue
Finance (Revenue) Department, Government of West Bengal

Home About Us Contacts Rules, Acts & Notifications Stamp Duties & Fees Grievance Redressal Officers Login

Search of Registration made : By Transacted Property Details

** For all computerized deeds (*) marked items are mandatory

Property District: South 24 Parganas Property Thana: Purba Jagajeev
Localbody: Kolkata Municipal Year: 2010
District where Registered: At Cross Wise Search Mouse Wise Search
Road: Purba Jagajeev
Security Code: MSB4P7
R8R3B7

Service Count: 3,18,31,996 Display

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. RICHAN NAGAR	01-01-2003 to 07-05-2007

2010 21-05-2010

2011

Directorate of Registration and Stamp Revenue
Finance (Revenue) Department, Government of West Bengal

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Search of Registration made : By Transacted Property Details

** For all computerized deeds (*) marked items are mandatory

Property District: South 24 Parganas Property Thana: Purba Jagajeev
Localbody: Kolkata Municipal Year: 2011
District where Registered: At Cross Wise Search Mouse Wise Search
Road: Purba Jagajeev
Security Code: R8R3B7
P83E5

Service Count: 3,18,32,027 Display

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. RICHAN NAGAR	01-01-2003 to 07-05-2007

2011 21-05-2010

2012

Directorate of Registration and Stamp Revenue
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Search of Registrations made : By Transacted Property Details

** For all computerized deeds (*) marked items are mandatory

Property District: South 24 Parganas Property Thana: Purba Jharkpur
Locality: Keshava Municipal Year: 2012
District where Registered: Ar
Road: Purba Dighata
Security Code: P03E5
Q7CSU5

Service Count: 3,18,32,035

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. RISHAN NAGAR	01-01-2003 to 07-05-2007

Display

2013

Directorate of Registration and Stamp Revenue
Finance (Revenue) Department, Government of West Bengal

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Search of Registrations made : By Transacted Property Details

** For all computerized deeds (*) marked items are mandatory

Property District: South 24 Parganas Property Thana: Purba Jharkpur
Locality: Keshava Municipal Year: 2013
District where Registered: Ar
Road: Purba Dighata
Security Code: Q7CSU5
R9B6C9

Service Count: 3,18,32,148

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. RISHAN NAGAR	01-01-2003 to 07-05-2007

Display

2014

Directorate of Registration and Stamp Revenue
Finance (Revenue) Department, Government of West Bengal

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Search of Registration made : By Transacted Property Details

** For all computerized deeds. (*) marked items are mandatory

Property District: South 24 Parganas Property Type: Full & Absolute
Locality: Kolkata Municipal Year: 2014
District where Registered: As Road Wise Search / House Wise Search
Road: Full & Absolute
Security Code: W2U4S9

Service Count: 3,18,32,170

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. BIDHAN NAGAR	01-01-2003 to 07-05-2007

2015

Directorate of Registration and Stamp Revenue
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Search of Registration made : By Transacted Property Details

** For all computerized deeds. (*) marked items are mandatory

Property District: South 24 Parganas Property Type: Full & Absolute
Locality: Kolkata Municipal Year: 2015
District where Registered: As Road Wise Search / House Wise Search
Road: Full & Absolute
Security Code: W2U4S9

Service Count: 3,18,32,178

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. BIDHAN NAGAR	01-01-2003 to 07-05-2007

2016

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Search of Registration made : By Transacted Property Details

** For all computerized deeds (*) marked items are mandatory

Property District: South 24 Parganas Property Trans: Purba Jharkhand
Locality: Kolkata Municipal Year: 2016
District where Registered: 23 Road Wise Search / Map Wise Search
Road: Purba Durgam
Security Code: RR0985
E7F3X7
Service Count: 3,18,32,185 Display

Click to view the index of the following offices for this 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. BISHAN NAGAR	01-01-2003 to 07-05-2007

2017

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Search of Registration made : By Transacted Property Details

** For all computerized deeds (*) marked items are mandatory

Property District: South 24 Parganas Property Trans: Purba Jharkhand
Locality: Kolkata Municipal Year: 2017
District where Registered: 23 Road Wise Search / Map Wise Search
Road: Purba Durgam
Security Code: P7F3X7
M9R8J8
Service Count: 3,18,32,211 Display

Click to view the index of the following offices for this 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. BISHAN NAGAR	01-01-2003 to 07-05-2007

2018

Directorate of Registration and Stamp Revenue
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Search of Registration made : By Transacted Property Details

** For all computerized deeds (*) marked items are mandatory

Property District: South 24 Parganas Property Type: Plot/Jestabadi

Locality: Kolkata Municipal Year: 2018

District where Registered: As Road Wise Search: House Wise Search

Road: Purba Digha

Search Code: MPBRJB
G8Q3F9

Service Count: 3,18,32,743

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. RISHAN NAGAR	01-01-2003 to 07-05-2007

Display

2019

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Search of Registration made : By Transacted Property Details

** For all computerized deeds (*) marked items are mandatory

Property District: South 24 Parganas Property Type: Plot/Jestabadi

Locality: Kolkata Municipal Year: 2019

District where Registered: As Road Wise Search: House Wise Search

Road: Purba Digha

Search Code: T4A2A8
Q7B4N6

Service Count: 3,18,31,820

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. RISHAN NAGAR	01-01-2003 to 07-05-2007

Display

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details
District: South 24-Parganas, PS; Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 130, Road: Purba Diganta, , Ward: 109 Deed Registered in: D.S.R. - V SOUTH 24-PARGANAS	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: 00000/00 Khatian: 00000/00	Area of Land: 6.19428334 decimal (3 Katha,12 Chatak,2.96 Sqft) Area of Structure: 100 Sq Ft	Deed No: I-163001694/2019 Volumne: , Page: 65560 - 65625 Date of Registration: 22/07/2019 Date of Completion: 24/07/2019 Date of Delivery: 02/08/2019 Query No: 16300001137658/2019 Serial No: 1630001875/2019
District: South 24-Parganas, PS; Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 130, Road: Purba Diganta, , Ward: 109 Deed Registered in: D.S.R. - V SOUTH 24-PARGANAS	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: 00000/00 Khatian: 00000/00	Area of Land: 6.19428334 decimal (3 Katha,12 Chatak,2.96 Sqft) Area of Structure: 100 Sq Ft	Deed No: I-163001729/2019 Volumne: , Page: 66694 - 66735 Date of Registration: 24/07/2019 Date of Completion: 25/07/2019 Date of Delivery: 02/08/2019 Query No: 16301000166812/2019 Serial No: 1630001882/2019
District: South 24-Parganas, PS; Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 130, Road: Purba Diganta, , Ward: 109 Deed Registered in: D.S.R. - V SOUTH 24-PARGANAS	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: 00000/00 Khatian: 00000/00	Area of Land: 6.19428334 decimal (3 Katha,12 Chatak,2.96 Sqft)	Deed No: I-163001730/2019 Volumne: , Page: 66666 - 66693 Date of Registration: 24/07/2019 Date of Completion: 25/07/2019 Date of Delivery: 02/08/2019 Query No: 16300001148076/2019 Serial No: 1630001874/2019

2020

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Search of Registration made : By Transacted Property Details

[*] marked items are mandatory

** For all computerized deeds

Property, District: South 24-Parganas Property Trans: Purba Jadabpur
Localbody: Kolkata Municipal Year: 2020

District where Registered: All District Wise Search: House Wise Search

Road: Purba Diganta

Security Code: Q7B4N8
SW6A2

Service Count: 3,18,31,879

Click to view the index of the following offices for the period from 01-01-2003 to 31-03-2007

Office	Period
D S R - I NORTH 24-PARGANAS	01-01-2003 to 31-03-2007
D S R - II NORTH 24-PARGANAS	01-01-2003 to 31-03-2007
A D S R BARASAT	01-01-2003 to 07-03-2007
A D S R BIDHAN NAGAR	01-01-2003 to 31-03-2007

Display

2021

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Search of Registration made : By Transacted Property Details

**** For all computerized deeds**

Property District: South 24 Parganas Property Trans: House/Shop/Plot/Flat/Industrial

Locality: Kolkata Municipal Year: 2021

District where Registered: Kolkata Road Wise Search House Wise Search

Property Type: House

Security Code: SV8K7

Service Count: 3,18,31,911

Display

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 11-05-2007
A.D.S.R. BARASAT	01-01-2003 to 07-05-2007
A.D.S.R. BISHNUNAGAR	01-01-2003 to 07-05-2007

2022

Directorate of Registration and Stamp Revenue
Finance (Revenue) Department, Government of West Bengal

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Search of Registration made : By Transacted Property Details

**** For all computerized deeds**

Property District: South 24 Parganas Property Trans: House/Shop/Plot/Flat/Industrial

Locality: Kolkata Municipal Year: 2022

District where Registered: Kolkata Road Wise Search House Wise Search

Property Type: House

Security Code: T7E7C8

Service Count: 3,18,31,935

Display

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 11-05-2007
A.D.S.R. BARASAT	01-01-2003 to 07-05-2007
A.D.S.R. BISHNUNAGAR	01-01-2003 to 07-05-2007

Directorate of Registration and Stamp Revenue
Finance (Revenue) Department, Government of West Bengal

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Search of Registration made : By Transacted Property Details

(*) marked items are mandatory

** For all computerized deeds

Click to view the index of the tribunals 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. BISHNUPUR	01-01-2003 to 07-05-2007

Property District: North 24 Parganas Property Transacted: Purba Jhalpa
Locality: Kolkata Municipal Year: 2020
Category: All Road Wise Search Masta Wise Search
Road: Purba Jhalpa
Stamp to Order:
Service Count: 3,19,31,960