

**RASHMITA MITRA**

Advocate

Alipore Judges Court, Kolkata - 700027

**Residence - Cum - Chamber**

46/12 Becharam Chatterjee Road,

Behala, Kolkata - 700034,

Mob - 8981729810,

email id : rashmitamitra.21@gmail.com.

Ref.No :-

**NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE**

Date:-

20/04/2023

Ref. : ALL THAT piece and parcel of a plot of land measuring about 3(three) kattahs 2(two) chattaks 7 (seven) square feet more or less, comprised in C.S 780, under Khatian No 614, lying and situated at Mouza - Chandpur, J. L. No. 41, Touzi No. 155, being the Premises No 43 Anjuman Ara Begum Row, P.O. Tollygunge, Police Station Golfgreen (previously Jadavpur), Kolkata-700033, District 24 Parganas south, West Bengal, Ward No. 94 under Kolkata Municipal Corporation.

**Present Owners of the Said Land:- 1. SANKAR GHOSH, 2. SWAPAN KUMAR GHOSH, 3. BASUDEV GHOSH and 4. PROBIR KUMAR GHOSH.**

**Present Developer:- NEEL BUILDER & DEVELOPER represented by its sole proprietor SRI PROSENJIT PAITH.**

I have caused necessary searches Index-II in the in the ADSR ALIPORE, DSR ALIPORE and RA Kolkata from 2013-2026 and have inspected the settlement records, J.L.R.O Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:-

That during inspection of available copies of deeds, documents and records supplied by the present owners, it appears that one Kali Charan Ghosh, since deceased was the absolute owner of the said property being ALL THAT two storied dwelling house measuring about 1200 square feet in each floor, with cemented floor, being the Premises No 43 Anjuman Ara Begum Row, upon the piece and parcel of a plot of land measuring about 3(three) kattahs 2(two) chattaks 7 (seven) square feet more or less, comprised in C.S 780, under Khatian No 614, lying and situated at Mouza Chandpur, J. L. No. 41, Touzi No. 155, within the local limits of Ward No. 94 under Kolkata Municipal Corporation, Police Station Golfgreen (previously Jadavpur), Kolkata-700033, District 24 Parganas south, West Bengal.

AND WHEREAS the said Kali Charan Ghosh, died intestate leaving behind him, 6 (six) sons namely 1) Pachanan Ghosh, 2) Ajit Kumar Ghosh, 3)Sailen Kumar Ghosh, 4) Sukumar Ghosh, 5) Robin Kumar Ghosh 6) Probir Kumar Ghosh and two daughters namely 1) Mahamaya Hati and 2) Smt. Uma Das.

AND WHEREAS after the demise of the said Kali Charan Ghosh, his six(6) sons became the owner of the property as per the arrangement made upon the mutual terms and conditions between the sons

Rashmita Mitra  
RASHMITA MITRA  
ADVOCATE  
ALIPORE JUDGES COURT

**RASHMITA MITRA**

Advocate

Alipore Judges Court, Kolkata - 700027

**Residence - Cum - Chamber**

46/12 Becharam Chatterjee Road,

Behala, Kolkata - 700034,

Mob - 8981729810,

email id : rashmitamitra.21@gmail.com.

Ref.No :-

Date:-

and daughters and the sons mutated their names as the owners of the said property with the concerned department of the Kolkata Municipal Corporation.

AND WHEREAS the said Robin Kumar Ghosh left the house in the year 1972 and did not come back and subsequently one suit for partition being no T.S 187 of 2011 it was decreed by the Learned 5<sup>th</sup> Civil Judge (Senior Division) that the said Robin Kumar Ghosh @Gopali is dead and his share in the said property devolved into the other co sharers of the said property.

AND WHEREAS with the demise of the above mentioned Ajit Kumar Ghosh in the year 1983 and his share in the said property devolved into his widow wife Smt. Jyotsna Ghosh, son Basudev Ghosh and two daughters Jaya Biswas and Keya Ghosh.

AND WHEREAS with the demise of Panchanan Ghosh his share in the said property devolved into his widow Ramala Ghosh, sons Sankar Ghosh and Swapan Kumar Ghosh and daughters Kalpana Banerjee and Alpana Rahut.

AND WHEREAS by a Deed of Gift dated the 28th day of October, 2005, Sri Sailen Kumar Ghosh, transferred his undivided 1/6th share in the said property, towards one of his nephew namely Sri Sankar Ghosh, , out of love and affection and the said Deed of Gift was duly registered with the Office of the Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 218, Pages from 159 to 181, Being No. 03150 for the year 2005.

AND WHEREAS with the demise of the said Sukumar Ghosh son of Late Kali Charan Ghosh his share in the said property devolved into the other co sharers.

AND WHEREAS Sankar Ghosh filed one suit for partition being no T.S 187 of 2011 it was decreed by the Learned 5<sup>th</sup> Civil Judge (Senior Division) and as per the decree of the said suit the said Sankar Ghosh, became the 6/25<sup>th</sup> shareholder in the said property and Ramala Ghosh, Swapan Kumar Ghosh, Kalpana Banerjee and Alpana Rahut became 1/25<sup>th</sup> shareholder each in the said property.

*Rashmita Mitra*  
RASHMITA MITRA  
ADVOCATE  
ALIPORE JUDGES COURT

**RASHMITA MITRA**

Advocate

Alipore Judges Court, Kolkata - 700027

**Residence - Cum - Chamber**

46/12 Becharam Chatterjee Road,

Behala, Kolkata - 700034,

Mob - 8981729810,

email id : rashmitamitra.21@gmail.com.

Ref.No :-

Date:-

AND WHEREAS as per the decree of the said suit for partition being no T.S 187 of 2011 passed by the Learned 5<sup>th</sup> Civil Judge (Senior Division) Smt. Jyotsna Ghosh, Basudev Ghosh and Jaya Biswas and Keya Ghosh have become 1/20<sup>th</sup> shareholder each in the said property and Probir Kumar Ghosh became 3/10<sup>th</sup> share holder in the said property.

AND WHEREAS with the death of the said Ramala Ghosh on 24/09/2020, her share in the said property devolved into her sons and daughters.

AND WHEREAS by virtue of a Gift deed dated 24th January 2022 duly registered in DSR-I at Alipore and recorded in Book No.1, Volume No.1601-2022, Pages from 13838 to 13870, Being No. 160100223 for the year 2022, said Sankar Ghosh transferred a portion of his share in the said property and Kalpana Banerjee and Alpana Rahut transferred their total shares in said property in favour of the another co sharer Swapan Kumar Ghosh.

AND WHEREAS by virtue of another Gift deed date 28th January 2022 duly registered in DSR at Alipore and recorded in Book No. 1, Volume No. 1601-2022, Pages from 17562 to 17593, Being No. 160100303 for the year 2022 said Jyotsana Ghosh, Jaya Biswas and Keya Ghosh transferred their total shares in said property in favour of the another co sharer Basudev Ghosh.

AND WHEREAS in the said manner stated above SANKAR GHOSH, 2. SWAPAN KUMAR GHOSH, 3. BASUDEV GHOSH and 4. PROBIR KUMAR GHOSH became the sole and absolute owners of the above mentioned property.

AND WHEREAS as SANKAR GHOSH, 2. SWAPAN KUMAR GHOSH, 3. BASUDEV GHOSH and 4. PROBIR KUMAR GHOSH in order to develop the above mentioned ALL THAT piece and parcel of a plot of land measuring about 3(three) kattahs 2(two) chattaks 7 (seven) square feet more or less, comprised in C.S 780, under Khatian No 614, lying and situated at Mouza - Chandpur, J. L. No. 41, Touzi No. 155, being the Premises No 43 Anjuman Ara Begum Row, P.O. Tollygunge, Police Station Golfgreen (previously Jadavpur), Kolkata-700033, District 24 Parganas south, West Bengal, Ward No. 94 under Kolkata

*Rashmita Mitra*  
RASHMITA MITRA  
ADVOCATE  
ALIPORE JUDGES COURT

**RASHMITA MITRA**

Advocate

Alipore Judges Court, Kolkata - 700027

**Residence - Cum - Chamber**

46/12 Becharam Chatterjee Road,

Behala, Kolkata - 700034,

Mob - 8981729810,

email id : rashmitamitra.21@gmail.com.

Ref.No :-

Date:-

Municipal Corporation, approached the Developer i.e. NEEL BUILDER & DEVELOPER represented by its sole proprietor SRI PROSENJIT PAITH and entered into a Joint Venture Agreement dated 26<sup>th</sup> May 2023 registered in the office of ARA-II, Kolkata and recorded in Book No. I, Volume No. 1902-2023, Pages from 221112 to 221159, Being No. 190206987 for the year 2023 and the owners herein also executed two Power of Attorney's in favour of the Developer herein being no. 6997 of 2023 and 1143 of 2024.

AND WHEREAS after completion of the new construction on the said land the owners i.e SANKAR GHOSH, 2. SWAPAN KUMAR GHOSH, 3. BASUDEV GHOSH and 4. PROBIR KUMAR GHOSH executed a Deed of Partition being Deed No. 2098 of 2025, among themselves in respect of Flat No. A on Ground Floor measuring about 300 Sq.ft. Carpet area, Flat No. D on the 1<sup>st</sup> Floor measuring about 300 Sqft. Carpet area, Flat No. B on the Ground Floor measuring about 300 Sq.ft. Carpet area and Flat No. C on the Ground Floor measuring about 300 Sq.ft. Carpet area.

**Opinion:** I, hereby certify that ALL THAT piece and parcel of a plot of land measuring about 3(three) kattahs 2(two) chattaks 7 (seven) square feet more or less, comprised in C.S 780, under Khatian No 614, lying and situated at Mouza - Chandpur, J. L. No. 41, Touzi No. 155, being the Premises No 43 Anjuman Ara Begum Row, P.O. Tollygunge, Police Station Golfgreen (previously Jadavpur), Kolkata-700033, District 24 Parganas south, West Bengal, Ward No. 94 under Kolkata Municipal Corporation is free from all sorts of encumbrances, charges, liabilities, liens and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title. Original deeds and documents to be verified.

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 CMDA and the CIT and any other authority and is fit for equitable mortgage. The online receipt for the relevant searches is enclosed herewith.

*Rashmita Mitra*  
RASHMITA MITRA

ADVOCATE

ALIPORE JUDGES COURT

WB/1697/2018