



ADVOCATE

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TO WHOM IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATE

Subject: ALL THAT a piece and parcel of Rayat Dakhali sattiya bastu land measuring an area of 3 (Three) Cottahs 4 (Four) Chittacks 30 (Thirty) sqft. being Plot No "C" lying and situated at Mouza Raghunathpur, J.L No 8, Re Sa No 134, Touzi No 3027, Pargana Kalikata, under Revisional Settlement (R.S) Khatian No 60 corresponding to L.R Kri Khatian No 1206 corresponding to Khatian No (Modified) 4362, comprised in C.S Dag No 608 corresponding to R.S/L.R Dag No 642, then P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old: Ward No 25, at present under Bidhannagar Municipal Corporation, New ward No 10, Borough No 2, Assessee No 040489, Holding No AS/461(25/10)BL-D, at being premises No BD-1/13, Deshbandhunagar, Kolkata 700059, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas. The total property is butted and bounded in the manner as follows :-

ON THE NORTH BY: 8'-0" ft wide Common Passage;

ON THE SOUTH BY: 16'-0" ft Wide Road;

ON THE EAST BY: Land of Nanda Dulal Banerjee and others;

ON THE WEST BY: Samareswar Kahali;

Present owner of the said property :

M/S. PODDER ASSOCIATES [PAN AAIFP2348C], a partnership firm, having its office at FA-8/3, Deshbandhu Nagar, P.S. Baguiati, P.O. Deshbandhu Nagar, Kolkata- 700059, District North 24 Parganas, State West Bengal, represented by its partners 1. SMT. RINKU PODDER [PAN AFDPP5821J & AADHAAR- 5820-1152-6259], wife of Sri Satyajit Podder, and 2. SMT. REKHA PODDER [PAN AFWPP1203M & AADHAAR- 8750-4953-2081], wife of Sri Biswajit Podder, both by faith Hindu, by Nationality Indian, by Occupation Business, both are residing at AB 4/10, Deshbandhu Nagar, P.S. Rajarhat at present Baguiati, P.O. Deshbandhu Nagar, Kolkata-700059, District North 24 Parganas, State- West Bengal.



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This is to certify that I have caused examined/searched in respect of the title of the above captioned property on the basis of the Photocopy of Sale Deed, ROR, Khajna Receipt , Property Mutation Certificate, BMC Tax Receipt etc. and necessary search were conducted by me online , on available records in the office of the ADSR Rajarhat, ADSR Bidhannagar, DSR North 24 Parganas at Barasat, ARA Kolkata for the period 2013 to 2025 in the Index No I. However Since the introduction of Section 47A, of Indian Stamp Act, as applicable to West Bengal, pending documents or any document which has been presented for registration, but registration whereof is kept in abeyance for want of assessment of market value by the registering authority, do not reflect in the searches and get recorded in Indices only upon payment of deficit stamp duty and registration fee applicable thereon although they take effect from the date of their execution.

Chain of title

On perusal of the available Deed of Conveyance and documents as also available records, I came to understand that :

WHEREAS Smt. Golap Sundari Sardar and her son Sri Nirmal Kumar Sardar jointly well seized and possessed of and or otherwise well and sufficiently. entitled to 31 satak Rayat Dakhali Sattiya Sali land having annual rent of Rupees One Ana Eleven lying and situated at Mouza Raghunathpur, J.L. No 8. Re Sa No 134, Touzi No 3027, under Revisional settlement Khatian No 60 comprised in C.S Dag No 608 corresponding to R.S Dag No 642, Pargana Kalikata, then P.S. Rajarhat, at present Baguiati, in the District of then 24 parganas, at present North 24 Parganas and the property has been then recorded only in the name of Smt. Golap Sundari Sardar in the said Revisional settlement and said Smt. Golap Sundari Sardar and her son Sri Nirmal Kumar Sardar jointly enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

AND WHEREAS while in course of enjoyment of the same, the said Smt. Golap Sundari Sardar and Sri Nirmal Kumar Sardar jointly announced to sell out **ALL THAT** piece and parcel of 3 (Three) Cottahs 4 (Four) Chittacks 30 (Thirty) sqft. being Plot No "C" having annual rent of 34 (Thirty Four) Paisa and Sri Rajeswar Kahali purchased the same by a registered Deed of Sale executed on 10.07.1974 registered at Sub-Registrar Cossipore Dum Dum and recorded in Book No 1, Volume No 85, Pages 274 to 278, Being No 5767 for the year 1974, from said Smt. Golap Sundari Sardar and her son Sri Nirmal Kumar Sardar for or at a valuable consideration mentioned therein and thus Sri Rajeswar Kahali became the absolute owner of the above-mentioned property by virtue of the above-mentioned purchase and thereafter said Sri Rajeswar Kahali constructed one pucca Two storied cement flooring residential building having 1300 sqft. on the Ground Floor and having 1100 sqft. on the First Floor thus totaling an area of 2400 sqft. and he enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner whatsoever.

AND WHEREAS thereafter Sri Rajeswar Kahali recorded his name in the record of B.L.& L.R.O of 5 satak bastu land under L.R Kri Khatian No 1206 comprised in L.R Dag No 642 and also



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mutated his name in records of the concerned authority of Rajarhat Gopalpur Municipality under old Ward No 25, at present under Bidhannagar Municipal Corporation New Ward No 10. Assessee No 2003317670, Holding No 177, at being premises No BD-1/13, Deshbandhunagar, P.S. Baguiati, Kolkata 700059.

AND WHEREAS while in course of enjoyment the above-mentioned property said Rajeswar Kahali died intestate on 20.07.2020 leaving behind his surviving wife namely Smt. Gita Kahali, one son namely Sri Kaushik Kahali and one daughter namely Smt. Aparna Goswami, as his only legal heirs and successors and the property left by Rajeswar Kahali, since deceased were jointly inherited by Smt. Gita Kahali, Sri Kaushik Kahali and Smt. Aparna Goswami, by virtue of hereditary right of their husband and father respectively and also by virtue of Hindu Succession Act 1956 (each having an equal, undivided 1/3rd share of the total property).

AND WHEREAS while in course of enjoyment the above-mentioned property said Gita Kahali died intestate on 21.07.2022 leaving behind her surviving one son namely Sri Kaushik Kahali and one daughter namely Smt. Aparna Goswami, as her only legal heirs and successors and the undivided 1/3rd share of the total property left by Gita Kahali, since deceased, were jointly inherited by Sri Kaushik Kahali and Smt. Aparna Goswami, by virtue of hereditary right of their mother and also by virtue of Hindu Succession Act 1956 (Each having undivided (1/3rd Plus 1/2 of 1/3rd) i.e ½ (half) share of the total property).

AND WHEREAS thus Sri Kaushik Kahali and Smt. Aparna Goswami jointly became the absolute owners in respect of **ALL THAT** a piece and parcel of Rayat Dakhali sattiya bastu land measuring an area of 3 (Three) Cottahs 4 (Four) Chittacks 30 (Thirty) sq ft. being Plot No "C" together with pucca Two storied cement flooring residential building having 1300 sqft. on the Ground Floor and having 1100 sqft. on the First Floor thus totaling an area of 2400 sqft. lying and situated at Mouza Raghunathpur. J.L No 8, Re Sa No 134, Touzi No 3027, Pargana Kalikata, under Revisional Settlement (R.S) Khatian No 60 corresponding to L.R Khatian No 1206 comprised in C.S Dag No 608 corresponding to R.S/L.R Dag No 642, then P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old Ward No 25, at present under Bidhannagar Municipal Corporation, New ward No 10, Assessee No 2003317670, Holding No 177, at being premises No BD-1/13, Deshbandhunagar, Kolkata 700059, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas and the said Sri Kaushik Kahali and Smt. Aparna Goswami have been jointly enjoying the same free from all encumbrances and without having any interruption from anybody or from any corner whatsoever.

AND WHEREAS Sri Kaushik Kahali and Smt. Aparna Goswami jointly sold, transferred and conveyed **ALL THAT** a piece and parcel of Rayat Dakhali sattiya bastu land measuring an area of 3 (Three) Cottahs 4 (Four) Chittacks 30 (Thirty) sqft. being Plot No "C" together with pucca



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Two storied cement flooring residential building having 1300 sqft. on the Ground Floor and having 1100 sqft. on the First Floor thus totaling an area of 2400 sqft. lying and situated at Mouza Raghunathpur, J.L No 8, Re Sa No 134, Touzi No 3027, Pargana Kalikata, under Revisional Settlement (R.S) Khatian No 60 corresponding to L.R Kri Khatian No 1206 comprised in C.S Dag No 608 corresponding to R.S/L.R Dag No 642, then P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old Ward No 25, at present under Bidhannagar Municipal Corporation, New ward No 10, Assessee No 2003317670, Holding No 177, at being premises No BD-1/13, Deshbandhunagar, Kolkata-700059, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas, to one M/s. Podder Associates, a partnership firm being represented by its partners Smt. Rinku Podder, wife of Satyajit Podder, and Smt. Rekha Podder, wife of Biswajit Podder by a deed of conveyance dated 25.01.2024 registered at the office of ADSR Rajarhat and recorded in Book 1, Volume 1523-2024, Pages from 60667 to 60690, Being no. 01280 for the year 2024. It is pertinent to mention here that both the said partners of the said M/s. Podder Associates were represented in the said deed by one Mr. Biswajit Podder, son of Late Haran Chandra Podder, as they constituted attorney by strength of a General Power of Attorney executed on 21.09.2006 registered at the office of ARA III and recorded in Book IV, Volume 85, Pages from 81 to 84, Being No. 5018 for the year 2006.

AND WHEREAS thereafter the execution of the said deed of conveyance, the said M/s. Podder Associates (hereinafter referred to as the owner) became the sole absolute owner of and completely entitled to the said property and it duly mutated its name in the records of both the Bidhannagar Municipal Corporation and the BL&LRO.

AND WHEREAS the said owner, being desirous of constructing a multistoried building on the said land, caused to prepare and sanction a building plan from the concerned Bidhannagar Municipal Corporation and duly obtained the same having building permit no. SWS-OBPAS/2109/2024/1028.

This is also hereby certified that the captioned property is not under any claim of CMDA or CIT and also is not hit by any restriction of Urban Land (Ceiling and Regulation) Act, 1976.

The Title of the said property appears to be marketable, good and clear and free of all sorts of encumbrances.

Encl. As above.



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04.02.2025
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