

Dated: 16th December 2025

No Encumbrances Certificate and detailed report on title

Re.: Land admeasuring **09 Cottahs 05 Chittacks and 14 Sq. Ft.**
approx. at municipal premises **No. 1/2, Ballygunge Place,**
Kolkata 700 019, PS Gariahat, PO Ballygunge in
ward No. 68 of the Kolkata Municipal Corporation.

Present owners of the property: (i) **M/s Satvic Projects Private Limited**
(ii) **Mr. Debangshu Bhattacharya**
(iii) **Ms. Ananya Bhattacharya &**
(iv) **Ms. Adwitiya Bhattacharya**

I have caused necessary searches in respect of the aforesaid property since 2012 to 2025 till date at the A. R. A. – 1, A. D. S. R. Alipore and District Sub Registry Office – 1, South 24 Parganas Alipore and verified the title based on copies of documents provided to me.

My report is as follows: -

1. By an Indenture dated 17th April 1939 and registered with the Sub – Registrar of Sealdah in Book No. I, Volume No. 18, Pages 271 to 284, being No. 866, for the year 1939, John Carapiet Gulstaun with the consent of Sambal Aviet Basil and The Regent Estates Limited sold, transferred, conveyed and assured unto and in favour of Sudharani Mitra **ALL THAT** the plot No. 4 containing by admeasurement an area of 09 (nine) Cottahs 05 (five) Chittacks and 14 (fourteen) Sq. Ft. being part of the premises formerly known as 76, Bondel Road and subsequently known as premises No. 1, Ballygunge Place, Calcutta (hereinafter referred to as the said **LAND**) for the consideration and in the manner as contained and recorded therein.
2. The said Sudharani Mitra during her lifetime constructed a two storied building on the said Land and the same along with the said Land was assessed and numbered as municipal premises No. 1/2, Ballygunge Place, Kolkata 700 019 PS Gariahat PO Ballygunge in ward No. 068 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**).
3. The said Sudharani Mitra, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 6th February 2008, leaving her surviving her two daughters namely Krishna Dutta and Sumitra Mitra, as her only surviving legal heirs and representatives, since her husband namely Amarendra Nath Mitra having predeceased her on 26th December 1993.
4. The said Krishna Dutta, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 18th September 2011, leaving behind her surviving her husband namely Samir

Kumar Dutta, one son namely Satyaki Dutta and one daughter namely Sudeshna Bhattacharya as her only legal heirs and/or representatives.

5. The said Samir Kumar Dutta died intestate on 30th June 2014.
6. The said Sumitra Mitra, a spinster Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 11th February 2020 leaving behind her surviving her nephew (son of her sister Krishna Dutta) namely Satyaki Dutta and niece (daughter of her sister Krishna Dutta) namely Sudeshna Bhattacharya as her only legal heirs and/or representatives in accordance with Section 15 sub section 2 clause (a) read with Rule 3 of Section 16 of the Hindu Succession Act, 1956.
7. By the Deed of Conveyance dated 12th September 2024 and registered with the with the District Sub – Registrar – IV, South 24 Parganas, Alipore in Book No. I, Volume No. 1604 – 2024, page from 305071 to 305091 being No. 160410247 of 2024 the said Satyaki Dutta sold transferred and conveyed unto and in favour of Satvic Projects (P) Ltd. **ALL THAT** the undivided one – half part and/or share into or upon the said Premises in the manner and for the consideration as contained and recorded therein.
8. The said Sudeshna Bhattacharya a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 11th November 2024 leaving behind her surviving her husband namely Debangshu Bhattacharya and two daughters namely Ananya Bhattacharya and Adwitiya Bhattacharya as her only surviving legal heirs and/or representatives.

I hereby certify that the abovementioned land of the abovenamed owners on page 1 of this certificate is free from all sorts of encumbrances, charges, liabilities, liens and lispendens attachment of any kind whatsoever and the said premises has an absolutely clear free and marketable title.

I also hereby certify that the abovementioned land is not under any claim of the KMDA and the erstwhile KIT and/or any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Thanking You,

Sumita Bhowmik

(Sumita Bhowmik)

Advocate

WIB/1051/2012.

Goverment of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - I)

Receipt for fees deposited for Search
Form - 1556

Date of Application: 10-12-2025

Serial No of Application	1601011467/2025	Search No	1601011467/2025
Search for the Years	From 2012 To 2025	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Gariahat, , Premises: 1/2, Road: Ballygunge Place, Holding: 1/2		
From whom Received	Uday Jalan	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 260 /-	

Search Result: **No Record Found**

(Mr Md Tabis Ansari)
D.S.R. - I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS



Goverment of West Bengal
Office of the ALIPORE (A.D.S.R.)
Receipt for fees deposited for Search

Form - 1556

Date of Application: 10-12-2025

Serial No of Application	1605004273/2025	Search No	1605004273/2025
Search for the Years	From 2012 To 2025	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Gariahat, , Premises: 1/2, Road: Ballygunge Place, Holding: 1/2		
From whom Received	Uday Jalan	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 260 /-	

Search Result: No Record Found



(Ms MANIMALA CHAKRABORTY)
A.D.S.R. ALIPORE
OFFICE OF THE A.D.S.R. ALIPORE

Goverment of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-12-2025

Serial No of Application	1901029729/2025	Search No	1901029729/2025
Search for the Years	From 2012 To 2025	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Gariahat, , Premises: 1/2, Road: Ballygunge Place, Holding: 1/2		
From whom Received	M Maity		
Fees Paid under Articles	F1(i) 20/-	F1(ii) 260/-	All Transaction

Search Result: No Record Found

(Mr Pradipta Kishore Guha)

A.R.A. - I KOLKATA

OFFICE OF THE A.R.A. - I KOLKATA

