

**MRINAL KANTI GHOSH**

Advocate,  
High Court, Calcutta.

**Chamber:-**

10, Kiran Shankar Roy Road  
First Floor, Room No. 75,  
Kolkata- 700 001.  
Mob : 9830574448

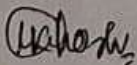
**REPORT ON TITLE AND**  
**NON ENCUMBRANCE CERTIFICATE**

**Present Owners:** (1) **SRI DULAL KUMAR MITRA** alias **DULAL MITRA**, son of Late Santosh Kumar Mitra, and (2) **SMT. DURBA MITRA GUHA**, daughter of Sri Dulal Mitra alias Dulal Kumar Mitra, both residing at 9/8, Uday Sankar Sarani, MIG-2, Phase-2, Post Office & Police Station- Jadavpur, Kolkata- 700 095, District- South 24 Parganas, in the State of West Bengal, India,

**Re:** **ALL THAT** piece and parcel of Bastu land measuring about 4 (Four) Cottahs 8 (Eight) Chittacks and 15 (Fifteen) Sq. Ft. (As per physical measurement the land area comes to 3 (Three) Cottahs 9(Nine) Chittacks 3.506 Sq. Ft. (more or less) i.e. 238.62 Sq. Mtrs. be the same a little more or less **TOGETHER WITH** G+3 storied building (under construction) building and structures standing thereon lying and situate at and being Kolkata Municipal Corporation **Premises No. 204, Satyen Roy Road (being amalgamated Premises No. 204 and 204A, Satyen Roy Road** (Mailing Address Premises No. 123, Satyen Roy Road), **Police Station- Behala, Kolkata- 700 034** comprised in Mouza- Behala, J. L. No. 102 (formerly J.L. No. 2), R.S. No. 83, R.S. Dag Nos. 7557, L.R. (Hal) Dag No. 7557/7679, R.S. Khatian No. 263 corresponding to L.R. (Hal) Khatian Nos. 10323 (previous to L.R. (Hal) Khatian No. 98, 116, 138, 183, 313 and 455) now within the ambit of the **Kolkata Municipal Corporation Ward No. 120, Assessee No. 411201202030, District- South 24 Parganas (Said Property)**

**[1] Copy of Documents Perused:**

- (i) Deed of Sale written in Bengali Language dated 17.11.1979, registered in the Office of the District Sub-Registrar, Alipore , 24 Parganas, recorded in Book No. I, Volume No. 134, Being No. 6201 for the year 1979 and made between Anadi Charan Dutta, Abhay Charan Dutta, Adhir Kumar Dutta, Anil Baran Dutta, Atul Chandra Dutta and Arun Kumar Dutta therein jointly referred to as the Vendors AND Sri Dulal Kumar Mitra son of Late Santosh Kumar Mitra of 32, Ijjatulla Lane, Calcutta- 33, therein referred to as the Purchaser.
- ii) K.M.C. Mutation Certificate in the name of Dulal Kumar Mitra in respect of Kolkata Municipal Corporation Premises No. 204A, Satyen Roy Road (Mailing Address Premises No. 123, Satyen Roy Road), P.S.- Behala, Kolkata- 700 034 under Ward No. 120 bearing Assessee No. 411201212502.



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- iii) Deed of Declaration dated 6<sup>th</sup> January, 2022, registered in the Office of the District Sub Registrar-II, Alipore, South 24 Parganas, in Book No. IV, Volume No. 1602-2022, Pages 44 to 57, Being No. 160200003 for the year 2022.
- iv) B.L. & L.R.O. Parcha in the name of Dulal Kumar Mitra bearing L.R. (Hal) Khatian No. 10323.
- v) Indenture dated 14<sup>th</sup> May, 2004 and made between (1) Sri Atul Chandra Dutta, son of Late Annada Charan Dutta, (2) Sri Arun Kumar Dutta, son of Late Annada Charan Dutta, (3) Smt. Krishna Dutta, wife of Late Anil Baran Dutta, (4) Sri Arup Kumar Dutta, (5) Sri Amit Kumar Dutta, (6) Sri Arindam Dutta, all sons of Late Anil Baran Dutta, (7) Sri Aloke Kumar Dutta, son of Late Abhoy Charan Dutta and (8) Sri Amiya Kumar Dutta, son of Late Adhir Kumar Dutta therein jointly referred to as the Vendors of the One Part and Smt. Manju Mitra, wife of Sri Dulal Mitra, therein referred to as the Purchaser of the Other Part, registered in the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas and has been recorded in Book No. I, Volume No. 492 Being No. 04546 for the year 2006.
- vi) K.M.C. Mutation Certificate in the name of Manju Mitra in respect of Premises No. 204A, Satyen Roy Road (Mailing Address Premises No. 123, Satyen Roy Road), P.S.- Behala, Kolkata- 700 034 under Ward No. 120 of the Kolkata Municipal Corporation bearing Assessee No. 411201202030.
- vii) Deed of Declaration dated 6<sup>th</sup> day of January, 2022, registered in the Office of the District Sub Registrar-II, Alipore, South 24 Parganas, in Book No. IV, Volume No. 1602-2022, Pages 58 to 73, Being No. 160200002 for the year 2022.
- viii) B.L. & L.R.O. Parcha in the name of Manju Mitra also duly got his name in respect of the above land in the records of the Block Land & Land Reforms Officer, Behala bearing L.R. (Hal) Khatian No. 10416.
- ix) Death Certificate of Manju Mitra dated 11.04.2022.
- x) Deed of Gift dated 28<sup>th</sup> April, 2023 and made between Dulal Kumar Mitra alias Dulal Mitra therein referred to as the Donor of the One Part and Smt. Durba Mitra Guha therein referred to as the Donee of the Other Part and registered before the D.S.R.-III, Alipore, South 24 Parganas and has been recorded in Book No. I, Volume No. 1603-2023, Pages from 161278 to 161298, Being No. 160305579 for the year 2023.
- xi) Registered Development Agreement dated 28<sup>th</sup> April, 2023 and made between (1) Sri Dulal Kumar Mitra alias Dulal Mitra and (2) Smt. Durba Mitra Guha therein jointly referred to as the Owners and M/s. Ghosh Enterprises, represented by its Sole Proprietor Sri Dipankar Ghosh therein referred to as the Developer of the Other Part and registered before the D.S.R.-III, Alipore, South 24 Parganas and has been recorded in Book No. I, Volume No. 1603-2023, pages from 161427 to 161478, Being No. 160305583 for the year 2023.
- xii) Registered Power of Attorney dated 28<sup>th</sup> April, 2023, executed by (1) Sri Dulal Kumar Mitra alias Dulal Mitra in favour of Sri Dipankar Ghosh being the Sole Proprietor of M/s. Ghosh Enterprises, registered in the office of the D.S.R.- II, Alipore, South 24 Parganas, recorded in Book No. I, Volume No.

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1603-2023, pages 161502 to 161534, Being No. 160305601 for the year 2023.

- xiii) Registered Boundary Declaration dated 14.01.2025, registered in the office of the D.S.R.-II, Alipore, South 24 Parganas, in Book No. I, Volume No. 1602-2025, Pages from 27675 to 27625, Being No. 160200503 for the year 2025.
- xiv) Registered Boundary Declaration dated 26.08.2025, registered in the Office of the D.S.R.-II, Alipore, South 24 Parganas, recorded in Book No. I, Volume No. 1602-2025, Pages 534217 to 534227, Being No. 160212750 for the year 2025.
- xv) Registered Declaration for Non Eviction of Tenant dated 14.01.2025, registered in the office of the D.S.R.-III, in Book No. I, Volume No. 1602-2025, Pages 27605 to 27614, Being No. 160200504 for the year 2025.
- xvi) K.M.C. Mutation Certificate in the name of Sri Dulal Kumar Mitra alias Sri Dulal Mitra and Smt. Durba Mitra Guha bearing Assessee No. 411201202030.
- xvii) L.R. Parcha in the name of Sri Dulal Kumar Mitra bearing L.R. Khatian No. 10323 issued by B.L. & L.R.O. - Behala, Kolkata.
- xviii) L.R. Parcha in the name of Smt. Durba Mitra Guha bearing L.R. Khatian No. 11131 issued by B.L. & L.R.O. - Behala, Kolkata.

**[2] Devolution of title:**

**(A) Devolution of Title in respect of land measuring in respect of land measuring 2040 Sq. Ft. (more or less) together with R.T. Shed structure admeasuring 200 Sq. Ft. (more or less) in respect of Premises No. 204, Satyen Roy Road, P.S.- Behala, Kolkata- 700 034.**

- i) By a registered Deed of Sale one Smt. Shanta Mani Dasi wife of Late Dwarika Nath Naskar purchased of ALL THAT piece and parcel of land measuring about 3 (Three) Bighas 14 (Fourteen) Chittacks be the same a little more or less out of 7 (Seven) Bigha 8 (Eight) Cottahs (more or Less) lying and situate at Mouza- Behala, J.L. No. 2, Re. Sa. No. 83 comprised in Dag Nos. 7560, 7561, 7557 and 7559 under Khatian No. 263, Police Station- Behala, District- 24 Parganas.
- ii) By a registered Deed of Sale written in Bengali Language dated 14.1.1920 the said Smt. Shanta Moni Dasi and her husband Dwarika Nath Naskar sold and transferred land measuring 13.50 Cottahs equivalent to 22 Satak (more or less) to and in favour of Mangala Moyee Dasi for the valuable consideration mentioned therein.
- iii) The said Mangala Moyee Dasi got her name mutated and recorded in the Settlement records of the Block Land & Land Reforms office in respect of the above land measuring measuring 13.50 decimals under Khatian No. 263 in respect of Dag No. 7557.

  
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- iv) The said Mangala Moyee Dasi was while in peaceful possession and enjoyment of the above land, by a registered Deed of Sale sold and transferred 6 (Six) Cottahs to Sri Sarada Prasad Bhattacharya and by another Deed of Sale sold land measuring 3 (Three) Cottahs to Sri Sanatan Das and retained land measuring 4.50 Cottahs for her residence.
- v) The said Smt. Mangala Moyee Dasi by a registered Deed of Sale dated 16.6.44 sold ALL THAT the land measuring  $4\frac{1}{2}$  Cottahs alongwith building and structure thereon to one Sri Manmatha Nath Manna.
- vi) By a registered deed of Sale dated 6.1.1945 the said Manmatha Nath Manna sold and transferred the said land measuring  $4\frac{1}{2}$  Cottahs along with building and structure standing thereon to and in favour Sri Dharendra Nath Mukhopadhyay, son of Late Abhay Charan Mukhopadhyay.
- vii) By a registered Deed of Sale written in Bengali language dated 6<sup>th</sup> March, 1946 corresponding to 22<sup>nd</sup> Falgun 1352 B.S., registered in the Office of the Joint Sub-Registrar, Alipore, recorded in Book No. I, Volume No. 9, Pages 121 to 125, Being No. 326 for the year 1946, the said Dharendra Nath Mukhopadhyay for the valuable consideration therein mentioned sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring about  $4\frac{1}{2}$  Cottahs equivalent to 7 (Seven) Satak be the same a little more or less out of 22 decimals alongwith with brick built and tin shed structure lying and situate at District-South 24 Parganas, Thana and Sub- Registry Office- Behala, Pargana- Balia, Under South Suburban Municipality, Touzi No. 346, in Mouza- Behala, J.L. No. 2, Re. Sa. No. 83 comprised in Dag No. 7557 under Khatian No. 263 more fully and particularly mentioned and described in the Schedule therein to and in favour of Sri Annada Charan Datta son of Late Uma Charan Datta of 15/2B, Shankharipara Road, Calcutta free from all encumbrances.
- viii) The said Annada Charan Dutta while in peaceful possession and enjoyment of the above land died intestate in the year 1953 leaving behind surviving his six sons namely Anadi Charan Dutta, Abhay Charan Dutta, Adhir Kumar Dutta, Anil Baran Dutta, Atul Chandra Dutta and Arun Kumar Dutta and none else as his heirs and legal representatives who jointly inherited the aforesaid property Left by Late Annada Charan Dutta each having undivided  $1/6^{\text{th}}$  share as per law of inheritance.
- ix) By a registered Deed of Sale written in Bengali Language dated 17.11.1979, registered in the Office of the District Sub-Registrar, Alipore 24 Parganas and has been recorded in Book No. I, Volume No. 134, Pages 201 to 205, Being No. 6201 for the year 1979 the said Anadi Charan Dutta, Abhay Charan Dutta, Adhir Kumar Dutta, Anil Baran Dutta, Atul Chandra Dutta and Arun Kumar Dutta for the valuable consideration therein mentioned jointly sold and transferred land measuring 1200 Sq. Ft. (demarcated North-Western side) out of  $4\frac{1}{2}$  Cottahs more fully described in the Schedule therein to and in favour of Sri Dulal Kumar Mitra son of Late Santosh Kumar Mitra of 32, Ijjatulla Lane, Calcutta- 33 the Ownersherein absolutely and forever and free from all encumbrances.

*(Signature)*

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- x) The said Anadi Charan Dutta one of the joint Owners of the aforesaid property died intestate in the Year 1993 leaving behind him surviving his wife Hena Rani Dutta. Thereafter the said Hena Rani Dutta also died intestate issueless in the year 2002 and upon her demised her undivided  $1/6^{\text{th}}$  share of the above property devolved upon the heirs of her husband namely Atul Chandra Dutta and Arun Kumar Dutta.
- xi) Adhir Kumar Dutta one of the joint owners of the aforesaid property died intestate in the year 1994 leaving behind his son namely Sri Amiya Kumar Dutta who inherited undivided  $1/6^{\text{th}}$  right, title and interest and share in the said property. Be it mentioned herein that wife of Anil Baran Dutta died intestate leaving behind her surviving her son Sri Amiya Kumar Dutta and none else as her heir and legal representatives.
- xii) Anil Baran Dutta one of the joint owners of the aforesaid property died intestate in the year 1996 leaving behind him surviving his wife Smt. Krishna Dutta, three sons namely Sri Arup Kumar Dutta, Sri Amit Kumar Dutta and Sri Arindam Dutta who jointly inherited the undivided  $1/6^{\text{th}}$  right, title and interest and share in the said property that the said Anil Baran Dutta died possessed of.
- xiii) Abhoy Charan Dutta one of the Joint Owners of the aforesaid property died intestate in 2001 leaving behind his son namely Sri Alope Kumar Dutta who inherited the undivided  $1/6^{\text{th}}$  right, title and interest and share in the said property left by Late Anil Baran Dutta. Be it mentioned herein that wife of Abhoy Charan Dutta died intestate leaving behind her surviving her son Sri Alope Kumar Dutta.
- xiv) By an Indenture dated 14<sup>th</sup> May, 2004 the said (1) Sri Atul Chandra Dutta, son of Late Annada Charan Dutta, (2) Sri Arun Kumar Dutta, son of Late Annada Charan Dutta, (3) Smt. Krishna Dutta, wife of Late Anil Baran Dutta, (4) Sri Arup Kumar Dutta, (5) Sri Amit Kumar Dutta, (6) Sri Arindam Dutta, all sons of Late Anil Baran Dutta, (7) Sri Alope Kumar Dutta, son of Late Abhoy Charan Dutta and (8) Sri Amiya Kumar Dutta, son of Late Adhir Kumar Dutta therein jointly referred to as the Vendors of the One Part and Smt. Manju Mitra, wife of Sri Dulal Mitra, therein referred to as the Purchaser of the Other Part, the said Atul Chandra Dutta and others for the valuable consideration therein mentioned sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of meausage, tenement, hereditaments and bastu land admeasuring about 2040 Sq. Ft. be the same a little more or less, together with brick walled R.T. Shed structure measuring 200 Sq. Ft. standing thereon being Premises No. 204 Satyen Roy Road ( Postal Premises No. 123, Satyen Roy Road), Police Station- Behala, comprised in Mouza- Behala, J. L. No. 102 (formerly J. L. No. 2) , R.S. Dag No. 7557 corresponding to L.R. Dag No. 7557/7679, R.S. Khatian No. 263, appertaining to L.R. Khatian Nos. 98, 116, 138, 183, 313 and 455, Kolkata- 700 034 under Ward No. 120 of the Kolkata Municipal Corporation more fully described in the Schedule therein to and in favour of Smt. Manju Mitra free from all encumbrances and the said Indenture was registered in the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas and has been recorded in Book No. I, Volume No. 492 pages 509 to 04546 for the year 2006.



- xv) By virtue of the above Deed and by paying the relevant rates and taxes the said Manju Mitra duly got her name mutated and recorded in the Assessment record of the Kolkata Municipal Corporation after mutated the said property known and numbered as Kolkata Municipal Corporation Premises No. 204, Satyen Roy Road (Postal Premises No. 123, Satyen Roy Road), P.S.- Behala, Kolkata- 700 034 under Ward No. 120 of the Kolkata Municipal Corporation bearing Assessee No. 411201202030 and enjoy the same by constructing building and structures thereon. It is to be noted here that as per K.M.C. record the land area is 2 (Two) Cottahs 13 Chittacks and 15 Sq. Ft. (more or less)
- xvi) That certain mistakes and inaccuracies have accidentally and inadvertently crept in the recitals and Schedule of the above Deed 04546 for the year 2006 and accordingly by a Deed of Declaration dated 6<sup>th</sup> day of January, 2022, registered in the Office of the District Sub Registrar-II, Alipore, South 24 Parganas, in Book No. IV, Volume No. 1602-2022, Pages 58 to 73, Being No. 160200002 for the year 2022 rectified the mistakes.
- xvii) The said Manju Mitra also duly got his name mutated and recorded in respect of the above land in the records of the Block Land & Land Reforms Officer, Behala bearing L.R. (Hal) Khatian No. 10416 and is paying rates and taxes regularly.
- xviii) The said Manju Mitra while in peaceful possession and enjoyment died intestate on 11.04.2022 leaving behind her surviving her husband Sri Dulal Kumar Mitra and one married daughter Smt. Durba Mitra Guha as her only legal heirs and representative who jointly inherited the above property left by Late Manju Mitra as per Hindu Succession Act, 1956 each having undivided 1/2th share.
- xix) Thus, the said Sri Dulal Kumar Mitra and Smt. Durba Mitra Guha, the Owners herein jointly seized and possessed of and/or otherwise sufficiently entitled to **ALL THAT** piece and parcel of meausage, tenement, hereditaments and Bastu land admeasuring about 2040 Sq. Ft. be the same a little more or less, together with brick walled R.T. Shed structure thereon being **Premises No. 204, Satyen Roy Road** (Postal Premises No. 123, Satyen Roy Road), **Police Station- Behala**, comprised in **Mouza- Behala**, J. L. No. 102 ( formerly J. L. No. 2), R.S. No. 83, Touzi No. 346, R.S. Dag No. 7557 corresponding to L.R. Dag No. 7557/7679, R.S. Khatian No. 263, appertaining to L.R. Khatian No. 10416 (formerly L.R. Khatian Nos. 98, 116, 138, 183, 313 and 455) Kolkata- 700 034 now within the ambit of the Kolkata Municipal Corporation Ward No. 120, **Assessee No. 411201202030**, District- South 24 Parganas more fully and particularly described in the First Schedule hereinabove.
- B) **Devolution of Title in respect of land measuring in respect of land measuring 1020 Sq. Ft. (more or less) together with R.T. Shed structure admeasuring 200 Sq. Ft. (more or less) in respect of Premises No. 204A, Satyen Roy Road, P.S.- Behala, Kolkata- 700 034.**
- i) By a registered Deed of Sale one Smt. Shanta Mani Dasi wife of Late Dwarika Nath Naskar purchased **ALL THAT** piece and parcel of land measuring about 3 (Three) Bighas 14 (Fourteen) Chittacks be the same a little more or less out of 7 (Seven) Bigha 8 (Eight) Cottahs (more or Less) lying and situate at Mouza- Behala, J.L. No. 2, Re. Sa. No. 83 comprised in

(Signature)

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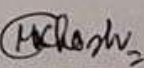
Dag Nos. 7560, 7561, 7557 and 7559 under Khatian No. 263, Police Station- Behala, District- 24 Parganas.

- ii) By a registered Deed of Sale written in Bengali Language dated 14.1.1920 the said Smt. Shanta Moni Dasi and her husband Dwarika Nath Naskar sold and transferred land measuring 13.50 Cottahs equivalent to 22 Satak (more or less) to and in favour of Mangala Moyee Dasi for the valuable consideration mentioned therein.
- iii) The said Mangala Moyee Dasi got her name mutated and recorded in the Settlement records of the Block Land & Land Reforms office in respect of the above land measuring measuring 13.50 decimals under Khatian No. 263 in respect of Dag No. 7557.
- iv) The said Mangala Moyee Dasi was while in peaceful possession and enjoyment of the above land, by a registered Deed of Sale sold and transferred 6 (Six) Cottahs to Sri Sarada Prasad Bhattacharya and by another Deed of Sale sold land measuring 3 (Three) Cottahs to Sri Sanatan Das and retained land measuring 4.50 Cottahs for her residence.
- v) The said Smt. Mangala Moyee Dasi by a registered Deed of Sale dated 16.6.44 sold ALL THAT the land measuring 4½ Cottahs alongwith building and structure thereon to one Sri Manmatha Nath Manna.
- vi) By a registered deed of Sale dated 6.1.1945 the said Manmatha Nath Manna sold and transferred the said land measuring 4½ Cottahs along with building and structure standing thereon to and in favour Sri Dharendra Nath Mukhopadhyay, son of Late Abhay Charan Mukhopadhyay.
- vii) By a registered Deed of Sale written in Bengali language dated 6<sup>th</sup> March, 1946 corresponding to 22<sup>nd</sup> Falgun 1352 B.S., registered in the Office of the Joint Sub-Registrar, Alipore, recorded in Book No. 1, Volume No. 9, Pages 121 to 125, Being No. 326 for the year 1946, the said Dharendra Nath Mukhopadhyay for the valuable consideration therein mentioned sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring about 4½ Cottahs equivalent to 7 (Seven) Satak be the same a little more or less out of 22 decimals alongwith with brick built and tin shed structure lying and situate at District-South 24 Parganas, Thana and Sub- Registry Office- Behala, Pargana- Balia, Under South Suburban Municipality, Touzi No. 346, in Mouza- Behala, J.L. No. 2, Re. Sa. No. 83 comprised in Dag No. 7557 under Khatian No. 263 more fully and particularly mentioned and described in the Schedule therein to and in favour of Sri Annada Charan Datta son of Late Uma Charan Datta of 15/2B, Shankharipara Road, Calcutta free from all encumbrances.
- viii) The said Annada Charan Dutta while in peaceful possession and enjoyment of the above land died intestate in the year 1953 leaving behind surviving his six sons namely Anadi Charan Dutta, Abhay Charan Dutta, Adhir Kumar Dutta, Anil Baran Dutta, Atul Chandra Dutta and Arun Kumar



Dutta and none else as his heirs and legal representatives who jointly inherited the aforesaid property Left by Late Annada Charan Dutta each having undivided 1/6<sup>th</sup> share as per law of inheritance.

- ix) By a registered Deed of Sale written in Bengali Language dated 17.11.1979, registered in the Office of the District Sub-Registrar, Alipore 24 Parganas and has been recorded in Book No. I, Volume No. 134, Pages 201 to 205, Being No. 6201 for the year 1979 the said Anadi Charan Dutta, Abhay Charan Dutta, Adhir Kumar Dutta, Anil Baran Dutta, Atul Chandra Dutta and Arun Kumar Dutta for the valuable consideration therein mentioned jointly sold and transferred land measuring 1200 Sq. Ft. (demarcated North-Western side) out of 4½ Cottahs more fully described in the Schedule therein to and in favour of Sri Dulal Kumar Mitra son of Late Santosh Kumar Mitra of 32, Ijjatulla Lane, Calcutta- 33 the Owner herein absolutely and forever and free from all encumbrances.
- x) By virtue of the above Deed and by paying the relevant rates and taxes the said Dulal Kumar Mitra duly got his name mutated and recorded in the Assessment record of the Kolkata Municipal Corporation and after mutated the said property known and numbered as Kolkata Municipal Corporation Premises No. 204A, Satyen Roy Road (Postal Premises No. 123, Satyen Roy Road), P.S.- Behala, Kolkata- 700 034 under Ward No. 120 of the Kolkata Municipal Corporation bearing Assessee No. 411201212502 and enjoy the same by constructing building and structures thereon.
- xi) That certain mistakes and inaccuracies have accidentally and inadvertently crept in the recitals and Schedule of the above Deed 6201 for the year 1979 and accordingly by a Deed of Declaration dated 6<sup>th</sup> January, 2022, registered in the Office of the District Sub Registrar-II, Alipore, South 24 Parganas, in Book No. IV, Volume No. 1602-2022, Pages 44 to 57, Being No. 160200003 for the year 2022 rectified the mistakes.
- xii) The said Dulal Kumar Mitra also duly got his name in respect of the above land in the records of the Block Land & Land Reforms Officer, Behala bearing L.R. (Hal) Khatian No. 10323 and is paying rates and taxes regularly.
- xiii) Thus, the said Sri Dulal Kumar Mitra, the Owner herein absolutely seized and possessed of and/or otherwise sufficiently entitled to ALL THAT piece and parcel of land measuring about land measuring 1200 Sq. Ft. (demarcated North-Western side) out of 4½ Cottahs be the same a little more or less together with structures standing thereon lying and situate at and being Kolkata Municipal Corporation Premises No. 204A, Satyen Roy Road (Postal Premises No. 123, Satyen Roy Road), Police Station- Behala, comprised in Mouza- Behala, J. L. No. 102 (formerly J.L. No. 2), R.S. No. 83, R.S. Dag Nos. 7557, L.R. (Hal) Dag No. 7557/7679, R.S. Khatian No. 263 corresponding to L.R. (Hal) Khatian No. 10323 (previous to L.R. (Hal) Khatian No. 98, 116, 138, 183, 313 and 455) now within the ambit of the Kolkata Municipal Corporation Ward No. 120, District- South 24 Parganas free from all encumbrances;
- xiv) By a registered Deed of Gift dated 28<sup>th</sup> day of April, 2023, registered in the Office of the Distinct Sub-Registrar-III, Alipore, South 24 Parganas, in Book No. I, Colume No. 1603-2025, Pages from 131278 to 131298, Being No.I-

  
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 Kolkata-700 001



160305578 for the year 2023 and made between the said Sri Dulal Kumar Mitra therein referred to as the Donor of the One Part and **SMT. DURBA MITRA GUHA** daughter of Sri Dulal Mitra alias Dulal Kumar Mitra, and wife of Sri Sniruddha Guha, residing at 9/8, Uday Sankar Sarani, MIG-2, Phase-2, Post Office & Police Station- Jadavpur, Kolkata- 700 095, District- South 24 Parganas, in the State of West Bengal, India, therein referred to as the Donee of the Other Part, the said Dulal Kumar Mitra out of his natural love and affection transferred by way of gift of **ALL THAT** piece and parcel of land measuring about land measuring about 300 Sq. Ft. (more or less) out of land measuring about 1200 Sq. Ft. be the same a little more or less together with structures standing thereon lying and situate at and being Kolkata Municipal Corporation Premises No. 204A, Satyen Roy Road (Postal Premises No. 123, Satyen Roy Road), Police Station- Behala, comprised in Mouza- Behala, J. L. No. 102 (formerly J.L. No. 2), R.S. No. 83, R.S. Dag Nos. 7557, L.R. (Hal) Dag No. 7557/7679, R.S. Khatian No. 263 corresponding to L.R. (Hal) Khatian No. 10323 (previous to L.R. (Hal) Khatian No. 98, 116, 138, 183, 313 and 455) now within the ambit of the Kolkata Municipal Corporation Ward No. 120, District- South 24 Parganas absolutely and forever and free from all encumbrances and the said gift was duly accepted by said Smt. Durba Mitra Guha.

- xv) That by virtue of aforesaid the said Sri Dulal Kumar Mitra and Smt. Durba Mitra Guha, the Owners herein jointly seized and possessed of and/or otherwise sufficiently entitled to **ALL THAT** piece and parcel of land measuring about land measuring 1200 Sq. Ft. (demarcated North-Western side) out of 4½ Cottahs be the same a little more or less together with structures standing thereon lying and situate at and being Kolkata Municipal Corporation Premises No. 204A, Satyen Roy Road (Postal Premises No. 123, Satyen Roy Road), Police Station- Behala, comprised in Mouza- Behala, J. L. No. 102 (formerly J.L. No. 2), R.S. No. 83, R.S. Dag Nos. 7557, L.R. (Hal) Dag No. 7557/7679, R.S. Khatian No. 263 corresponding to L.R. (Hal) Khatian No. 10323 (previous to L.R. (Hal) Khatian No. 98, 116, 138, 183, 313 and 455) now within the ambit of the Kolkata Municipal Corporation Ward No. 120, District- South 24 Parganas free from all encumbrances;

**C) Development Agreement :**

The said (1) Sri Dulal Kumar Mitra alias Dulal Mitra son of Late Santosh Kumar Mitra and (2) Smt. Durba Mitra Guha, daughter of Sri Dulal Mitra jointly entered into an Development Agreement dated 28<sup>th</sup> April, 2023 with one M/S. Ghosh Enterprises, represented by its Sole Proprietor Sri Dipankar Ghosh, son of Late Samir Kumar Ghosh, residing at 120, Satyen Roy Road, P.S.- Behala, Kolkata- 700 034 on the terms and conditions contained. The said Development Agreement was registered in the Office of the District Sub-Registrar III, Alipore South 24 Parganas and has been recorded in Book No. I, Volume No. 1603-2023, pages from 161427 to 161478, Being No. 160305583 for the year 2023.

**D) Development Power of Attorney :**

In terms of the above Development Agreement dated 28<sup>th</sup> day of April, 2023, the said (1) Sri Dulal Kumar Mitra alias Dulal Mitra son of Late Santosh Kumar Mitra and (2) Smt. Durba Mitra Guha, daughter of Sri Dulal Mitra jointly executed and registered a Development Power of Attorney on the even



date in favour of Sri Dipankar Ghosh being the sole Proprietor of M/S. Ghosh Enterprises authorizing him to construct and complete the building on the said Premises in terms of the said Development Agreement. The said Power of Attorney was registered in the Office of the D.S.R.-III, Alipore and has been recorded in Book No. I, Volume No. 1603-2025, pages from 161502 to 161534, Being No. 160305601 for the year 2023.

**E) Amalgamation of above Premises :**

The above two Premises being Premises No. 204 and 204A, Satyen Roy Roy being adjacent to each other and accordingly the said Sri Dipankar Ghosh being the Attorney of Sri Dilal Kumar Mitra @ Dulal Mitra and (2) Smt. Durba Mitra Guha applied to the Kolkata Municipal Corporation for amalgamation of the above two premises and subsequently the authorized concern of the KMC vide Mutation Case No. O/120-08-04-20255/92679 dated 09/04/2025 amalgamated the above properties and after amalgamation the said Premises is known and numbered as Premises No. 204, Satyen Roy Road, P.S.- BBehala, Kolkata- 700 034 bearing Assessee No. 411201202030.

**F) Sanction of Building Plan :** In terms of the above Development Agreement and Power of Attorney the said Sri Dipankar Ghosh being the sole Proprietor of M/S. Ghosh Enterprises caused a building plan for construction of ground plus three (G+3) storied building upon the said Premises and submitted the same for its sanction and accordingly the concerned Authority of the Kolkata Municipal Corporation, Borough No. XIII sanctioned the said Plan bearing Building Sanction No. 2025130080 dated 19.09.2025

**3] Searches made:**

(a) **Index-II** at the offices of:

- (i) Registrar of Assurances -I, Kolkata for the period from 1995 to 2025,
- (ii) Registrar of Assurances- II, III, and IV, Kolkata for the period from 2016 to 2025,
- (iii) A.D.S.R.- Behala, South 24 Parganas, from 1995 to 2025.
- (iv) D.S.R.- II, Alipore, District- South 24 Pgs. from 1995 to 2025.
- v) D.S.R.- I, III, IV & V from 2000 to 2025.

(b) Kolkata Municipal Corporation Searching in respect of the Assessee No. 411201202030.

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- 4) Result of Searches:  
(A) Registration Offices:

### INDEX-II & ITS VOLUMES

- (a) Searches of available records were conducted in the Index-II regarding Premises No. 204, Satyen Roy Road, Police Station- Behala, Kolkata- 700 034, within the limits of the Kolkata Municipal Corporation Ward No. 120, District- South 24 Parganas with effect from 1995 to 2025 at the offices of the A.R.A.- I, II, III & IV at Kolkata.

**Findings :** During the course of searches in respect of the above Property no entry has been found the above offices during that period.

- (b) Searches of available records were conducted in the Index-II regarding Premises No. 204, Satyen Roy Road, Police Station- Behala, Kolkata- 700 034, within the limits of the Kolkata Municipal Corporation Ward No. 120, District- South 24 Parganas with effect from 1995 to 2025 at the Office of the Addl. Dist. Sub Registrar- Behala and District Sub Registry Office- I, II, III, IV and V at Alipore, South 24 Parganas.

### Findings:

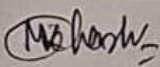
- (i) **Addl. District Sub Registry office- Behala :** That during the course of searches in respect of Premises No. 204 and 204A, Satyen Roy Road, P.S.- Behala, Kolkata- 700 034 within K.M.C. Ward No. 120, District- South 24 Parganas no entry has been found in the above Office.
- (ii) **District Sub Registrar- I, II, III, IV & V Howrah:** That during the course of searches in respect of Premises No. 204 and 204A, Satyen Roy Road, P.S.- Behala, Kolkata- 700 034 within K.M.C. Ward No. 120, District- South 24 Parganas for the aforementioned period the following entries have been found.

For the aforementioned period under the Registration offices the following entries have been found.

SL. No.	YEAR	PARTICULARS OF TRANSACTION
1.	2006	<p>Nature of Deed : Sale, Sale Document dated 15/05/2004 Deed No. 0454 for the year 2006. Book No. I, Volume No. 134, Page No. 201 to 205. Office : D.S.R. Alipore. South 24 Parganas.</p> <p><u>Vendors/Owners :</u> (1) Sri Atul Chandra Dutta, (2) Sri Arun Kumar Dutta, (3) Smt. Krishna Dutta, (4) Sri Arup Kumar Dutta, (5) Sri Amit Kumar Dutta, (6) Sri Arindam Dutta, (7) Sri Aloke Kumar Dutta, and (8) Sri Amiya Kumar Dutta.</p> <p><u>PURCHASER :</u> Smt. Manju Mitra, wife of Sri Dulal Mitra.</p>



2.	2023	Nature of Deed : Deed of Gift dated 28.04.2023 Deed No. I-160305579 for the year 2023 Book No. I, Volume No. 1603-2023, Pages 161278 to 161298 Office: District Sub Registrar-III, Alipore, South 24 Parganas. Donor : Sri Dulal Mitra S/o. Late Santosh Kumar Mitra Donee : Smt. Durba Mitra Guha D/o. Shri Dulal Mitra. Office : D.S.R.- III, Alipore, South 24 Parganas.
3.	2023	Nature of Deed : Development Agreement or Construction Agreement dated 28.04.2023 Deed No. I-160305583 for the year 2023 Book No. I, Volume No. I-160305583, Pages from 161427 to 161478. Land Owners : (1) Sri Dulal Mitra and (2) Smt. Durba Mitra Guha Developer : M/S. Ghosh Enterprises, represented by its Sole Proprietor Sri Dipankar Ghosh. Office : D.S.R.- III, Alipore, South 24 Parganas.
4.	2023	Nature of Deed : Development Power of Attorney after Registered Development Agreement dated 28.04.2023. Deed No. I-160305601 for the year 2023 Book No. I, Volume No. 1603-2023, Pages : 161502 to 161534. Principal : (1) Sri Dulal Mitra and (2) Smt. Durba Mitra Guha. Office : D.S.R.- III, Alipore, South 24 Parganas.
5.	2025	Nature of Deed : Declaration dated 14.01.2025 Deed No. I-160200503 for the year 2025 Book No. I, Volume No. 1603-2025, Pages : 27615 to 27625 Declarant : (1) Sri Dulal Mitra and (2) Smt. Durba Mitra Guha, Attorney : Sri Dipankar Ghosh. Office : D.S.R.- II, SOUTH 24 PARGANAS.
6.	2025	Nature of Deed : Deed of Declaration dated 14.01.2025 Deed No. 160200504 for the year 2025 Book No. I, Volume No. 1602-2025, Pages : 27605 to 27614 Declarant : (1) Sri Dulal Mitra and (2) Smt. Durba Mitra Guha, Attorney : Sri Dipankar Ghosh. Office : D.S.R.- II, SOUTH 24 PARGANAS.
7.	2025	Nature of Deed : Deed of Declaration dated 16.04.2025 Deed No. I-160205197 for the year 2025. Book No. I, Volume No. 1602-2025, Pages ; 188709 to 188719. Declarants : (1) Sri Dulal Mitra and (2) Smt. Durba Mitra Guha, Attorney : Sri Dipankar Ghosh. Office : D.S.R.- II, SOUTH 24 PARGANAS.
8.	2025	Nature of Deed : Deed of Declaration dated 25.08.2025 Deed No. 160212750 for the year 2025. Book No. I, Volume No. 1602-2025, Pages : 534217 to 534227 Declarant : (1) Sri Dulal Mitra and (2) Smt. Durba Mitra Guha, Attorney : Sri Dipankar Ghosh. Office : D.S.R.- II, SOUTH 24 PARGANAS.



**MRINAL KANTI GHOSH**  
Advocate

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1st Floor, Room No -75  
Kolkata-700 001



- (B) I have also caused necessary searches and investigation (Online) in the Office of the Kolkata Municipal Corporation wherein it is found the said Property is recorded in the name of Sri Dulal Mitra and Smt. Durba Mitra Guha having **Assessee No. 411201202030**. Be it noted here that the K.M.C. Tax has been paid upto date.

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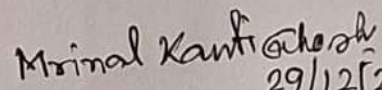
**That from the available records of the B.L. & L.R.O. Behala** it is found the above property has been recorded in the names of Sri Dulal Mitra alias Dulal Kumar Mitra bearing L.R. (Hal) Khatian No. 10323 and in the name of Smt. Durba Mitra Guha bearing L.R. (Hal) Khatian No. 11131 and paying the rates and taxes regularly.

5] **Conclusion:**

Considering the abovementioned papers, documents and available searches, it transpires that the title of the above property in question appears to be free from encumbrances and the said **Sri Dulal Mitra and Smt. Durba Mitra Guha** have marketable title to the said Property and they have entered into an registered Development Agreement with M/S. Ghosh Enterprises, represented by its Sole Proprietor Sri Dipankar Ghosh.

Dated, this 29<sup>th</sup> day of December, 2025.

**Enclo : As above.**

  
 29/12/2025  
**For MRINAL KANTI GHOSH**  
*Advocate*  
 10, Kyan Shanker Roy Road,  
 1st Floor, Room No -75  
 Kolkata-700 001