

SAUMYABRATA RAY

Advocate

Barasat Jugdes Court

Date : 29-10-2025

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref : Schedule Land :- ALL THAT piece and parcel of land measuring about **12.75 Decimals**:

I. comprised in R.S. DAG No. 449 corresponding to L.R. Dag No. 574, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to L.R. Khatian No. 934 & 1724 corresponding to L.R. Khatian No. 6304 (in the name of **SHRI MRINAL KANTI CHANDA**) & 6499 (in the name of **SHRI PANKAJ KANTI CHANDA**), Nature of Land - Bastu, area of land measuring about **5.25 Decimal**, lying and situated at Holding No. 126 & 126/1 of 3 No. Sreenagar Road, Ward No. 7 of Madhyamgram Municipality,

II. comprised in DAG No. 449 corresponding to L.R. Dag No. 575, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to **L.R. Khatian No. 652, (in the name of GOPAL CHANDRA BANERJEE)**, Nature of Land - Bastu, area of land measuring about **7.50 Decimal equivalent to 4 (Four) Cottah 9 (Nine) Chittaks**, lying and situated at Holding No. 5, of 3 No. Sreenagar Road, Ward No. 7 of Madhyamgram Municipality,

5.25
A total area of land **12.75 Decimals**, Nature of land **BASTU**, comprised in R.S. DAG No. 449 corresponding to L.R. Dag No. 574 & 575, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to L.R. Khatian No. 6304 (in the name of **SHRI MRINAL KANTI CHANDA**) & 6499 (in the name of **SHRI PANKAJ KANTI CHANDA**) & L.R. Khatian No. 652, (in the name of **GOPAL CHANDRA BANERJEE**), lying and situated at District North 24 Parganas, Police Station and Additional District Sub-Registry Office at Barasat, Touzi No. 146, Pargana- Anowarpur in Mouja - HUMAIPUR, J.L. No. 52, District- North 24 Parganas, within the municipal limit of Madhyamgram

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Municipality, in **Ward No. 7**, under Holding No. 5, 126/1 & 126 **now Amalgamating Holding No. 126 of 3 No. Sreenagar Road**, under P.S. - Barasat now Madhyamgram, A.D.S.R.O. - Barasat, District- North 24 Parganas, TOGETHERWITH all types of easement rights alongwith all right, title and interest annexed thereto.

Present Owners : 1) SHRI MRINAL KANTI CHANDA, Son of Late Devi Prasad Chanda, of - No. 3 Srinagar, Post office and Police Station - Madhyamgram, District-North 24 Parganas, Kolkata-700129, Nationality-Indian, Religion-Hindu, Profession-Business,

2) SHRI PANKAJ KANTI CHANDA, Son of Late Devi Prasad Chanda, of - No. 3 Srinagar, Post office and Police Station - Madhyamgram, District-North 24 Parganas, Kolkata-700129, Nationality-Indian, Religion-Hindu, Profession-Business,

3) SMT. ARPANA BANERJEE, having PAN- FZFPB6856L, Aadhaar No. 6028 6401 1656, Voter No. CKW1466192, Wife of Gopal Chandra Banerjee,

4) SMT. PRATIMA BANERJEE, having PAN- CHWPB1266Q, Aadhaar No. 9134 9265 9508, Voter No. CKW1466 226, Daughter of Late Gopal Chandra Banerjee, Both are residing at No. 3 Srinagar, Post and Police Station- madhyamgram, Dist- North 24 Parganas, Kolkata-700129,

5) SMT. ANTARA SANYAL, having PAN- CPVPB2539D, Aadhaar No. 2117 4431 4336, Voter No. UWL1929355, Wife of Shri Subrata Sanyal, Daughter of Late Gopal Chandra Banerjee, residing at A. M. Road, Pubali, Panihati, Post Office - Natagarh, Police Station - Ghola, District- North 24 Parganas, Kolkata- 700113, all are by Nationality - Indian, Religion- Hindu, by occupation- Housewife, hereafter referred to as the **LAND OWNERS**.

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I have caused search as per the information supplied from your end through my respective searcher and searched.

1. Before the A.D.S.R.-Barasat, North 24 Parganas, in respect of the name of the present owner and the schedule land for the period of 2003 to 2025.
2. Before the D.S.R.-II, North 24 Parganas, in respect of the name of the present owner and the schedule land for the period of 2003 to 2025.
3. Before the D.S.R.-III, North 24 Parganas, in respect of the name of the present owner and the schedule land for the period of 2014-2025.
4. The settlement records, JLRO Mutation and all other relevant documents in respect of the aforesaid property.

MY REPORT AS FOLLOWS :

From the available records of the above mentioned authority, I have found that **WHEREAS** the present land owner No. 1 & 2 area the absolute joint owners of **ALL THAT** landed property at District North 24 Parganas, Police Station and Additional District Sub-Registry Office at Barasat, Touzi No. 146, Pargana- Anowarpur in Mouja – HUMAIPUR, J.L. No. 52, District- North 24 Parganas, comprised in R.S. DAG No. 449 corresponding to L. R. Dag No. 574, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to L.R. Khatian No. 934 & 1724, Nature of Land – Bastu, area of land measuring about **5.25 Decimal**, lying and situated at Holding No. 126 & 126/1 of 3 No. Sreenagar Road, Ward No. 7 of Madhyamgram Municipality, by way of inheritance from their deceased father and mother namely DEVI PRASAD CHANDA (Since Deceased) & RENU KANA CHANDA (Since

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Deceased), who purchased the same by dint of a Deed of Sale on 31-01-1977 registered in the office of S.R., North 24 Parganas, at Barasat, being No. 930 for the year 1977, recorded in Book No. I, volume No. 31, Pages from 193 to 195 from FATEMA KHATUN & ORS and thereafter died on 19-09-2010 & 10-05-2017 respectively, leaving behind the land owners herein as Sons and only daughter namely SWAGATA DEY and thereafter by way of Deed of Gift from their Sister namely SWAGATA DEY dated 23-08-2017 registered in the office of A.D.S.R.O., Barasat being No. 05511/2017, recorded in Book- I, Volume No. 1503-2017, Pages from 142712 to 142735 and seized and possessed over the same peacefully.

AND WHEREAS in so peaceful possession the land owners herein recorded their names in the records of B.L. & L.R.O., Barasat- II, in L.R. Dag No. 574, under L.R. Khatian No. 6304 (in the name of **SHRI MRINAL KANTI CHANDA**) & 6499 (in the name of **SHRI PANKAJ KANTI CHANDA**), which is finally published accordingly and also recorded their names in the records of Madhyamgram Municipality, in Ward No. 7, under Holding Nos. 126/1 (in the name of **SHRI PANKAJ KANTI CHANDA**) & 126 (in the name of **SHRI MRINAL KANTI CHANDA**) of Sreenagar 3 No. Road and seized and possessed over the same peacefully.

AND

WHEREAS the present land owner No. 3 to 5 are the absolute joint owners of **ALL THAT** landed property at District North 24 Parganas, Police Station and Additional District Sub- Registry Office at Barasat, Touzi No. 146, Pargana- Anowarpur in Mouja – HUMAIPUR, J.L. No. 52, District- North 24 Parganas, comprised in DAG No. 449 corresponding to L. R. Dag No. 575, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to L.R. Khatian No. 652, Nature of Land –Bastu, area of land measuring about **7.50 Decimal**

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equivalent to 4 (Four) Cottah 9 (Nine) Chittaks, lying and situated at Holding No. 5, of 3 No. Sreenagar Road, Ward No. 7 of Madhyamgram Municipality, by way of inheritance from their deceased husband and father namely GOPAL CHANDRA BANERJEE (Since Deceased, who died on 25-05-2010), who purchased the same by dint of a Deed of Sale on 07-03-1973 registered in the office of A.D.R., North 24 Parganas, at Barasat, being No. 283 for the year 1973, recorded in Book No. I, volume No. 3, Pages from 187 to 191 and seized and possessed over the same peacefully.

AND WHEREAS thus the aforesaid land owner became the absolute owners of **ALL THAT** piece and parcel of land measuring about **12.75 Decimals** more or less, Nature of land **BASTU**, comprised in R.S. DAG No. 449 corresponding to L. R. Dag No. 574 & 575, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to L.R. Khatian No. **6304** (in the name of **SHRI MRINAL KANTI CHANDA**) & **6499** (in the name of **SHRI PANKAJ KANTI CHANDA**) & L.R. Khatian No. **652**, (in the name of **GOPAL CHANDRA BANERJEE**), lying and situated at District North 24 Parganas, Police Station and Additional District Sub-Registry Office at Barasat, Touzi No. 146, Pargana- Anowarpur in Mouja - HUMAIPUR, J.L. No. 52, District- North 24 Parganas, within the municipal limit of Madhyamgram Municipality, in **Ward No. 7**, under **Holding No. 5, 126/1 & 126 now Amalgamated Holding No. 126 of 3 No. Sreenagar Road**, under P.S. - Barasat now Madhyamgram, A.D.S.R.O. - Barasat, District- North 24 Parganas, TOGETHERWITH all types of easement rights alongwith all right, title and interest annexed thereto and peacefully seized and possessed over the same and thereafter the present land owners amalgamated their respective holdings into one holding abiding by the rules and regulations of the concern Madhyamgram Municipality in **Ward No. 7**, under **Amalgamated**

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Holing No. 126 of 3 No. Sreenagar Road, for the purpose of better enjoyment and/or utilization of their landed properties.

AND WHEREAS the present LAND OWNERS i.e. SHRI MRINAL KANTI CHANDA, SHRI PANKAJ KANTI CHANDA, SMT. ARPANA BANERJEE, SMT. PRATIMA BANERJEE, SMT. ANTARA SANYAL, thus became the owner of ALL THAT piece and parcel of land measuring about 12.75 Decimals more or less, Nature of land BASTU, comprised in R.S. DAG No. 449 corresponding to L. R. Dag No. 574 & 575, under C.S. Khatian No. 156 corresponding R.S. Khatian No. 750 corresponding to L.R. Khatian No. 6304 (in the name of SHRI MRINAL KANTI CHANDA) & 6499 (in the name of SHRI PANKAJ KANTI CHANDA) & L.R. Khatian No. 652, (in the name of GOPAL CHANDRA BANERJEE), lying and situated at District North 24 Parganas, Police Station and Additional District Sub-Registry Office at Barasat, Touzi No. 146, Pargana- Anowarpur in Mouja - HUMAIPUR, J.L. No. 52, District- North 24 Parganas, within the municipal limit of Madhyamgram Municipality, in Ward No. 7, under Holding No. 5, 126/1 & 126 now Amalgamated Holing No. 126 of 3 No. Sreenagar Road, under P.S. - Barasat now Madhyamgram, A.D.S.R.O. - Barasat, District- North 24 Parganas, TOGETHERWITH all types of easement rights alongwith all right, title and interest annexed thereto and have been enjoying and possessing the same peacefully without any interruption by other and is free from all short of encumbrances, lien, mortgage, charges whatsoever.

AND WHEREAS with a view of construct a multi storied building on their landed property, the Land Owners herein entered into a Registered Development Agreement with the Developer namely SNEHA DEVELOPERS, a partnership firm, having PAN- AEPFS6276K, having its office at 468 Badu Road, Post and Police Station - Madhyamgram, District- North 24 Parganas,

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Kolkata- 700129, represented by it's partners 1) **SHRI BIJOY PRODHAN**, having **PAN-AUHPP7201P**, **Epic No. CKW4090767**, having **Aadhaar Card No. 5352 9302 9704**, Son of Gopinath Prodhan, residing at 1 No. Srinagar, Post & Police Station- Madhyamgram, District- North 24 Parganas, Kolkata- 700129 2) **SHRI SHIBNATH SAHA**, having **PAN-ATFPS9461F**, **Epic No. WB/13/090/894110**, having **Aadhaar Card No. 7816 3532 9895**, Son of Jugalpada Saha, residing No. 2 Srinagar, Post & Police Station - Madhyamgram, District- North 24 Parganas, Kolkata- 700129, Both are Nationality- Indian, Religion- Hindu, Profession- Business, being Development Agreement being No. **07541 for the year 2024**, duly registered in the Office of the D.S.R.-I North 24 Parganas, copied in Book No. I, Volume No. 1501/2024 for the year 2024, at the entire costs, expenses and charges of the Developer under some terms, conditions and stipulations embodied therein.

AND WHEREAS the Land Owners herein also executed a Registered Development Power of Attorney in favour of the Developer therein **being No. 07546 for the year 2024**, duly registered in the Office of the D.S.R.-I, North 24 Parganas, copied in Book No. I, Volume No. 1501-2024 for the year 2024.

AND WHEREAS by virtue of the aforesaid Development Agreement and Development Power of Attorney the Developer herein prepared a Building Plan by an expert Architect/ Engineer and submitted the same before the Madhyamgram Municipality in the name of the Vendors and the said Plan was duly sanctioned by Municipal Authority.

AND WHEREAS thus the Land Owners herein are now seized and possessed of or otherwise well and sufficiently entitled to the said land morefully described in the Schedule hereunder written free from all encumbrances and hereinafter collectively called the "said property" and paid the relevant taxes up to date.

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The above mentioned land of the above named Land Owners is free from all encumbrances, charges, liabilities liens and lispendences 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 landed 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.

Thanking You.

Your's sincerely,

Saumyabrata Roy

Advocate

SAUMYABRATA ROY

Advocate

Enrolment No.: WB 1050/2000