

SIDDHARTHA RAY

Advocate, The High Court at Calcutta

No Encumbrances Certificate and detailed report on title

Re: ALL THAT piece and parcel of the residential land measuring more or less 4 (Four) Cottahs being known, numbered and identified as Premises being Plot No. 92 in Sector- "A," Metropolitan Co-operative Housing Society Limited, Canal South Road, P.O.-Dhapa, within the jurisdiction of Police Station-Pragati Maidan (previously Tiljala), Kolkata-700105, under Kolkata Municipal Corporation, Ward No. 57, Borough- VII, in the District- South 24 Parganas under Mouza Dhapa. Touzi No.173, 1298/2833, J.L. No. 2, R.S. Dag No.87 (Western Part), under C.S. Khatian No. 654 and under Mouza Nimakpoktan, Revisional Settlement Khanda Khatian Nos. 352 and 353, District Survey and Settlement Khatian Nos. 2 and 43 corresponding to the entire R.S. Dag Nos. 248,186,187,167 under Police station- Jadavpur (Old Tollygunge) and at present Police Station- Pragati Maidan (formerly Tiljala), No. 92, Sector A, under the District Collectorate at Alipore, District South 24 Parganas(South).

I have caused necessary searches in the Offices of the District Sub Registrar III and A. D. S. R. Sealdah for the period of 2014 to 2026 and has inspected the settlement Records, mutation and all other relevant documents in respect of the aforesaid property.

My Report is as follows :-

Devolution of title :

- That under provisions of the Bengal Co-operative Societies Act'1940 (Bengal Acts Xi of 1940) a Co-operative Society had been duly formed under name and style of "P. C. SEN CO-OPERATIVE HOUSING SOCIETY LTD. "under registered address at 1, Mangoe lane, Calcutta-700001, Vide Certificate of Registration No-75/Cal of 1966 [Rule 10(2)] and the bye-Laws filed by the said Society before the authority and the so= had boon duly Registered;
- The said "P.C. Sen Co-operative Society Ltd." had been changed its name under style of "Metropolitan Co-operative Housing SocietyLtd." from the office of the

SIDDHARTHA RAY

Advocate, The High Court at Calcutta

Assistant Register Co-operative Society, Govt. of West Bengal as per the Memorandum No.- 3852 dated Calcutta the 08.06.1967;

- The said "Metropolitan Co-operative Housing Society Ltd." hereinafter called "the said Society" having its registered office at 11, Canal South Road, within the jurisdiction of Tiljala police Station, Kolkata-700105 (formerly Kolkata-700039). AND WHEREAS, the Society was formed with interalia, its main object to establish on Co-operative basis Settlements of Housing for its members from persons with moderate income by way of providing them with residential plots of lands at affordable costs; in order to pursue the said objective, under the provisions of its Bye-laws, the said Society was also empowered to raise funds from its members so as to enable the society to acquire and develop low priced marshy lands at the outskirts of the city, to distribute, allot and transfer such plots to its members and also to provide them with financial assistance for construction of their respective houses.

- By the Deed of Sale dated the 25.11.1968 and Registered on 29.11.1968, entered into Book No-I, Volume No.- 145, Pages from 264 to 270, Being No.-5462 for the year 1968, the Deed of Sale dated the 29.01.199 and Registered on 07.0c.1969, entered into Book 11/410-!, Volume Kin.- 71, Pages from 264 to 272, Being No.-2046 for 1969, the Deed of Sale dated the 10.05.1969 and Registered on 15.05.1969, entered into Book No-I, Volume No.- 97, Pages from 57 to 65, Being No.-2234 for the year 1969, the Deed of Sale dated the 11.06.1969 and Registered on 18.06.1969, entered into Book No-1: Volume No.- 104: Paaes from 159 to 168: Being No.-2759 for the year 1969; the Deed of Sale dated the 13.06.1969 and Registered on 21.06.1969, entered into Book No-I, Volume No.- 38, Pages from 288 to 298, Being No.2796 for the year 1969, the Deed of Sale dated the 21.02.1970 and Registered on 10.03.1970, entered into Book NoI, Volume No.37, Pages from 194 to 207, Being No.-781 for the year 1970 registered in the office of the Registrar of Assurances calcutta,The Society herein purchased several pieces and parcels of lands, hereditaments, messuges, easements and premises in Mouza — Dhapa and Nimakpoktan within Jadavpur P.S. (Formerly Tollygunje)at present Police Station Tiljala under the Alipore Collectorate within the District 24 Parganas(now South 24 Parganas) containing jointly with Taki Estate Barataraf in the sixteen annas share a little above 157.32 acres of Bheri lands which by

SIDDHARTHA RAY

Advocate, The High Court at Calcutta

local measurement covers a little above 467 Bighas 16 Cotiabs and recorded in the District Settlement Khatian No.-21, Dag No.- 31 of the said Mouza Dhapa, corresponding to the revised Settlement Khatian Nos.-654(Khanda), 609 (Khanda) and 612 (Khanda), Dag Nos.- 87 of the - said Mouza Dhapa as well as District Settlement Khatian No.-43 and 2, Dag Nos.- 201,141 and 140 of the Mouza- Nimakpoktan, corresponding to the Revised Settlements Khanda Khatian Nos.-407,408,352,353, Dag No- 248,186,187,167 of the said Mouza — Nimakpoktan hereinafter referred to as the Larger Land.

- By a Deed of Partition dated 29.04 1970 made between the Metropolitan Co-operative Housing Society Ltd., of the First part and Smt. Saibalini Chaudhurani & others of the other part and Registered by the R.A. Calcutta in Book No.-I, Volume No.- 88, Pages 4 to 14, Being No.-1909 for the year 1970 the said Metropolitan Co-operative Housing Society Ltd., became the absolute owner of the Western portion of the Taki Estate Bheri Land (Marshy) which constitutes entire C.S. Dag Nos.- 201,141 and 140 of District Survey and Settlement Khatian Nos.- 2 and 43, corresponding to R.S. Dag Nos.- 248,186,187,167 recorded in the Revisional Settlement Khanda Khatian Nos.- 407,408,352 and 353 of Mouza Nimakpoktani p:S,- Jadavpur (old Tollygunj) now P,S. — Pragati Maiden (old Tiljala); Touzi No.- 173,1298/2833, J.L.No.- 1 under the Alipore collectorate. District 24 Parganas as well as the Western portion of the lands of C.S.Dag No.- 81, District Settlement Khatian No.- 21, Touzi No.- 173, J.L.No.- 2, R.S.No.-236 of Mouza — Dhapa in P.S.- Jadavpur (old Tollygunj) now P.S.- Tiljala under the Alipore collectorate, District 24 Parganas corresponding to Western portion of the land covering an area of 17.72 acres included in the R.S.Khatian Nos. 654(khanda), 609 (Khanda), 612(Khanda) of the same Mouza, same P.S. and same R.S. Number under the same Collectorate and District, which corresponds to Western Portion of R.S.Dag Nos. 87 and it was for greater clearance demarcated by a common boundary line passing North to South through the said Dag No. 87.
- After purchased of the said lands, the said Society caused a Master Plan drawn up and prepared in respect of the entire lands, so purchased providing therein the plots of lands to be allotted and transferred to its members, roadways, children parks, schools, colleges and other common amenities and the said Master Plan, with

SIDDHARTHA RAY

Advocate, The High Court at Calcutta

subsequent modification, amendments, alteration and addition because of acquisition of several plots of lands by and/or on behalf of the Calcutta Metropolitan Development Authority, constituted under the West Bengal Country and Town (Planning and Development) Act.11976, comprises several allottable plots each measuring more or less 4 Cotthas/ 2 Cotthas/ 3 Cotthas available for allotment to its members.

- The said Metropolitan Co-op. Housing Society has caused Development of the entire plots lands divided into 4 (four) Sectors namely "A", "B", "C", and "EA" sector as per the master plan.
- One Archana Roy, since deceased and Smt. Gouri Roy were allotted plot of land measuring about 4 cottahs being Plot No.92 in Sector 'A' of the Metropolitan Co-op. Housing Society Ltd.
- The said Metropolitan Co-operative Housing Society executed a Deed of Conveyance dated 24.11.2006 registered the same in the office of the A.R.A.-I, Kolkata, and recorded in Book No. Volume No. 1, Pages from 1 to 15, being No. 1619 for the year 2006 in favour of Archana Roy, since deceased and Smt. Gouri Roy being joint member of the said Society and thereafter the said Archana Roy, since deceased and Smt. Gouri Roy mutated their names in the books of the Kolkata Municipal Corporation.
- The said Archana Roy unfortunately died on 28.01.2021 and her husband Byomkesh Roy died on 21.07.2011 leaving behind their Four sons namely (1) SRI DEBABRATA ROY (2) SRI SUBRATA ROY (3) SRI JAYANTA ROY (4) SRI SUSHANTA ROY and their only married daughter namely (5) SMT. SRABONI GHOSH as their only legal heirs and survivors as per Hindu Law of succession and thereafter Sushanta Roy being one legal heirs of Archana Roy and Smt. Gouri Roy were on application admitted as joint member of the said Society. in place of their Archana Roy, since deceased, on 14th January, 2023 and upon such admission was allotted a plot of land admeasuring 4 Cottahs being Plot No.92 in Sector 'A' of the Housing Project apart towards value of 5 shares towards the membership of the said Society being the Metropolitan Co-operative Housing Society Limited.
- Thereafter the said Society admitted (1) Sushanta Roy and (2) Mrs. Gouri Roy as joint member of the said society on the basis of the application made by these people

SIDDHARTHA RAY

Advocate, The High Court at Calcutta

and the said society transferred the membership and as well as shares in the said society in favour of (1) Sushanta Roy and (2) Mrs. Gouri Roy vide its letter dated 03.02.2023.

- (1) SHRI SUSHANTA ROY, (2) SRI DEBABRATA ROY (3) SRI SUBRATA ROY 4) SRI JAYANTA ROY and (5) SMT SRARONI GHOSH are the 50% undivided owners and (6) Mrs. GOURI ROY is 50% undivided owners of ALL THAT piece and parcel of the residential land measuring more or less 4 (Four) Cottahs being Plot No. 92 together with total 3025 sq.ft. covered area more or less two storied house, in Sector- "A" of the Metropolitan Co-operative Housing Society Limited. Canal South Road, P.O.-Dhapa, within the jurisdiction of Police Station-Pragati Maidan (previously Tiljala), Kolkata-700105, under Kolkata Municipal Corporation, Ward No. 57, Borough- VII, in the District- South 24 Parganas under Mouza Dhapa. Touzi No.173, 1298/2833, J.L. No. 2, R.S. Dag No.87 (Western Part), under C.S. Khatian No.654 under Mouza Nimakpoktan, Revisional Settlement Khanda Khatian Nos. 352 and 353, District Survey and Settlement Khatian Nos. 2 and 43 corresponding to the entire R.S. Dag Nos. 248,186,187,167 under Police station- .ladavpur (Old Tollygunge) and at present Police Station- Pragati Maidan (formerly Tiljala), under the District Collectorate at Alipore, District South 24 Parganas(South). Subsequently, the aforesaid (1) SHRI SUSHANTA ROY, (2) SRI DEBABRATA ROY (3) SRI SUBRATA ROY 4) SRI JAYANTA ROY (5) SMT SRARONI GHOSH and (6) Mrs. GOURI ROY, being the owners/ titleholders entered into a duly registered Development Agreement dated 7th August, 2023 with one M/s Domicile Associates of P-103, Sector A, Metropolitan Co-operative Housing Society Ltd, P.O. Dhapa, P.S. Pragati Maidan, Kolkata – 700105 which is recorded at the office of the ADSR Sealdah vide Book No. I, Volume No. 1606-2023, Pgs from 81024 to 81055 being No. 160602960 for the year 2023.

I hereby certify that the above mentioned land of (1) SHRI SUSHANTA ROY, (2) SRI DEBABRATA ROY (3) SRI SUBRATA ROY 4) SRI JAYANTA ROY (5) SMT SRARONI GHOSH and (6) Mrs. GOURI ROY is free from all sorts of encumbrances, charges, liabilities, liens and lis pendens, attachment of any kind whatsoever as per documents

SIDDHARTHA RAY

Advocate, The High Court at Calcutta

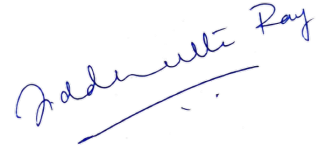
available to us and the said property as per those documents may be declared as absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land of (1) SHRI SUSHANTA ROY, (2) SRI DEBABRATA ROY (3) SRI SUBRATA ROY 4) SRI JAYANTA ROY (5) SMT SRARONI GHOSH and (6) Mrs. GOURI ROY is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and as per available documents the same is not under any claim of the KMDA and the CIT and any other authority.

The receipts of the relevant searches are enclosed herewith.

Dated, Kolkata

May 7, 2026



SIDDHARTHA RAY

Advocate

(Regn. No.- F-1989/2002)