

SOMESH MISHRA,
Advocate, High Court, Kolkata

Office :
Bar Association, Room No.2
High Court, Calcutta

Residence-cum-Chambers :
69/1, Baghajatin Place
Kolkata-700 086
Mobile : 9051446430
Email : mishrasomesh08@gmail.com

Dated : 25.09.2024

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : All that piece and parcel of land measuring an area of 3 (Three) Cottah more or less situated in Mouza - Nayabad, J.L. No. 25, comprised in R.S. Dag No. 132, under R.S. Khatian No. 101, with in the KMC Premises No.1877, Nayabad, within the KMC Ward No.109, under Police Station - Panchasayar, Kolkata- 700099.

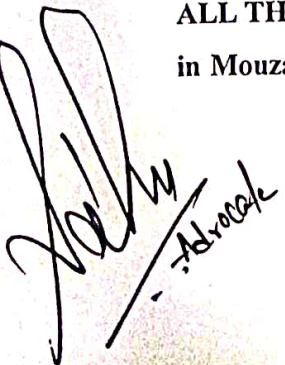
PRESENT OWNER:

SMT. SIKHA RANI CHANDRA, wife of Sri Sukumar Chandra, residing at 189C/1A, B. B. Chatterjee Road, Post Office Kasba, Police Station Kasba, Kolkata-700042, District South 24 Parganas,.

I have caused necessary searches the above mentioned property in the office of D.R. Alipore and A.D.S.R. Sealdaha and R.A. Kolkata from 2011 to 25.09.2024 and I have gone through the Title Deed, Link Deed, Mutation Certificate, etc. My search report is as follows :-

WHEREAS by virtue of a **Deed of Gift** dated **14th December, 2018**, registered in the Office of the District Sub-Registrar V, Alipore, South 24 Parganas and recorded in **Book No. 1, Volume No. 1630-2018**, at **Pages 112016 to 112036**, being **Deed No 3149** for the year **2018**, said Smt. Sikha Rani Chandra became the sole and absolute owner in respect of the within mentioned Premises, free from all encumbrances.

AND WHEREAS after purchase so the **OWNER** herein becomes the absolute Owner of the **ALL THAT** piece and parcel of Bastu land measuring about **3 (three) Cottah**, more or less, situated in Mouza - Nayabad, J.L. No. 25, comprised in R.S. Dag No. 132, under R.S. Khatian No. 101,


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with in the KMC Premises No.1877, Nayabad, within the KMC Ward No.109, under Police Station - Panchasayar, Kolkata- 700099.

AND WHEREAS in order to develop in respect of the said plot of land measuring more or less 3 (Three) Cottah, more or less, situated in Mouza - Nayabad, J.L. No. 25, comprised in R.S. Dag No. 132, under R.S. Khatian No. 101, with in the KMC Premises No.1877, Nayabad, within the KMC Ward No.109, under Police Station - Panchasayar, Kolkata- 700099 the OWNERS herein entered into a registered Development Agreement with a Developer Power of Attorney dated 16.12.2022, registered at D.S.R. - V, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.1630-2022, at Pages 197060 to 197096, Deed No.5665 for the year 2022 with the Developer herein **M/s. Aryan Developers**, a Partnership Firm having its registered office at C/47, Survey Park, Santoshpur, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700075, represented by its Partners namely, (1) **Sri Atanu Chatterjee**, son of Late Dipankar Deogharia, residing at Narayani Apartment, 4th Floor, 809, Madurdah, Post Office - EKTP, Police Station - Anadapur, Kolkata - 700107 and (2) **Mr. Parimal Sarkar**, son of Mr. Nirmal Sarkar, residing at 6/A, 119, Mukundapur. Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099.

AND WHEREAS after execution and registration of the Development Agreement along with Power of Attorney said Developer namely "**M/s. Aryan Developers**" has taken the sanction of the **Ground Plus Four storied building plan with lift facility** in respect of the property vide Building Permit No.2023120386 dated 24.11.2023 from The Kolkata Municipal Corporation.

AND WHEREAS the OWNERS herein is the owner of the entire plot of land measuring an area of 3 (Three) Cottah, more or less, situated in Mouza - Nayabad, J.L. No. 25, comprised in R.S. Dag No. 132, under R.S. Khatian No. 101, with in the KMC Premises No.1877, Nayabad, within the KMC Ward No.109, under Police Station - Panchasayar, Kolkata- 700099.



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During investigations the available records from 2011 to 25.09.2024 in the office of D.R. Alipore and A.D.S.R. Seldaha and R.A. Kolkata no adverse entry is found in respect of the above mentioned property.

I hereby certify that the above mentioned property of **Smt. Sikha Rani Chandra**, is free from all sorts of encumbrances, charges, liabilities, lives and lispendents, 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 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 the equitable mortgage.

Two Search Receipts vide No.CC 014887 dated 23.09.2024 issued by D.R. Office Alipore and another Search No.1901030110/2024 dated 23.09.2024 issued by R.A. Kolkata are enclosed herewith.


[MR. SOMESH MISHRA]
Advocate

SOMESH MISHRA
ADVOCATE
HIGH COURT CALCUTTA
69/1, BAGHAJATIN PLACE
KOLKATA 700086
Enrol No. F/985/2008



No. REGN CC 014887

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 23887.

2. Date of application 23.9.24.

3. Search for the year (s) 2011-24.

4. Name of office to which the record to be searched or inspected relates

DR. Alipore. SR Sealdah

5. Name of person or property to be searched ... 1877 Nayabad.

6. Nature of document

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) II.

8. From whom received S. Misra Adv.

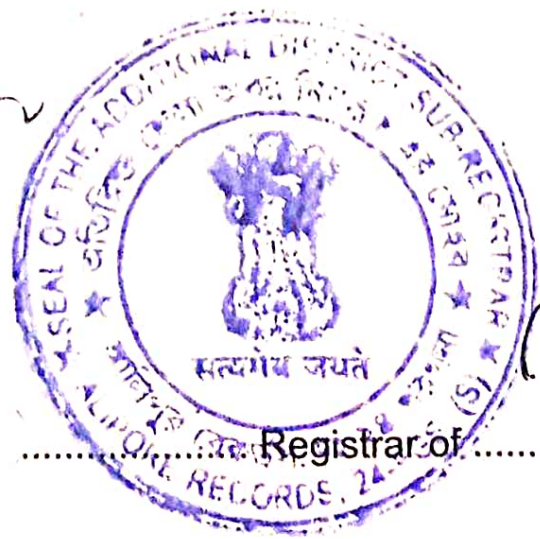
9. Fees paid under Article —

30/-

F (1) (i)

F (2) (ii)

F (2)



[Handwritten signature]

Registrar of

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

Date of Application: 23-09-2024

Serial No of Application 1901030109/2024 **Search No** 1901030110/2024
Search for the Years From 2010 To 2024 **Record Available** From 10/11/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 1877, Road: Nayabad
From whom Received S MISRA
Fees Paid under Articles F1(i) 2/- F1(ii) 14/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 1877, Road: Nayabad, , Ward: 109, Floor No : 0, Flat No : A	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: Khatian: 0	Carpet Area: 197 sq.ft. (Carpet Area)
Deed Details :		Deed No: I-190103749/2024, Query No: 19012001050407/2024, Serial No: 1901003929/2024, Page: 149387 - 149411, Date of Registration: 29/04/2024, Date of Completion: 07/05/2024,		
2	District: South 24-Parganas, PS: Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 1877, Road: Nayabad, , Ward: 109, Floor No : 0, Flat No : B	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: Khatian: 0	Carpet Area: 125 sq.ft. (Carpet Area)
Deed Details :		Deed No: I-190103749/2024, Query No: 19012001050407/2024, Serial No: 1901003929/2024, Page: 149387 - 149411, Date of Registration: 29/04/2024, Date of Completion: 07/05/2024,		

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA

