

Date : 15-03-2026.

Ref. No.

**(To whom it may concern)**

**TITLE REPORT**  
**&**  
**NO ENCUMBRANCE CERTIFICATE**

**A. PROPERTY IDENTIFICATION**

**REF:- ALL THAT** the piece and parcel of Rayati Bastu land measuring about demarcated **0.054 (Zero point Zero Five Four) Acre** along with two storied building having Ground Floor Covered area of 1027 Sq.Ft. and First Floor Covered area of 943 Sq.Ft. i.e. totaling an area of 1970 Sq.Ft. appertaining to R.S. Dag No.- 1040 of R.S. Khatian No.- 1182 corresponding to **L.R. Dag No.- 2357** of **L.R. Khatian No.- 10865 (Ayan Biswas)**, of Mouza- **Kulihanda**, J.L. No.- 18, within the ambit of **Hooghly-Chinsurah Municipality**, in Ward No.- 11, Mohalla- Kadamtala, Holding No.-78/73/276, under P.S.- Chinsurah in the District Hooghly, within the jurisdiction of District Sub Registry Office- Hooghly, Additional District Sub Registry Office Chinsurah, Hooghly with all easement right and benefits of common passages.

**B. PRESENT OWNER**

**SRI AYAN BISWAS**, S/o Late Ashis Biswas,

Permanent Address: Baidyagali, Kadamtala, P.S.- Chinsurah, P.O. & Dist.- Hooghly, PIN- 712103,

Present Address: Flat No. 244, Pocket- K Third Floor, P.O. & P.S.- Sarita Vihar, Dist.- South Delhi, Delhi- 110076.

**C. DOCUMENTS VERIFIED**

- Photocopy of Deed of Gift Book No. I, Volume No. 0602-2020, Pages from 63296 to 63319 being no. 060202791 for the year 2020,

*Handwritten signature*

Ref. No

Date : 15.03.2026.

- ii. Photocopy of Development Agreement on 25/06/2025 being number 060308179 duly recorded in Book no. I, Volume No.- 0603-2025, pages from 157848 to 157872 for the year 2025 at the office of A.D.S.R. Chinsurah, Hooghly,
- iii. Photocopy of Development Power of Attorney After Registered Development Agreement on 25/06/2025 being number 060308198 duly recorded in Book no. I, Volume No.- 0603-2025, pages from 158184 to 158198 for the year 2025 at the office of A.D.S.R. Chinsurah Hooghly,
- iv. L.R. Record of Rights (Khatian No. 10865),
- v. Registration Search Receipts (2013-2026),

**D. TITLE FLOW (CHAIN OF OWNERSHIP)****1. Root of Title - 1977**

Sri Shyamchand Mallick transferred property to Sri Snehankur Mitra by registered Sale Deed No. 4675/1977.

**2. Succession - 1985**

Upon death of Sri Snehankur Mitra, property devolved upon his mother Smt. Amiya Mitra under Hindu Succession Act, 1956.

Upon her demise, ownership devolved upon Sri Arghya Mitra as sole legal heir.

**3. Transfer - 1991**

Sri Arghya Mitra sold property to Sri Arup Kumar Biswas by registered Deed No. 5475/1991.

**4. Present Title - 2020**

Sri Arup Kumar Biswas executed Gift Deed No. 060202791/2020 in favour of Sri Ayan Biswas, who became absolute owner.

Mutation completed in L.R. Khatian No. 10865 and municipal records.

Ref. No.

Date : 15-02-2026

**E. DEVELOPMENT RIGHTS**

Owner executed one Registered Development Agreement dated 25.06.2025 along with Registered Development Power of Attorney dated 25.06.2025 in favour of MAA VISHALAXMI CONSTRUCTION, Partnership Firm.

**F. SEARCH REPORT**

- Search Period: 2013 to 2026.
- Offices Searched: D.S.R. Hooghly and A.D.S.R. Chinsurah.
- Advocate's opinion: No registered encumbrance found.

**G. ENCUMBRANCE STATUS**

- Registered Mortgage:- Not found
- Registered Charge:- Not found

**H. REVENUE & MUNICIPAL STATUS**

- Mutation recorded in owner's name.
- Municipal assessment standing in owner's name.
- Khajna and Municipal Taxes reported paid.

**I. TITLE RISK ASSESSMENT**

- Continuity of Title- Clear
- Marketability- Good
- Encumbrance Risk- Nil (search period)
- Mortgage Feasibility- Acceptable

**J. LEGAL OPINION****Based on documents examined and searches conducted:**

The title of Mr. Ayan Biswas appears clear, marketable and legally mortgageable, and the property is fit for creation of equitable mortgage

Chamber : H/O - S. Sadhu, 278, College Road, Chinsurah, Hooghly - 712101 (Monday to Friday 7 pm to 10 pm & Sunday 10 am to 1 pm)  
Residence : Khushi Gali, Sanko More, P.O. Buroshibatala, Hooghly - 712101 (Saturday & Sunday)  
Shradhanjali Apartment, 1st Floor, Mallick Gali, P.O. & P.S. : Chinsurah, Dist. : Hooghly - 712101 (Weekdays 8am to 10 am)

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*Monojit Datta*  
AD

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Ref. No.

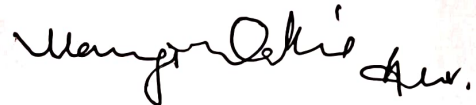
subject to verification of originals and compliance with statutory requirements. Date :

**L. ADVOCATE CERTIFICATION**

I certify that I have causes and conducted necessary searching in respect of property here in above from the year 2013 to 2026 up to date in both the offices of D.S.R. Hooghly at Chinsurah and A.D.S.R. Chinsurah and could not find any adverse entry or entries in respect of above referred property. The property is free from all encumbrances subject to the searching in the offices of Hooghly-Chinsurah Municipality and the Court of local jurisdiction.

**Place: Chinsurah**

**Date: 15/03/2026**



**Signature of Advocate**

**Name: Monojit Datta**

**Enrollment No.: WB/457/1998**

Government of West Bengal  
Office of the HOOGHLY (D.S.R. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 17-02-2026

Serial No of Application 0601000329/2026

Search for the Years From 2014 To 2026

Property to be Searched District: Hooghly, PS: Chinsurah, Mouza: Kulihanda, , Plot No: LR- 02357

From whom Received M Dutta

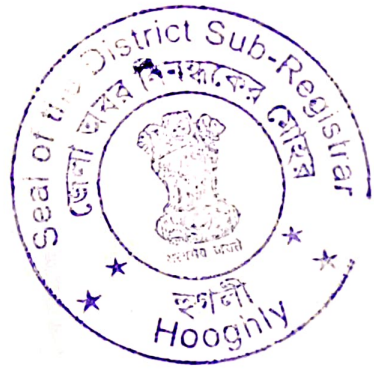
Fees Paid under Articles F1(i) 20 /- F1(ii) 240 /-

Search No 0601000329/2026  
Record Available From 09/01/2009 onwards

All Transaction

Search Result: No Record Found

( Mrs Jayanti Mukhopadhyay )  
D.S.R. - I HOOGHLY  
OFFICE OF THE D.S.R. - I HOOGHLY



Government of West Bengal  
Office of the HOOGHLY (D.S.R. - II)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 17-02-2026

Serial No of Application 0602002628/2026 Search No 0602002628/2026  
Search for the Years From 2020 To 2026 Record Available From 09/01/2009 onwards  
Property to be Searched District: Hooghly, PS: Chinsurah, Mouza: Kulihanda, , Plot No: LR- 02357  
From whom Received M Dutta All Transaction  
Fees Paid under Articles F1(i) 20 /- F1(ii) 120 /-

Search Result:

Sl.No. Property Location

1 District: Hooghly, PS: Chinsurah,  
Mouza: Kulihanda, Municipality:  
HOOGHLY-CHINSURAH,, Road:  
Baidya Goli/ K.C. Lane, , Holding:  
78/73/276

Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
Property Type: Land Transaction: [0204] Gift, Gift in f/o others except family members, Government, Local Body	Plot No: LR-2357 Khatian: 2328	Area of Land: 5.52063 decimal (3 Katha,5 Chatak,24 Sqft) Area of Structure: 1970 Sq Ft

Deed Details :

Deed No: I-060202791/2020, Query No: 06022001449944/2020, Serial No:  
0602002991/2020, Page: 63296 - 63319, Date of Registration: 26/11/2020, Date of  
Completion: 03/12/2020, Date of Delivery: 08/12/2020



( Mrs Jayanti Mukhopadhyay )  
D.S.R. - II HOOGHLY  
OFFICE OF THE D.S.R. - II HOOGHLY

Government of West Bengal  
Office of the CHINSURA (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 17-02-2026

Serial No of Application  
Search for the Years

Property to be Searched  
From whom Received

Fees Paid under Articles

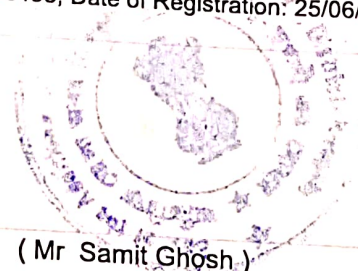
Search Result:

0603000241/2026  
From 2014 To 2026

District: Hooghly, PS: Chinsurah, Mouza: Kulihanda, , Plot No: LR- 02357  
M Dutta  
F1(i) 20 /- F1(ii) 240 /-

Search No 0603000241/2026  
Record Available From 21/02/2006 onwards  
All Transaction

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Hooghly, PS; Chinsurah, Mouza: Kulihanda, Municipality: HOOGHLY-CHINSURAH,, Road: Baidya Goli/ K.C. Lane,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-2357 Khatian: 10865	Area of Land: 5.4 decimal (0.054 Acre) Area of Structure: 1970 Sq Ft
Deed Details : Deed No: I-060308179/2025, Query No: 06032001778456/2025, Serial No: 0603008196/2025, Page: 157848 - 157872, Date of Registration: 25/06/2025, Date of Completion: 01/07/2025,				
2	District: Hooghly, PS; Chinsurah, Mouza: Kulihanda, Municipality: HOOGHLY-CHINSURAH,, Road: Baidya Goli/ K.C. Lane,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-2357 Khatian: 10865	Area of Land: 5.4 decimal (0.054 Acre) Area of Structure: 1970 Sq Ft
Deed Details : Deed No: I-060308198/2025, Query No: 06038001809614/2025, Serial No: 0603008211/2025, Page: 158184 - 158198, Date of Registration: 25/06/2025, Date of Completion: 01/07/2025,				



( Mr Samit Ghosh )  
A.D.S.R. CHINSURA  
OFFICE OF THE A.D.S.R. CHINSURA