

Ref:

Date: 03.05.2024

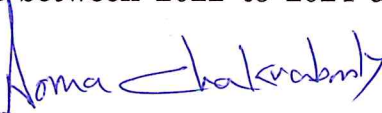
**NON ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON
TITLE**

Ref: An area of Total land 7 **Katha 6 Chittak 5 sq. ft.** be the same a little more or less within District – South 24 Parganas, P.S. – Narendrapur (previously Sonarpur), ADSR – Garia (previously Sonarpur), Touzi No.109, Mouza – Barhans fartabad, J.L. No. 47, of R.S. Dag no. 1039 under R.S. Khatian No. 441 and R.S. Dag no. 1040 under R.S. Khatian No. 714 presently within Rajpur-Sonarpur Municipality Ward No. 29, **Holding No. 3760, Fartabad Beltala, Kolkata – 700084, District- South 24 Parganas.**

PRESENT LAND OWNERS:-

1. SRI PRITHISH GHATAK son of Late Sashadhar Ghatak, **2. SRI ASISH GHATAK** son of Late Sashadhar Ghatak, **3. SMT. DIPA GHATAK**, wife of Late Jatish Chandra Ghatak, **4. SRI PRODIP GHATAK**, son of Late Jatish Chandra Ghatak, no. 1 to 4 residing at Fartabad Beltala, Mahapamaypur, P.O.- Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700084, District- 24 Parganas (S), **5) SMT. SUKLA MALLICK**, wife of Basudev Mallick, daughter of Late Jatish Chandra Ghatak, residing at 63, New Bongaigaon Rly Colony, P.O. & P.S.- Bongaigaon, Kolkata- 711111, District- Bongaigaon, State of Assam, **6) SMT. SHUVRA MUKHERJEE**, wife of Debasish Mukherjee, daughter of Late Jatish Chandra Ghatak, residing at 63, New Bongaigaon Rly Colony, P.O. & P.S.- Bongaigaon, Kolkata- 711111, District- Bongaigaon, State of Assam.

I have caused necessary searches in the offices of ARA-I, Kolkata, DSR-IV, Alipore and ADSR at Sonarpur and Garia for the period of 30 (Thirty) years and at present updated searches in the offices of ARA-I at Kolkata, DSR-IV at Alipore and ADSR Garia for the period between 2022 to 2024 and have inspected the


Soma Chakraborty
Advocate
Baruipur Civil Court
WB-2618/00

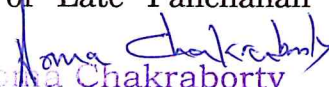
Ref:

Date: 03.05.2024

records and all other relevant available documents in respect of the aforesaid property.

MY REPORT IS AS FOLLOWS:

- i. One Sashadhar Ghatak, son of Late Debendra Kumar Ghatak by virtue of a Bengali Deed of Conveyance dated 27-02-1956 purchased land measuring 15 decimal in R.S. Khatian No. No. 441, R.S. Dag No. 1039, Mouza – Barhans Fartabad, J.L. no. 47 from Monmotho Nath Naskar, son of Late Dayal Chandra Naskar, the said Deed was registered before S. R. Baruipur and Recorded in Book No. I, Volume No. 20, Pages 96 to 99 being Deed no. 1016 for the year 1956;
- ii. The said Sashadhar Ghatak, by virtue of another Bengali Deed of Conveyance dated 07-04-1956 purchased the Land measuring an area about 11 decimal R.S. Khatian No. No. 714, R.S. Dag No. 1040, Mouza – Barhans Fartabad, J.L. no. 47 from 1) Sarath Chandra Naskar, 2) Kalichran Naskar, 3) Bhudeb Chandra Naskar and 4) Siddheswar Naskar all sons of Late Hiralal Naskar, the said Deed was registered before S. R. Baruipur and Recorded in Book No. I, Volume No. 30, Pages 137 to 140 being Deed no. 2422 for the year 1956;
- iii. By virtue of the aforesaid two Deeds said Sashadhar Ghatak became the owner of land measuring about 26 decimal and while possessing the said land, the same was recorded and finally published in the Revisional Settlement Record of Rights;
- iv. The said Sashadhar Ghatak while possessing his said property died intestate on 20-05-1962 and thereafter his wife Provabati Ghatak died on 27-02-1983 leaving behind his three sons 1) Jatish Chandra Ghatak, 2) Asish Ghatak, 3) Prithish Ghatak and three daughters 4) Smt. Mukul Rani Bhattacharya, wife of Late Panchanan Bhattachatya, 5) Smt. Sandhya Bhattacharya, wife of Late Anil Bhattacharya and 6) Smt. Chanda Chakraborty, wife of Binoy Chakraborty as his only legal heirs who inherited all the properties left by said Sashadhar Ghatak;
- v. The said 1) Jatish Chandra Ghatak, 2) Asish Ghatak, 3) Prithish Ghatak 4) Smt. Mukul Rani Bhattacharya, wife of Late Panchanan Bhattachatya, 5) Smt.


Soma Chakraborty
Advocate
Baruipur Civil Court
WB-2618/00

Ref:

Date: 03.05.2024

Sandhya Bhattacharya, wife of Late Anil Bhattacharya and 6) Smt. Chanda Chakraborty, wife of Binoy Chakraborty while jointly possessing the said 26 decimal of land duly transferred 13.3 decimal land out of the same and retained land measuring 12.7 decimal of land;

- vi.** The said three daughters of Sashadhar Ghatak namely 1) Smt. Mukul Rani Bhattacharya, wife of Late Panchanan Bhattacharya, 2) Smt. Sandhya Bhattacharya, wife of Late Anil Bhattacharya and 3) Smt. Chanda Chakraborty, wife of Binoy Chakraborty while possessing their $\frac{1}{2}$ share in the said 12.7 land due to love and affection towards their brother by executing a Deed of Gift, gifted the same unto and in favour of their said Three brothers 1) Jatish Chandra Ghatak, 2) Asish Ghatak, 3) Prithish Ghatak and the said Deed of Gift was registered in the Office of the ADSR Sonarpur and Recorded in Book No. 1, Volume No. 27 Pages 278 to 285 Being no. 1351 for the year 2006;
- vii.** Said Jatish Chandra Ghatak while owning and possessing his $\frac{1}{3}^{\text{rd}}$ share in the said property, died intestate on 05-01-2006 leaving behind his wife, Dipa Ghatak one son Prodip Ghatak and two daughters Sukla Mullick and Shuvra Mukherjee as his only legal heirs, who inherited the share of said Jatish Chandra Ghatak.
- viii.** Thus the said Prithish Ghatak and Asish Ghatak owning and possessing of their $\frac{2}{3}^{\text{rd}}$ share in the said Total land measuring 12.7 decimal i.e. 8.46 decimal.
- ix.** Prithish Ghatak, Asish Ghatak, Dipa Ghatak, Prodip Ghatak, Sukla Mullick and Shuvra Mukherjee while owning and possessing total land measuring 12.7 decimal for the purpose of erecting a multi-storeyed building therein, Prithish Ghatak, Dipa Ghatak, Prodip Ghatak, Sukla Mullick and Shuvra Mukherjee jointly entered into Development Agreement with M/S Ganguly Home Search Private Limited on 15-12-2017 which was registered in the Office of the ADSR Garia and recorded in Book No. 1, CD Volume No. 1629-2017, pages 131386 to 131431 Being Deed No. 1629-04903 for the year 2017 and also executed Development Power of Attorney appointing the Developer as their lawful constituted Attorney which was registered in the Office of the ADSR Garia and

Soma Chakraborty
Advocate
Baruipur Civil Court
14/5/2024

Ref:

Date: 03.05.2024

recorded in Book No. 1, CD Volume No. 1629-2017, pages 132141 to 132169 Being Deed No. 4913 for the year 2017 thereafter on 22-12-2017 Asish Ghatak with the Developer herein which was registered in the Office of the ADSR Garia and recorded in Book No. 1, CD Volume No. 1629-2017, pages 135278 to 135315 Being Deed No. 1629-05009 for the year 2017 and also executed Development Power of Attorney appointing the Developer as their lawful constituted Attorney which was registered in the Office of the ADSR Garia and recorded in Book No. 1, CD Volume No. 1629-2017, pages 135449 to 135469 Being Deed No. 5012 for the year 2017.

- x. for the purpose of obtaining Sanction Plan the Developer as constituted Attorney of all the Landowners on 10-10-2018 executed a Boundary Declaration declaring the actual physical measurement of the land of Rajpur-Sonarapur Municipality Holding No. 3760, Fartabad Beltala, Ward No. 29, Kolkata – 700084 is **7 (Seven) Cottahs 6 (Six) Chittak 3 (Three) Sq. ft.** i.e. 5313 Sq. Ft. or 493.626 Sq. Mt. and the said Boundary Declaration was registered in the office of the ADSR Garia and recorded in Book No. I, Volume No. 1929-2018, Pages 144882 to 144899, Being No. 162904833 for the year 2018;
- xi. The Developer on behalf of and as attorney of the all the Owners of the said Holding, and with an intention to develop the said land in to a multi-storied building obtained the Building Plan Sanctioned by the Rajpur-Sonarapur Municipality vide Sanction Plan No. 131/CB/29/46 Dated 04-12-2020;
- xii. After the sanction of building Plan and due to changed circumstances, the Landowners and the Developers execute fresh Development Agreements for the purpose of specifying the Landowner's and Developer's Allocated areas in the building project and the owners of the said holding requested the Developer for execution of three separate Development Agreements and three


Soma Chakraborty
Advocate
Baruipur Civil Court
WB 700100

Ref:

Date: 03.05.2024

separate Development Power of Attorney in respect of their separate 1/3rd share each over their said landed properties as follows:

Development Agreement and Development Power:

- a) Book No. I, Volume No. 1603-2022, Pages 95603 to 95649, Being No. 160302827 for the year 2022, DSR-III Alipore South 24 Parganas;
- b) Book No. I, Volume No. 1603-2022, Pages 101858 to 101904, Being No. 160302826 for the year 2022, DSR-III Alipore South 24 Parganas;
- c) Book No. I, Volume No. 1604-2022, Pages 209102 to 209160, Being No. 160406686 for the year 2022, DSR-IV Alipore South 24 Parganas;
- d) Book No. I, Volume No. 1603-2022, Pages 103398 to 103418, Being No. 160302878 for the year 2022, DSR-III Alipore South 24 Parganas;
- e) Book No. I, Volume No. 1603-2022, Pages 103378 to 103397, Being No. 160302877 for the year 2022, DSR-III Alipore South 24 Parganas;

xiii. I hereby certify that the above-mentioned land of the present Landowners herein are free from all sorts of encumbrances, charges, liabilities, liens, lispences, attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

xiv. I also hereby certify that the above mentioned land is not subjected to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and is fit for equitable mortgage.

Enclosure:- Search Receipts.


Soma Chakraborty
Advocate
Baruipur Civil Court
WB-2618/99

ADVOCATE