

SOMESH MISHRA,
Advocate, High Court, Kolkata

Office :
Bar Association, Room No.2
High Court, Calcutta
Residence-cum-Chambers :
'MAHESHWAR' 52, Commint Park,
(Near Peerless Hospital), P.O. & P.S.
Panchasayar, Kolkata - 700 094
Mobile : 9051446430
Email : mishrasomesh08@gmail.com

Dated : 07.07.2025

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

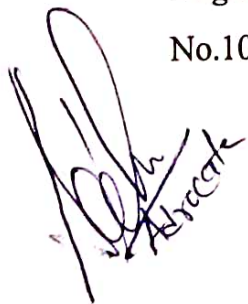
Re : All that piece and parcel of land measuring an area of 05 (Five) Cottahs 06 (Six) Chittacks 06 (Six) Sq.ft. more or less situated in Mouza – Chakganiagachi, J.L. No. 24, comprising in R.S. Dag No.17/43, under R.S. Khatian No.3, within the jurisdiction of the present K.M.C. Ward No.109, known as K.M.C. Premises No.1658, Mukundapur, within the K.M.C. Ward No.109, Assessee No.31-109-07-1663-7, P.S. Purba Jadavpur, Kolkata – 700 099.

PRESENT OWNERS:

(1) SRI SUKUMAR CHANDRA, son Sri Jugal Kishore Chandra and (2) SMT. SIKHA CHANDRA, wife of Sri Sukumar Chandra, both of residing at 189C/1A, BB Chatterjee Road, Kolkata – 700042.

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 2000 to 07.07.2025 and I have gone through the Title Deed, Link Deed, K.M.C. Mutation Certificate, paid up K.M.C. Tax bills, sanctioned building plan etc. My search report is as follows :-

WHEREAS by virtue of registered Deed of Sale dated 27.07.2001, registered in the office of District Sub-Registrar-III, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.9, at Pages 427 to 440, Deed No.409 for the year 2002, the land owners herein purchased one plot of land measuring an area of **02 (Two) Cottahs 11 (Eleven) Chittacks 3 (Three) Sq.ft.** togetherwith all easement rights thereto situated in **Mouza – Chakganiagachi, J.L. No. 24, R.S. No. 3, Touzi No.151, R.S No.8½ comprising in R.S. Dag No.17/43, under R.S. Khatian No.3,** within the jurisdiction of the present K.M.C. Ward No.109, from the previous owners namely (1)Sri Susanta Kumar Basu, son of Late Benoy



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2

Bhusan Basu and Smt. Ishita Basu, wife of Sri Susanta Kumar Basu, both of residing at 63/A, Tanupukur Road, Dhakuria, Kolkata 700031.

AND WHEREAS by virtue of a registered Deed of Sale dated 25.04.2008, registered in the office of District Sub-Registrar-III, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.9, at Pages 4842 to 4857, Deed No.2542 for the year 2008, the Land Owners herein purchased another one adjacent plot of land measuring an area of **02 (Two) Cottahs 11 (Eleven) Chittacks 3 (Three) Sq.ft.** togetherwith all easement rights thereto situated in **Mouza – Chakganiagachi, J.L. No. 24, R.S. No. 3, Touzi No.151, R.S No.8½ comprising in R.S. Dag No.17/43, under R.S. Khatian No.3,** within the jurisdiction of the present K.M.C. Ward No.109, from the previous owner namely Sri Dipak Mukherjee, son of Jagabandhu Mukherjee, residing at 5, Rash Behari Avenue, P.S. Kalighat, Kolkata – 700026.

AND WHEREAS by virtue of two separate registered Deed of Sale the present **OWNERS** herein purchased the total land area measuring **05 (Five) Cottahs 06 (Six) Chittacks 06 (Six) Sq.ft. more or less** situated in **Mouza – Chakganiagachi, J.L. No. 24, R.S. No. 3, Touzi No.151, R.S No.8½ comprising in R.S. Dag No., under R.S. Khatian No.3,** within the jurisdiction of the present K.M.C. Ward No.109, thereafter the present owners muted their total plot of land in the record of the KMC known as **K.M.C. Premises No.1658, Mukundapur,** within the K.M.C. Ward No.109, Assessee No.31-109-07-1663-7, P.S. Purba Jadavpur, Kolkata – 700 099.

AND WHEREAS being desirous of the promotion work of his said premises the **OWNERS** entered into a registered Development Agreement alongwith Development 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 198462 to 198500, Deed No.5663 for the year 2022 with the Developer namely 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



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3

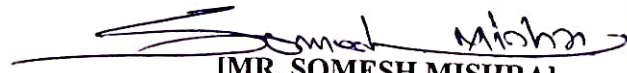
Atanu Chatterjee, son of Late Dipankar Deogharia, residing at Narayani Apartment, 4th Floor, 809, Madurdah, Post Office - EKTP, Police Station - Anadapur (formerly Tiljala), Kolkata - 700107 and (2) Mr. Parimal Sarkar, son of Mr. Nirmal Sarkar, residing at 6/A, 119, Mukundapur. Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099 and thereafter the said Developer has taken the sanction of the **Ground Plus Four Storied Building Plan with lift facility** from The Kolkata Municipal Corporation.

During investigations the available records from 2000 to 07.07.2025 in the office of D.R. Alipore and A.D.S.R. Sealdaha 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 **Sri Sukumar Chandra** and **Smt. Sikha Chandra**, are 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 Receipt Nos.(i)REGN-CC-058469 dated 26.06.2025 issued by D.R. Office Alipore and (ii) Search No.1901020751 dated 26.06.2025 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 058469

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 14769
2. Date of application 26/6/15
3. Search for the year (s) 2000-2015
4. Name of office to which the record to be searched or inspected relates ORF Seal State
5. Name of person or property to be searched 1658 Mukundapur
6. Nature of document R.D.
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) R
8. From whom received Somesh
9. Fees paid under Article —
- F (1) (i) Rs. 54/-
- F (2) (ii)
- F (2)



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

Date of Application: 26-06-2025

Serial No of Application	1901020751/2025	Search No	1901020751/2025
Search for the Years	From 2002 To 2025	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Road: MUKUNDA PUR		
From whom Received	SOMESH		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 23/-	

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, KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR,	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No : Khatian:	Area of Land : 7 Katha, 14 Chatak, 30 Sq. Ft., (7 Katha, 14 Chatak, 30 Sqft)
Deed Details :		Deed No: I-190108473/2009, , Serial No: 190109928/2007, Page: 3469 - 3487, Date of Registration: 11/08/2009, Date of Completion: 12/08/2009, Date of Delivery: 12/08/2009		
2	District: South 24-Parganas, PS: Purba Jadabpur, KOLKATA MUNICIPAL CORPORATION, Premises: 1120, Road: MUKUNDA PUR, , Ward: 109	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No : Khatian:	Area of Land : 2 Katha, 12 Chatak, (2 Katha, 12 Chatak) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-190101965/2009, Query No: 1901002582 /2009, Serial No: 190101146/2009, Page: 9102 - 9118, Date of Registration: 20/02/2009, Date of Completion: 26/02/2009, Date of Delivery: 04/03/2009		
3	District: South 24-Parganas, PS: Purba Jadabpur, KOLKATA MUNICIPAL CORPORATION, Premises: 1119, Road: MUKUNDA PUR, , Ward: 109	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No : Khatian:	Area of Land : 5 Katha, 9 Chatak, (5 Katha, 9 Chatak) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-190101964/2009, Query No: 1901002583 /2009, Serial No: 190101145/2009, Page: 9089 - 9101, Date of Registration: 20/02/2009, Date of Completion: 26/02/2009, Date of Delivery: 04/03/2009		
4	District: South 24-Parganas, PS: Purba Jadabpur, KOLKATA MUNICIPAL CORPORATION, Premises: 158, Road: MUKUNDA PUR, , Ward: 109	Property Type: Land Transaction: Sale, Sale Document	Plot No : Khatian:	Area of Land : 3 Katha, (3 Katha) Area of Structure: 80 Sq Ft
Deed Details :		Deed No: I-190104219/2009, Query No: 1901005517 /2009, Serial No: 190102620/2009, Page: 6129 - 6157, Date of Registration: 17/04/2009, Date of Completion: 21/04/2009, Date of Delivery: 22/04/2009		
5	District: South 24-Parganas, PS: Purba Jadabpur, KOLKATA MUNICIPAL CORPORATION, Premises: 1924, Road: MUKUNDA PUR, , Ward: 109	Property Type: Land Transaction: Sale, Sale Document	Plot No : Khatian:	Area of Land : 2 Katha, 11 Chatak, 7 Sq. Ft., (2 Katha, 11 Chatak, 7 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-190104742/2009, Query No: 1901006375 /2009, Serial No: 190103007/2009, Page: 6722 - 6748, Date of Registration: 30/04/2009, Date of Completion: 05/05/2009, Date of Delivery: 08/05/2009		
6	District: South 24-Parganas, PS: Purba Jadabpur, KOLKATA MUNICIPAL CORPORATION, Premises: 1124/1, Road: MUKUNDA PUR, , Ward: 109	Property Type: Land Transaction: Sale, Sale Document	Plot No : Khatian:	Area of Land : 5 Katha, (5 Katha) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-190108758/2009, Query No: 1901012277 /2009, Serial No: 190105771/2009, Page: 1196 - 1216, Date of Registration: 18/08/2009, Date of Completion: 20/08/2009, Date of Delivery: 28/08/2009		

Details :

300 District: South 24-Parganas, PS:
Purba Jadabpur, Municipality:
KOLKATA MUNICIPAL
CORPORATION,, Premises: 27/1,
Road: MUKUNDA PUR, , Ward: 109,
Floor No : 0

Deed Details :

301 District: South 24-Parganas, PS:
Purba Jadabpur, Municipality:
KOLKATA MUNICIPAL
CORPORATION,, Premises: 912/A,
Road: MUKUNDA PUR, , Ward: 109,
Floor No : 2, Flat No : 2B

Deed Details :

302 District: South 24-Parganas, PS:
Purba Jadabpur, Municipality:
KOLKATA MUNICIPAL
CORPORATION,, Premises: 912/A,
Road: MUKUNDA PUR, , Ward: 109,
Floor No : 0, Flat No : 2B

Deed Details :

303 District: South 24-Parganas, PS:
Purba Jadabpur, Municipality:
KOLKATA MUNICIPAL
CORPORATION,, Premises: 912/A,
Road: MUKUNDA PUR, , Ward: 109,
Floor No : 2, Flat No : 2A

Deed Details :

304 District: South 24-Parganas, PS:
Purba Jadabpur, Municipality:
KOLKATA MUNICIPAL
CORPORATION,, Premises: 912/A,
Road: MUKUNDA PUR, , Ward: 109,
Floor No : 0, Flat No : 2A

Deed Details :

305 District: South 24-Parganas, PS:
Purba Jadabpur, Municipality:
KOLKATA MUNICIPAL
CORPORATION,, Premises: 908,
Road: MUKUNDA PUR, , Ward: 109,
Floor No : 1

Deed Details :

Deed No: I-190100093/2025, Query No: 19012000027743/2025, Serial No:
1901000111/2025, Page: 4250 - 4266, Date of Registration: 04/01/2025, Date of
Completion: 07/01/2025,

Property Type: Apartment
Transaction: [1401] Power of
Attorney related to immovable
properties, General Power of
Attorney related to immovable
properties

Plot No:
Khatian: 0

Area of Covered
Garage: 67.5 sq.ft.

Deed No: I-190100093/2025, Query No: 19012000027743/2025, Serial No:
1901000111/2025, Page: 4250 - 4266, Date of Registration: 04/01/2025, Date of
Completion: 07/01/2025,

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No:
Khatian: 0

Carpet Area: 655 sq.ft.
(Carpet Area)

Deed No: I-190100379/2025, Query No: 19012000023308/2025, Serial No:
1901000420/2025, Page: 13228 - 13265, Date of Registration: 16/01/2025, Date of
Completion: 18/01/2025,

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No:
Khatian: 0

Area of Covered
Garage: 135 sq.ft.

Deed No: I-190100379/2025, Query No: 19012000023308/2025, Serial No:
1901000420/2025, Page: 13228 - 13265, Date of Registration: 16/01/2025, Date of
Completion: 18/01/2025,

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No:
Khatian: 0

Carpet Area: 655 sq.ft.
(Carpet Area)

Deed No: I-190100380/2025, Query No: 19012000014308/2025, Serial No:
1901000419/2025, Page: 13177 - 13214, Date of Registration: 16/01/2025, Date of
Completion: 18/01/2025,

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No:
Khatian: 0

Area of Covered
Garage: 135 sq.ft.

Deed No: I-190100380/2025, Query No: 19012000014308/2025, Serial No:
1901000419/2025, Page: 13177 - 13214, Date of Registration: 16/01/2025, Date of
Completion: 18/01/2025,

Property Type: Apartment
Transaction: [1401] Power of
Attorney related to immovable
properties, General Power of
Attorney related to immovable
properties

Plot No:
Khatian: 0

Carpet Area: 882 sq.ft.
(Carpet Area)

Deed No: I-190102100/2025, Query No: 19012000645880/2025, Serial No:
1901002468/2025, Page: 67462 - 67475, Date of Registration: 10/03/2025, Date of
Completion: 12/03/2025,



(Mr Pradipta Kishore Guha)

A.R.A. - I KOLKATA

OFFICE OF THE A.R.A. - I KOLKATA