

PROTANU DEB MUKHERJEE

*5 & 6 Fancy Lane,
Room No. 3(1st Floor)
Kolkata 700001
Phone : 8334823345
Dated: 23.11.2020*

No Encumbrance Certificate and detailed Report on Title

Ref: All That piece and parcel of land having an area measuring **17 (seventeen) decimals (equivalent to 10 (Ten) Cottahs)** more or less being Premises No. 5 A Iswar Chatterjee Road, [being **[1]L.R. Dag No. 57/3023**, R.S. Dag No. 57/3023 land measuring **11 (eleven) decimals (equivalent to 6 Cottahs 10 Chittacks 15 Sq.ft.)** more or less and **[2]L.R. Dag No. 57/3057**, R.S. Dag No 57/3025 land measuring **6 (six) decimals (equivalent to 3 Cottahs 5 Chittacks 30 Sq.ft.)** more or less in **L.R. Khatian Nos.1594** and both lying and situated in **Mouza : Sodepur, J.L. No. 8**], P.O. Sodepur, P.S. Khardah, Kolkata -700110, District: North 24 Parganas within Ward no. 17 of Panihati Municipality.

Present Owner: **M/s. Castle Projects (P) Limited.**

I have caused searches through Mr. T. Majumdar and Mr. G. Das in the offices of the Registrar of Assurances, Kolkata, District Registrar at Barasat and the Additional District Sub- Registrar of Barrackpore & Sodepur for the period 2007 to 2020, the Ld. 1st Court of the Civil Judge (Senior Division) at Barasat for Title Suit and Money Suit as well as inspected the Mutation Certificate of the Panihati Municipality and other relevant documents in respect of the abovementioned property.

On searches being in the Registrar of Assurances, Kolkata, District Registrar at Barasat and the Additional District Sub- Registrar of Barrackpore & Sodepur, there were 2 (two) entries found in the Registrar of Assurances, Kolkata and the particulars are as under:.

1. Book No. I, Volume No. 1902-2015, Pages 26611 to 26648, Being No. 7188 for the year 2015 in Registrar of Assurances- II, Kolkata in respect of a part and portion of the abovementioned property and
2. Book No. I, Volume No. 1904-2015, Pages 57769 to 577808, Being No. 1701 for the year 2015 in Registrar of Assurances- IV, Kolkata in respect of a part and portion of the abovementioned property

On searches have been made in the Ld. 1st Court of the Civil Judge (Senior Division) at Barasat e and information report has been issued stating that "No Title Suit" or "No Money Suit" has been filed during the year 2009 to 2020." against Abhaya Rani Devii @Avaya Chatterjee, Biswanath Chatterjee, Kamala Sarakar, Jaya Chakraborty, And during the year 2015 – 2020 against M/s. Castle Projects (P) Ltd..

I have perused the documents which are as follows:

- A. By a Deed of Partition dated 27.07.1956 and registered before the Sub- Registrar, Barrackpore in Book No. I, Volume No. 64, Pages 133 to 140 for the year 1956 Ganesh Chandra Chatterjee was allotted and become the owner sole and absolute owner of All That piece and parcel of land measuring 50 decimals more or less comprised in C.S. Dag No. 57 corresponding to R.S. Dag No. 57/3023; 57/3024 and 57/3025; C.S. Khatian No. 184; R.S. Khatian Nos. 1170 and 1171, Mouza: Sodepur, J.L. No. 8, P.S. Khardah; District : 24 Parganas (now North 24 Parganas) being Holding No. 5 and 8 Iswar Chatterjee Road, P.O. Sodepur, Kolkata – 700110 within Ward No.17 of the Panihati Municipality.
- B. The said Ganesh Chandra Chatterjee died intestate on 16.04.1974 leaving behind him, his wife, Smt. Abhaya Rani Devi, one son, Biswanath Chatterjee and two daughters, Smt. Kamala Sarkar and Smt. Jaya Chakraborty as his heirs and legal representatives.
- C. The said Smt. Abhaya Rani Devi, Biswanath Chatterjee, Smt. Kamala Sarkar and Smt. Jaya Chakraborty inherited the assets and properties of Ganesh Chandra Chatterjee and became the joint owners thereof.
- D. The said Smt. Abhaya Rani Devi, Smt. Kamala Sarkar and Smt. Jaya Chakraborty had sometime 1983 instituted a partition suit against Biswanath Chatterjee before the Ld. 10th Assistant District at Alipore being Title Suit No. 103 of 1983 (Smt. Abhaya Rani Devi & Ors vs Biswanath Chatterjee).
- E. The said parties, Smt. Abhaya Rani Devi, Biswanath Chatterjee, Smt. Kamala Sarkar and Smt. Jaya Chakraborty had on 17.07.1985 amicable and mutually settled their dispute and had filed a compromise petition before the Ld. 10th Assistant District at



Alipore on the basis of which a decree was passed on in the Title Suit No. 103 of 1983 (Smt. Abhaya Rani Devi & Ors vs Biswanath Chatterjee).

- F. By the said compromise petition on the basis of which the decree dated 17.07.1985 was made by the Ld. 10th Assistant District at Alipore, the parties had agreed inter-alia that the 3 Plots being Dag No. 57/ 3023 (Danga land measuring 27 decimals) , 57/3024 (Tank land measuring 12 decimals) ad 57/3025 (Bastu land measuring 11 decimals) all situated in Mouza : Sodepur, J.L. No. 8, P.S. Khardah, District : 24 Parganas (now North 24 Parganas) with a big pucca two storied building consisting of 5 big rooms, bath rooms, sanitary latrines, a big court yard, a thakur dalan for performing yearly Sree Sree Durga Puja with verandahs on the ground floor together with 5 big rooms, bath rooms, sanitary latrines on the first floor was to be divided and partitioned in the following manner:
- [i] the entire ground floor was allotted to Smt. Abhaya Rani Devi and after her death, Smt Joya Chhakraborty and Smt. Kamala Sarkar will be entitled to stay in the allotted portion of Smt. Abhaya Rani Devi as of right till their death but will not stay permanently and after their death the heirs and legal representatives will not have any claim whatsoever;
 - [ii] the thakur dalan in the ground floor will remain a joint property and
 - [iii] the entire first floor was allotted to Biswanath Chatterjee.
- G. The said Smt. Abhaya Rani Devi and Biswanath Chatterjee had duly mutated their name as the owner of the said property in the records of Panihati Municipality
- H. The said Smt. Joya Chakraborty died intestate on 22.05.2011 leaving behind her husband, Paramesh Chakraborty and two daughters, Ms. Pushpita Chakraborty and Ms. Joyeeta Chakraborty Chakraborty as her her heirs and legal representatives .
- I. The Smt. Abhaya Rani Devi and Biswanath Chatterjee had on 29.08.2008 entered into an Agreement with M/s Castle Projects Private Limited for the purpose of promoting and developing the land measuring 10 Cottahs more or less being Holding No.5 and 8 Iswar Chatterjee Road, [R.S.Dag No. 57/3023 { having an area measuring 6 Cottah

10 Chittacks 15 sq. ft. more or less} and R.S. Dag No. 57/3025 { having an area measuring 3 Cottahs 5 Chittacks 30 sq. ft. more or less}; C.S. Khatian No. 184; R.S. Khatian Nos. 1170 and 1171, Mouza: Sodepur, J.L. No. 8, R.S.No. 45, Touji No. 172, P.S. Khardah; District : 24 Parganas (now North 24 Parganas)] and the said Smt. Abhaya Rani Devi and Biswanath Chatterjee would be entitled to 27% of the constructed area.

- J. The said Smt. Abhaya Rani Devi and Biswanath Chatterjee had on 17.04.2013 entered into an Agreement dated with M/s Castle Projects Private Limited for the purpose of registering the said Agreement in respect of promoting and developing the land measuring 10 Cottahs more or less being Holding No. 5 and 8 Iswar Chatterjee Road, [R.S. Dag No. 57/3023 { having an area measuring 6 Cottahs 10 Chittacks 15 sq. ft. more or less} and R.S. Dag No. 57/3025 { having an area measuring 3 Cottahs 5 Chittacks 30 sq. ft. more or less}; C.S. Khatian No. 184; R.S. Khatian Nos. 1170 and 1171, Mouza: Sodepur, J.L. No. 8, R.S.No. 45, Touji No. 172, P.S. Khardah; District : 24 Parganas (now North 24 Parganas)] and the said Smt. Abhaya Rani Devi and Biswanath Chatterjee's entitlement of 27% of the constructed area in respect of the said property and registered before the Additional District Sub- Registrar, Barrackpore in Book No. I, CD Volume No. 13, Pages 1952 to 1981 Being No. 03934 for the year 2013
- K. The said Smt. Abhaya Rani Devi and Biswanath Chatterjee had on 17.04.2013 executed a Power of Attorney appointing Sanjay Khemka and Sunil Kumar Bhowmick as their constituted attorney in respect of the said property and registered before the Additional District Sub- Registrar, Barrackpore in Book No. IV, CD Volume No. 2, Pages 2149 to 2160 Being No. 00617 for the year 2013.
- L. The Panihati Municipality has sanctioned the Building Plan bearing No. 369 dated 4.10.2018 for construction of a 5 storied (Ground + 4 Floors) building on the said property.
- M. Thereafter the said M/s Castle Projects Private Limited has demolished the existing structure standing for the purpose of constructing the new building on the said property .

- N. There were some differences and dispute between Smt. Abhaya Rani Devi and Biswanath Chatterjee on the one part and M/s Castle Projects Private Limited of the other part and thereby the development work on the said property has come to a stand still and/or stopped.
- O. The said Biswanath Chatterjee died intestate on 3.11.2014 leaving behind him his wife Madhabi Chatterjee and two daughters, as his her heirs and legal representatives, Smt. Sharmistha Chatterjee and Smt. Saswati Chatterjee
- N. By a Deed of Conveyance dated 3.07.2015 executed by Smt. Abhaya Rani Devi alais Smt Abhaya Chatterjee, Smt. Kamala Sarkar, Paramesh Chakraborty, Ms. Pushpita Chakraborty and Ms. Joyeeta Chakraborty described as the Vendors sold to M/s. Castle Projects Private Limited All That their undivided share, interest and benefits in the land measuring 10 Cottahs more or less in Premises No. 5 and 8 Iswar Chatterjee Road, P.O. Sodepur, P.S. Khardah, Kolkata -700110 District: North 24 Parganas within Ward no. 17 of Panihati Municipality (and comprised in C.S. Dag No. 57 corresponding to R.S. Dag No. 57/3023 (having an area measuring 6 Cottahs 10 Chittacks 15 sq. Ft more or less) and R.S. Dag No. 57/3025 (having an area measuring 3 Cottahs 5 Chittacks 30 sq. Ft more or less) C. S. Khatian No. 184, R.S. Khatian No. 1170 and 1171, R.S. No. 45, Touji No. 172, Mouza: Sodepur, J.L. No. 8, P.S. Khardah, District: North 24 Parganas Together with fully incomplete flats/units to be constructed being an area measuring 1000 sq. Ft built up area and 150 sq. Ft more or less of car parking space on the ground floor and undivided built up area measuring 418 more or less comprised in two flats [being the North East side of the second floor measuring 175 sq. Ft more or less and on the North West side of the third floor measuring 243 sq. Ft more or less of the building under construction and registered before the Additional Registrar of Assurances – II, Kolkata and recorded in Book No. I, Volume No. 1902 – 2015, Pages 26611 to 26648, Being No. 190207188 for the year 2015.
- O. By a Deed of Conveyance dated 17.10.2015 executed by Smt. Madhabi Chatterjee And Smt. Madhabi Chatterjee as the constituted attorney of Ms. Sharmistha Chatterjee and Ms. Saswati Chatterjee described as the Vendors sold to M/s. Castle Projects Private Limited All That their undivided share, interest and benefits in 18.75%

in the piece and parcel of the land measuring 10 Cottahs more or less in Premises No. 5 and 8 Iswar Chatterjee Road, P.O. Sodepur, P.S. Khardah, Kolkata -700110 District: North 24 Parganas within Ward no. 17 of Panihati Municipality (and comprised in C.S. Dag No. 57 corresponding to R.S. Dag No. 57/3023 (having an area measuring 6 Cottahs 10 Chittacks 15 sq. Ft more or less) and R.S. Dag No. 57/3025 (having an area measuring 3 Cottahs 5 Chittacks 30 sq. Ft more or less) C.S. Khatian No. 184, R.S. Khatian No. 1170 and 1171, R.S. No. 45, Touji No. 172, Mouza: Sodepur, J.L. No. 8, P.S. Khardah, District: North 24 Parganas Together with the semi constructed area (a) one flat measuring about 501.75 Sq ft (out of the total area measuring 669 Sq ft) built up area on the North west side on the second floor, (b) another flat measuring about 702.75 Sq ft (out of the total area measuring 937 sq.ft) built up area on the South West side of the third floor (c) value at the market rate for balance 49.5 Sq ft (out of 66 sq. ft) built up area payable by the Developer, Castle Projects (P) Ltd, together with the rights, title & interest along with obligations, liabilities & duties towards M/s Primax Management Services (P) Ltd of 110, Merlin Chambers, 1, Crooked Lane, Kolkata - 700069 in respect of the two flats measuring 1124 Sq ft and 730 Sq ft built up area situated on the South East side on the first floor and North East side on the second floor respectively, which has already been sold to them by Late Biswanath Chatterjee together with all right, title, interest and benefit arising therefrom in the piece and parcel of land and registered before the Additional Registrar of Assurances – IV, Kolkata and recorded in Book No. I, Volume No. 1904 – 2015, Pages 57769 to 57808, Being No. 190401701 for the year 2015.

- P. Thus by the said two Deeds of Conveyances, dated 3.007.2015 and 17.10.2015 M/s. Castle Projects Private Limited became the sole and absolute owner of the land measuring 17 decimals (equivalent to 10 Cottahs) more or less in Premises No. 5 and 8 Iswar Chatterjee Road, P.O. Sodepur, P.S. Khardah, Kolkata -700110 District: North 24 Parganas within Ward no. 17 of Panihati Municipality (and comprised in C.S. Dag No. 57 corresponding to R.S. Dag No. 57/3023 (having an area measuring 11 decimals (equivalent to 6 Cottahs 10 Chittacks 15 sq. Ft) more or less and R.S. Dag No. 57/3025 (having an area measuring 6 decimals (equivalent to 3 Cottahs 5 Chittacks 30 sq. Ft) more or less C.S. Khatian No. 184, R.S. Khatian No. 1170 and 1171, R.S. No. 45, Touji No. 172, Mouza: Sodepur, J.L. No. 8, P.S. Khardah, District: North 24 Parganas

- Q. M/s. Castle Projects Private Limited duly recorded its name in the records of B.L. &L.R.O as the owner of 17 decimals (i.e 10 Cottahs) more or less of Land in the 2 Plots being Dag No. 57/3023 and 57/3025 in Mouza: Sodepur, J.L. No. 8, District: North 24 Parganas And under Khatian No. 1594
- P. M/s. Castle Projects Private Limited has also duly recorded its name in the records of Panihati Municipality as the owner of 17 decimals (i.e 10 Cottahs) more or less which was within the part and portion of no. 5 and 8 Iswar Chatterjee Road and that the Premises was numbered as No 5A, Iswar Chatterjee Road falling within Ward No. 17
- Q. The Promoter / Owner thus became the sole and absolute owner and well and sufficiently seized and possessed of the said property as morefully described in the First Schedule hereinbelow written and got the same mutated in his name in the records of Panihati Municipality as the owner of Premises No. 5 A Iswar Chatterjee Road [formerly part and portion of no. 5 and 8 Iswar Chatterjee Road], P.O. Sodepur, P.S. Khardah, Kolkata -700110 District: North 24 Parganas within Ward no. 17 of Panihati Municipality and in the B.L & L. R. O records as the owner of L.R. Dag Nos. 57/3023 and 57/3025 in Khatian No. 1594, J.L. No. 8, Mouza: Sodepur, P.O. Sodepur, P.S. Khardah, Kolkata -700110 District: North 24 Parganas as the owner of land measuring 17 (seventeen) decimals [equivalent to 10 (Ten) Cottahs] more or less and is in possession of the same.
- R The Promoter / Owner being the sole and absolute owner of the said property and is entitled to deal with the same in any manner he deems fit and proper.
- S. The Promoter / Owner has decided to develop the said property by constructing a multistoried building/s and for the purpose of development of the said property
- T. The Promoter / Owner has agreed that all the flats, apartments, units, car parking spaces, other spaces to be constructed and constructed in the said property shall be sold .

- U. The Promoter / Owner has caused the plan to be sanctioned from the Panihati Municipality bearing No. 369 dated 4.10.2018 and started construction of the new building at the said premises in accordance therewith.

The said M/s. Castle Projects (P) Ltd., after purchasing the said property became the absolute owner of the said plots of land having an area measuring 17 (seventeen) decimals (equivalent to 10 (Ten) Cottahs) more or less being Premises No. 5A Iswar Chatterjee Road, [formerly being part and portion of no. 5 and 8 Iswar Chatterjee Road] comprised in 2 Plots being [1] L.R. Dag No. 57/3023, R.S. Dag No. 57/3023 land measuring 11(eleven) decimals (equivalent to 6 Cottahs 10 Chittacks 15 Sq.ft) more or less and [2] L.R. Dag No. 57/3057, R.S. Dag No 57/3025 land measuring 6 (six) decimals (equivalent to 3 Cottahs 5 Chittaks 30 Sq.ft.) more or less in L.R. Khatian Nos.1594 and both lying and situated in Mouza Sodepur, J.L. No. 8], P.O. Sodepur, P.S. Khardah, Kolkata -700110 District: North 24 Parganas within Ward no. 17 of Panihati Municipality and have mutated as the recorded Owners in the records of the Record of Rights , B.L. &L.R.O. as well as the Panihati Municipality .

The original Deeds of title as written above being item nos. A, D, E, F, G, I, J, K, L, P and Q are with the Owner's custody or possession.

The Owner is bounded by a boundary wall and the Owner is in possession and occupation of the said property since the purchase without any obstruction, hindrance or objection from any entity.

In the circumstances stated hereinabove, I hereby certify that the above mentioned said property of M/s. Castle Projects (P) Ltd. is free from all sorts of encumbrances, charges, liabilities, liens and lispendences attachments of any kind whatsoever and the said property has been absolutely clear, free and marketable title.

The receipt of the relevant searches is enclosed herewith.

Protanu Deb Mukherjee