

Tapan Dey

Advocate, L.L.B.

Barasat Judge Court  
Kolkata High Court & Others Court  
Barasat Bar Association  
Barasat Civil Bar Library  
1st Floor. Ph : 033 2552 2036

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**Resident & Chamber**

Kadihati P.O. - Ganti, Via - Ganganagar  
P.S. : Airport, Kol : 700 132  
Ph : 98306 43837 / 86970 66458

Ref.....

Date 13/03/2023

**NON ENCUMBRANCES CERTIFICATE**

**DESCRIPTION OF THE PROPERTY**

**ALL THAT** piece and parcel of land measuring a little more or less 113 (one hundred thirteen) Kottahas 15 (fifteen) Chittacks 07 (seven) square feet which recorded by B.L. & L.R.O Haringhata, with proposed G+ IV storied building(s), lying and situated at Mouza - Digha, Rents or Khazna payable to the Govt. of W.B represented by collectorate Nadia, J.L. No.55, Revenue Servey No. 70, Touzi No.13, R.S. Dag No. 511, 512, 513, 551 & 552 under R.S. Khatian No. 926, corresponding to L.R Dag No. 511, 512, 513551 & 552 under L.R. Khatian No. respectively 1387, 1380, 1383, 1384, 1385, 2466, 2467, 2672 & 2776 under P.S Haringhata, under Haringhata Municipality, near No 34 National High way Ward No. 11, Pin -741221, District- Nadia.

**PRESENT OWNER:-** 1) **Smt. Chhabi Dey**, daughter of late Surendra Kumar Dey, by Profession retired, by Faith Hindu, by nationality Indian 2) **Sri Nripendra Dey Alias Nripendra lal Dey**, son of late Surendra Kumar Dey, by Profession business, by Faith Hindu, by nationality Indian, 3) **Sri Chanchal Dey Alias Chanchal Kumar Dey**, son of late Surendra Kumar Dey, by Profession business, by Faith Hindu, by nationality Indian, 4) **Sri Chapal Dey** son of late Surendra Kumar Dey, by Profession business, by Faith Hindu, by nationality Indian, 5) **Smt Rekha Dey**, wife of late Apurbalal Dey by Profession household work, by Faith Hindu, by nationality Indian 6) **Sri Mithun Dey**, son of late Apurbalal Dey, by Profession business, by Faith Hindu, by nationality Indian, 7) **Sri Nilanjan Dey**, son of late Kanti Dey Alias Kanti lal Dey, by Occupation Business, by Faith Hindu, by Nationality Indian, all are residing at Village - Digha, Post Office - Bara Jaguli, Police Station - Haringhata, District - Nadia, West Bengal, Pin - 741221; 8) **Smt. Shyamali Das**, wife of Sri Kartick Chandra Das, (daughter of late Kanti Dey Alias Kanti lal Dey), by Occupation House wife, by Faith Hindu, by Nationality Indian, residing at Anandapur, Post Office - Bara Jaguli, Police Station - Haringhata, District - Nadia, West Bengal, Pin - 741221; 9) **Smt. Dolon Ghosh**, wife of Sri Raj Kumar Ghosh, (daughter of late Kanti Dey Alias Kanti lal Dey), by Occupation House wife, by Faith Hindu, by Nationality Indian, residing at Valuka Majhipara, Barasat, Post Office - Majhipara, Police Station - Amdanga, District North 24 Parganas, West Bengal, Pin -743145;



TAPAN DEY  
LL B, ADVOCATE

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**SEARCH & INVESTIGATION**

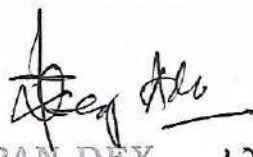
Certified after investigation and searched by me and my searcher Tapan kumar Dey under my instruction in the records of A.RA- II Kolkata, D.S.R Nadia and A.D.S.R Haringhata Nadia from the year 1991 to 2021 up to date 05.04.2021 record available in respect of the said property under L.R Dag No. 511, 512, 513, 551 & 552 nearby No 34 National High way under Ward No. 11 of the present owners. There has so many entry in difference deed and documents in the name of present Owner i.e Nripendra Dey alias Nripendra lal Dey and others i.e Chhabi Dey, Kanti Dey Alias Kanti lal Dey, Chanchal Dey Alias Chanchal Kumar Dey, Chapal Dey, Rekha Dey, Sri Mithun Dey.

**FLOW OF TITLE**

**And Whereas** One Surendra Kumar Dey was seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the Premises of land about 1.72 acres (one acres seventy two decimals) within Mouza - Digha, J.L No. 55, Touzi No. 13, Revenue Survey No. 70, comprised in R.S Dag No. 511, 512, 513, under R.S Khatian No. 926 within Post Office Bara Jaguli, Police Station - Haringhata, District - Nadia,

**And Whereas** One Surendra Kumar Dey was seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the Premises of land about 1.72 acres (one acres seventy two satak) within Mouza - Digha, J.L No. 55, Touzi No. 13, Revenue Survey No. 70, comprised in R.S Dag No. 511, 512, 513, under R.S Khatian No. 926 within P.O. Bara Jaguli, P.S Haringhata, Nadia.

**And Whereas** the said Surendra Kumar Dey died on the 12 th day of November,1978 leaving behind surviving his six sons Ratindralal Dey (deceased), Sri Kanti Dey Alias Kantilal Dey, Sri Apurbalal Dey (deceased), Sri Nripendra Dey Alias Nripendralal Dey, Sri Chanchal Dey Alias Chanchal kumar Dey, Sri Chapal Dey, one daughter Smt. Chhabi Dey and his legal wife Kadambini Dey (deceased) and legal heirs or representative and after the death of Surendra Kumar Dey each of them became entitleled to undivided 1/8 th part of land share i.e. 12 kottach 15 chittacks 38 sqft. in the property under the Hindu succession Act. 1956.



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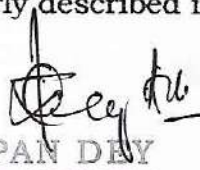
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**And Whereas** thereafter the said Kadambini Dey wife of Surendra kumar Dey (deceased) died on the 21<sup>st</sup> day June 1984 leaving behind surviving her legal heirs or representatives namely Sri Ratindra lal Dey (deceased), Sri Kanti Dey Alias Kanti lal Dey, Sri Apurbalal Dey (deceased), Sri Nripendra Dey Alias Nripendra lal Dey, Chanchal Dey Alias Chanchal Kumar Dey, Sri Chapal Dey, Smt. Chhabi Dey and after death of the said Kadambini Dey each of them became entitled to undivided 1/56 th part of land share i.e. 1 kottach 13 chittacks 31 sqft. in the property under the Hindu succession Act. 1956.

**And Whereas** henceforth the said Sri Ratindra lal Dey son of Surendra Kumar Dey (deceased) to unmarried possession he died on the 27th day June 2011 leaving behind surviving his legal heirs or representatives namely Sri Kanti Dey Alias Kanti lal Dey, Sri Apurbalal Dey (deceased), Sri Nripendra Dey Alias Nripendra lal Dey, Sri Chanchal Dey Alias Chanchal Kumar Dey, Sri Chapal Dey, Smt. Chhabi Dey and after death of the said Ratindra lal Dey each of them became entitled to undivided 1/336 th part of land share i.e. 2 kottach 07 chittacks 25 sqft. in the property under the Hindu succession Act 1956. There are searching reports submitted after Joint Venture Agreement.

**And Whereas** while in absolute khas possession, occupation, and enjoyment of the land share measuring an area of 17 kottach 05 chittacks 05 sqft. aforesaid each and every six land share holder/land owner, Sri Kanti Dey Alias Kanti lal Dey, Sri Apurba lal Dey (deceased), Sri Nripendra Dey Alias Nripendralal Dey, Sri Chanchal Dey Alias Chanchal Kumar Dey, Sri Chapal Dey, Smt. Chhabi Dey, one of them Sri Apurbalal Dey who died on 16.10.2011 leaving behind surviving his legal hairs only wife Smt. Rekha Dey and only one son Sri Mithun Dey each of them/legal hairs of Apurbalal Dey became entitled to undivided land share i.e. 8 kottach 10 chittacks 25 sqft. of the land property left by the said Apurbalal Dey (deceased).

**And Whereas** Nripendra Dey Alias Nripendra lal Dey, Owner No. 2 herein who was seized and possessed of and/or otherwise well and sufficiently entitled to another two plot of land about 18 decimals, equivalent to 10 (ten) Kottahas 14 (fourteen) Chitta within Mouza - Digha, J.L No. 55, Touzi No. 13, Revenue Survey No. 70, comprised in R.S Dag No. 551 & 552, corresponding to L.R Dag No. 551 & 552, under L.R Khatian No. 2672 & 2776 within P.O. Bara Jaguli, P.S Haringhata, Nadia, morefully and particularly described in the schedule "A" written herein below.

  
13/3/2023

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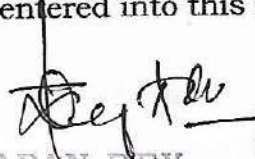
**AND WHEREAS**, in the manner aforesaid, Nripendra Dey Alias Nripendra lal Dey became the Owner of the total land measuring 28 (twenty eight) Kottahas, 3 (three) Chittaks comprised in R.S. Dag No. 511, 512, 513, 551 & 552 under Khatian No. 526, corresponding to L.R. Dag No. 511, 512, 513, 551 & 552 under L.R Khatian No. 1383, 2672 & 2776 within P.O. Bara Jaguli, P.S Haringhata, Nadia.

**And Whereas** the Land Owners have mutated their respective names with the B.L & L.R.O office and Haringhata Gram Panchayet/Municipality and the owners have been paying Govt. Revenues (Dakhilas) and Municipality taxes regularly.

**AND WHEREAS** the Owners herein 1 No Smt. Chhabi Dey have been seized and possessed of plot of total land measuring an area of 29 decimals, as per L.R record comprised in R.S & L.R Dag No. 511, 512 & 513 under R.S Khaitan No. 926 & L.R Khaitan No. 1387 by way of inheritance from his father, mother and unmarried brother. Every family members members transferred too executed their property to Dristi Abasan Private Limited i.e Pran Ballav Sarkar and Sanjoy Biswas with joint venture agreement on 02.03.2015 and every entry entered into this search report.

**AND WHEREAS** the Owners herein 2 No Sri Kanti Dey Alias Kanti lal Dey have been seized and possessed of plot of total land measuring an area of 27 decimals as per L.R record comprised in R.S & L.R Dag No. 511, 512 & 513 under R.S Khaitan No. 926 & L.R Khaitan No. 1380 by way of inheritance from his father, mother and unmarried brother. Every family members members transferred too executed their property to Dristi Abasan Private Limited i.e Pran Ballav Sarkar and Sanjoy Biswas with joint venture agreement on 02.03.2015 and every entry entered into this search report.

**AND WHEREAS** the Owners herein 3 No Sri Nripendra Dey Alias Nripendra lal Dey have been seized and possessed of plot of total land measuring an area of 29 decimals as per L.R record comprised in R.S & L.R Dag No. 511, 512 & 513, 551 & 552 under R.S Khaitan No. 926 & L.R Khaitan No. 1383, 2672 & 2776 by way of inheritance from his father, mother and unmarried brother and purchased. Every family members members transferred too executed their property to Dristi Abasan Private Limited i.e Pran Ballav Sarkar and Sanjoy Biswas with joint venture agreement on 02.03.2015 and every entry entered into this search report.

  
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**AND WHEREAS** the Owners herein 4 No Sri Chanchal Dey Alias Chanchal Kumar Dey have been seized and possessed of plot of total land measuring an area of 29 decimals as per L.R record comprised in R.S & L.R Dag No. 511, 512 & 513 under R.S Khaitan No. 926 & L.R Khaitan No. 1384 by way of inheritance from his father, mother and unmarried brother. Every family members members transferred too executed their property to Dristi Abasan Private Limited i.e Pran Ballav Sarkar and Sanjoy Biswas with joint venture agreement on 02.03.2015 and every entry entered into this search report.

**AND WHEREAS** the Owners herein 5 No Sri Chapal Dey have been seized and possessed of plot of total land measuring an area of 30 decimals as per L.R record comprised in R.S & L.R Dag No. 511, 512 & 513 under R.S Khaitan No. 926 & L.R Khaitan No. 1385 by way of inheritance from his father, mother and unmarried brother. Every family members members transferred too executed their property to Dristi Abasan Private Limited i.e Pran Ballav Sarkar and Sanjoy Biswas with joint venture agreement on 02.03.2015 and every entry entered into this search report.

**AND WHEREAS** the Owners herein 6 No Smt. Rekha Dey have been seized and possessed of plot of total land measuring an area of 16 decimals as per L.R record comprised in R.S & L.R Dag No. 511, 512 & 513 under R.S Khaitan No. 926 & L.R Khaitan No. 2466 by way of inheritance from husband Apurbalala Dey (deceased). Every family members members transferred too executed their property to Dristi Abasan Private Limited i.e Pran Ballav Sarkar and Sanjoy Biswas with joint venture agreement on 02.03.2015 and every entry entered into this search report.

**AND WHEREAS** the Owners herein 7 No Mithun Dey have been seized and possessed of plot of total land measuring an area of 12 decimals as per L.R record comprised in R.S & L.R Dag No. 511, 512 & 513 under R.S Khaitan No. 926 & L.R Khaitan No. 2467 by way of inheritance from father Apurbalala Dey (deceased), Every family members members transferred too executed their property to Dristi Abasan Private Limited i.e Pran Ballav Sarkar and Sanjoy Biswas with joint venture agreement on 02.03.2015 and every entry entered into this search report.



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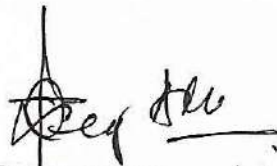
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**And Whereas**, the said Kanti Dey Alias Kanti lal Dey, died on 19.03.2018, leaving behind surviving his legal heirs only one son Sri Nilanjan Dey, Vendors No. 7 herein and two daughters Smt. Shyamali Das Vendors No. 8 herein and Smt. Dolon Ghosh, Vendors No. 9 herein and according to Hindu Succession Act. 1956 they became the absolute joint Owners of the property i.e. 17 (seventeen) Cottahas 5 (five) Chittacks 5 (five) square feet square feet left by the said Kanti Dey Alias Kanti lal Dey and each of them equally inherited 1/3<sup>rd</sup> undivided land share i.e. 05 (five) Cottahas 12 (twelve) Chittacks 17 (seventeen) square feet. It may be stated here that his wife Smt Dipali Dey died on 19.05.2018 after death of Kanti Dey Alias Kanti lal Dey. After demised of Kanti Dey alies Kanti lal Dey their legal heirs i. Nilanjan Dey and others sign and executed the Joint Venture Agreement and power of Attorney in nfavour of Dristi Abasan Pvt Ltd.

**AND WHEREAS** the said **Smt. Chhabi Dey, Sri Nripendra Dey Alias Nripendra lal Dey, Sri Chanchal Dey Alias Chanchal Kumar Dey, Sri Chapal Dey, Smt Rekha Dey, Sri Mithun Dey, Sri Nilanjan Dey, Smt. Shyamali Das, Smt. Dolon Ghosh** are become the absolute Owners of the landed property measuring 113 (one hundred thirteen) Kottahas 15 (fifteen) Chittacks 07 (seven) square feet which is lying and situated at Mouza - Digha, Rents or Khazna payable to the Govt. of W.B represented by collectorate Nadia, J.L. No.55, Revenue Servey No. 70, Touzi No.13, R.S. Dag No. 511, 512, 513, 551 & 552 under R.S. Khatian No. 926, corresponding to L.R Dag No. 511, 512, 513, 551 & 552 under L.R. Khatian No. respectively 1387, 1380, 1383, 1384, 1385, 2466, 2467, 2672 & 2776 under P.S Haringhata, under Haringhata Municipality, near No 34 National High way Ward No. 11, Pin -741221, District- Nadia. and mutated their names in the record of Haringhata Municipality District of Nadia .



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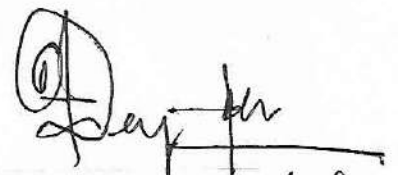
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**OPINION ON PROPERTY**

1. The said **Smt. Chhabi Dey, Sri Nripendra Dey Alias Nripendra lal Dey, Sri Chanchal Dey Alias Chanchal Kumar Dey, Sri Chapal Dey, Smt Rekha Dey, Sri Mithun Dey, Sri Nilanjan Dey, Smt. Shyamali Das, Smt. Dolon Ghosh** have good marketable title of the said property.
2. **This property is free from all encumbrances.**
3. This land is non agricultural land.
4. **This property is not a Government Vested land.**
5. This property falls under urban agglomeration and is not affected by the provisions of Urban Land (Ceiling and Regulation) Act 1976.
6. This property is not under any claim of Haringhata Municipal Development Authority and Kolkata Improvement Trust and any other authority and is fit for any kind of mortgage, inter alia, equitable mortgage.

Hence in my opinion the present owners have got good clear and marketable title over the above matter as per records of the above registration offices concerned.



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