

*Anjan Sinha*, B.Sc. LLB  
 ADVOCATE  
 Alipore Criminal Court  
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 Kolkata - 700027

Residence :  
 44/2/52, Jhill Road,  
 Paul Bazar  
 Kolkata - 700075  
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Date : 02.09.2020

**NO ENCUMBRANCES CERTIFICATE & DETAILS**  
**REPORT ON TITLE**

An area of land measuring 05 cottah 13 chittack 00 sq.ft. more or less with ground plus three storied building standing thereon, situated and lying in C.S. Khatian No.369, being Part of C.S. Dag No.128, Collectorate Touzi No.56 and 151, Pargana - Khaspur, J.L. No.28, R.S. No.11, Mouza - Baishnabghata, in Municipal Premises No.17/1, Baishnabghata Road, under KMC Ward No.100, P.S. Jadavpur now Netaji Nagar, Kolkata - 700047, Dist. South 24-Parganas.

Present owner of the said land (1) **SRI ASIT KUMAR MUKHERJEE**, son of Late Makhan Lal Mukherjee, (2) **Dr. KRISHNA MUKHERJEE**, wife of Late Dilip Kumar Mukherjee, (3) **Dr. TIRTHA MUKHERJEE**, son of Late Dilip Kumar Mukherjee and (4) **SRI JAYANTA MUKHERJEE**, son of Late Subhas Kumar Mukherjee.

I have caused necessary searches in the Sub-Registry Office at Alipur from the period from 2008 to 2020, in the District Sub-Registrar-I Office at Alipur from 2008 to 2020, and in A.R.A.-I, Kolkata from 2008 to 2020 and all the other relevant documents in respect of the aforesaid property.

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My report is as follows :-

**WHEREAS** by a Saf Bikroy Kobala dated 29.07.1964 one Smt. Suprava Devi, wife of Sri Ramendra Nath Mukhopadhyay sold, transferred and conveyed all that piece and parcel of land measuring 05 cottahs 13 chittacks with single storied building situated and lying in Pargana Khaspur, Collectorate Touzi No.56 & 151, Re. Sa. No.11, J.L. No.28, Mouza - Baishnabghata, Khatian No.369, Dag No.128, within the Police Station then Tollygunge then Jadavpur now Netaji Nagar, District South 24-Parganas, then Calcutta Corporation Premises No.17/1, Baishnabghata Road, together with all easement right in respect of 6ft wide and up to 52 ft 5 inches long common passage running by the southern side thereof to one Sri Santosh Paul, son of Sri Hari Das Paul and the said deed was registered in the Office of Sub-Registrar at Alipur and has been recorded in Book No.I, Volume No.116, pages 29 to 38, being No.5954 for the year 1964.

**AND WHEREAS** said Santosh Paul after purchasing the aforesaid property mutated his name in the records of the then Calcutta Corporation and constructed first floor of the said building according to sanctioned building plan obtained from the corporation of Calcutta.

**AND WHEREAS** said Santosh Paul while in possession and enjoyment of the aforesaid land and two storied building in Premises No.17/1, Baishnabghata Road, by an Indenture dated 18.04.1973 sold, transferred and conveyed the aforesaid land and two storied building to Sri Sukumar Mukherjee since deceased, Sri Dilip Kumar Mukherjee, since deceased, Sri Subhas Kumar Mukherjee, since deceased and Sri Asit Kumar Mukherjee, all are

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sons of Sri Makhan Lal Mukherjee, and the said deed was registered in the Office of Joint Sub-Registrar Alipore at Alipore and has been recorded in Book No.I, Volume No.26 pages 161 and 170, being Deed No.1684, for the year 1973.

**AND WHEREAS** said Sri Sukumar Mukherjee since deceased Dilip Kumar Mukherjee, since deceased, Sri Subhas K Mukherjee, since deceased and Sri Asit Kumar Mukherjee, purchasing the aforesaid land and building in Premises No. 17/1, Baishnabghata Road, Calcutta - 47, mutated their names in records of the then Calcutta Municipal Corporation. The property is now under the jurisdiction of the Kolkata Municipal Corporation under Ward No.100.

**AND WHEREAS** said Sri Sukumar Mukherjee since deceased Dilip Kumar Mukherjee, since deceased, Sri Subhas K Mukherjee, since deceased and Sri Asit Kumar Mukherjee, who were in joint possession and enjoyment of the aforesaid land and building in Premises No.17/1, Baishnabghata Road, said Subhas K Mukherjee died intestate on 21.07.2001, leaving behind his wife Sankari Mukherjee, since deceased and only son Sri Jayanta Mukherjee as his legal heirs and representative who jointly inherited undivided 1/4<sup>th</sup> share in the said property left by the deceased according to Hindu Succession Law.

**AND WHEREAS** thereafter said Sankari Mukherjee died intestate on 16.10.2017, leaving behind her aforesaid only son Sri Jayanta Mukherjee as his legal heirs and representative who solely inherited undivided 1/2 share in the said property left by the deceased according to Hindu Succession Law.

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**AND WHEREAS** by virtue of such inheritance Sri Jayanta Mukherjee become the owner of undivided 1/4<sup>th</sup> share in the said property.

**AND WHEREAS** said Dilip Kumar Mukherjee while in joint possession and enjoyment of the aforesaid land and building in Premises No.17/1, Baishnabghata Road, with his co-owners said Dilip Kumar Mukherjee died intestate on 24.03.2013, leaving behind him his wife Dr. Krishna Mukherjee, and only son Dr. Tirtha Mukherjee as his legal heirs and representative who jointly inherited undivided 1/4<sup>th</sup> share in the said property left by the deceased according to Hindu Succession Law.

**AND WHEREAS** Sukumar Mukherjee while in joint possession and enjoyment of the aforesaid land and building in Premises No.17/1, Baishnabghata Road, with his co-owners, said Sukumar Mukherjee who was bachelor died intestate on 25.01.2015, leaving behind him his brother Ashit Mukherjee as his legal heirs and representative who solely inherited undivided 1/4<sup>th</sup> share in the said property left by the deceased according to Hindu Succession Law.

**AND WHEREAS** by virtue of the aforesaid deed and by virtue of such inheritance Sri Ashit Kumar Mukherjee and by virtue of such inheritance Dr. Krishna Mukherjee, Dr. Tirtha Mukherjee, Sri Jayanta Kumar Mukherjee the owners herein become the joint owners of the aforesaid land and two storied building in Premises No.17/1, Baishnabghata Road, P.S. Jadavpur now Netaji Nagar, under Ward No.100, Kolkata - 700047.

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**AND WHEREAS** the owners herein while in joint possession and enjoyment of the aforesaid property in Premises No.17/1, Baishnabghata Road, P.S. Jadavpur now Netaji Nagar, under Ward No.100, Kolkata - 700047, entered into a Development Agreement on 10.07.2020 with one Developer SRI SHIBDAS GUHA and the said Development Agreement was registered in the Office of D.S.R.-II Alipore and has been recorded in Book No.I, Volume No.1602-202, pages 143248 to 143296, being No.160203646 for the year 2020.

**AND WHEREAS** the owners herein executed one Development Power of Attorney in favour of said Developer Sri Shibdas Guha and the said Development Power of Attorney was registered in the Office of D.S.R.-II Alipore and has been recorded in Book No. Volume No.1602-202, pages 168793 to 168831, being Decree No.160204293 for the year 2020.

During the course of my searches as per available records in the registration offices in respect of the above premises and also the deeds. I have found no entry in the aforesaid offices as per available records in the said office concerned.

I, also certify that the above mentioned land of (1) **SRI ASHUTOSH KUMAR MUKHERJEE**, (2) **Dr. KRISHNA MUKHERJEE**, (3) **D. TIRTHA MUKHERJEE** and (4) **SRI JAYANTA MUKHERJEE**, is free from all sorts of encumbrances, charges, liabilities, liens and lispendens attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable.

*Injan Sinha.*  
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