

Date : 05/09/2022

NON ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Ref: All that land measuring about 10 Cottahs 8 Chittaks 24 Sqft. More or less at Mouza - Gorui, P.S - Dum Dum, R.S Dag no. 601 & 616 (L.R Dag no. 973 & 1004) R.S Khatian no. 2198 & 241 (L.R Khatian no. 2198 & 3078) within the local limits of South Dum Dum Municipality, Ward no. 4 in the District - North 24 Parganas.

THE REPORT IS AS FOLLOWS ON THE BASIS OF THE AVAILABLE DOCUMENTS AND RECORDS AND MY UNDERSTANDING

Originally the land situated at District North 24 Parganas, P.S Dum Dum, Additional District Sub-Registrar Cossipur Dum Dum, Holding no. 213 & 217 (Old 216), Sreema Road, Ward no. 4, Premises/Holding no. 213 & 217 under South Dum Dum Municipality at Mouza - Gurui, J.L no. 16, R.S Dag no. 616 & 601 corresponding L.R Dag no. 1004 & 973, R.S Khatian no. 241 & 2198 corresponding L.R Khatian no. 2198 & 3078 is in the name of Late Sudhir Kumar Bose & Himangshu Basu @ Himangshu Kumar Basu. The land was obtained by Late Sudhir Kumar Bose by Purchased Deed and Himangshu Bose obtained the land through two Deed of gift executed by his father Sudhir Kumar Bose, the subject land measuring about 10 (Ten) Cottahs 7 (Seven) Chitak 42 (Forty Two) sqft (in which 9 (Nine) Cottahs 2 (Two) Chittaks and 44 (Forty Four) Sqft is in the name of both the owners and 1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft. is in the name of Himangshu Kumar Bose only).


MR. SOUMYAJIT BHATTA
Advocate
Bar Association, Room No.-13
High Court, Calcutta
M-9830413068

The land in R.S Dag no. 616, R.S Khatian no. 241 corresponding L.R Dag no. 1004 and L.R Khatian no. 2198, measuring about 18 decimal more or less of Bastu Land, belongs to Proja Rahad Ali Mondal sold and/or transferred his recorded land to Abdul Alim Mondal @ Abdul Ajij Mondal on 10.06.1920 which is recorded in Book no. I, Volume no. 14, Pages 118 to 119, being no. 1252 of 1920. The said Abdul Alim Mondal @ Abdul Ajij Mondal sold the entire landed property measuring about 18 sataks to Dedar Box Mondal on 05.11.1927 which is recorded in Book no. I, Volume no. 16, Pages 27-28, being no. 1495 of 1927. The said Deder Box Mondal transferred the land to Moksed Ali Mondal on 24.05.1933.

The said Moksed Ali Mondal sold the entire land measuring about 18 sataks more or less in R.S Dag no. 616, R.S Khatian no. 241 corresponding L.R Dag no. 1004 and L.R Khatian no. 2198, in favour of Sudhir Kumar Bose by a Registered Deed on 25.03.1953 which was recorded in Book no. I, Volume no. 44, Pages 164 to 167, being no. 3215 of 1953. In the R.S Record of Right the name of Abdul Alim Mondal was recorded and thereafter in R.S and L.R record the name of Late Sudhir Kumar Bose was recorded accordingly, in respect of the said subject land. On 16/03/1995 The said Sudhir Kumar Bose died by leaving behind his only two sons naming Himangshu Basu @ Himangshu


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High Court, Calcutta
Ph. : 9830413068, 9874944303

Kumar Basu and Sudhansu Kumar Bose and both the Owners herein got the property left by their father by inheritance.

One Jitendra Nath Bosu sold his landed property to Mir Ali Hossain on 31.03.1939 measuring about 49 decimals more or less which was recorded in Book no. I, Volume no. 21, Pages 58 to 59, being no. 1054 of 1939 in R.S Dag no. 601, R.S Khatian no. 2198 corresponding L.R Dag no. 973, L.R Khatian no. 3078. Late Sudhir Kumar Bose purchased a landed property measuring about 49 sataks more or less. After the death of Mir Ali Hossain, his heirs Mir Akbar Hossain & three others sold the said land to Late Sudhir Kumar Bose on 04.02.1953 vide Deed no. 367 of 1953 which is recorded in Book no. I, Volume no. 15, Pages 67 to 71.

After taking the landed property in R.S Dag no 616 corresponding L.R Dag no. 1004 and R.S Dag no. 601 corresponding L.R Dag no. 973, the said Late Sudhir Kumar Bose gifted some portion of his land to his sons i.e the owners herein. From L.R Dag no. 1004, he gifted 1(One) Cottah 13 (Thirteen) Chittaks 25 (Twenty Five) Sqft more or less and from L.R Dag no. 973, he transferred 7 (Seven) Cotthas 5 (Five) Chittaks 19 (Nineteen) Sqft. More or lees vide Deed no. 2287 of 1989 which was recorded in Book no. I, Volume no. 48, Pages 361 dated 06.05.1989.


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As such Sudhangsu Kumar Bose and Himangshu Basu @ Himangshu Kumar Basu are the joint owners of 9 (Nine) Cottahs 2 (Two) Chittaks and 44 (Forty Four) Sqft. More or less in L.R Dag no. 1004 (R.S 616) & 973 (R.S 601) 1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft.

By another Deed of Gift vide no. 2286 dated 06.05.1989, the said Late Sudhir Kumar Bose gifted another portion of his land measuring about 7 (Seven) Cotthas 8 (Eight) Chittaks 6 (Six) Sqft. More or less from L.R Dag no. 973 (R.S Dag no. 601) to his son Himangshu Basu @ Himangshu Kumar Basu i.e owner no. 1 herein which is recorded in Book no. I, Volume no. 48, Pages 353 of 1989. Thereafter on the same date the said Late Sudhir Kumar Bose vide Deed no. 2288 of 1989 again transferred 9 (Nine) Cotthas 12 (Twelve) Chittaks 39 (Thirty Nine) Sqft. more or less. From the Deed vide no 2288, the said Himangshu Basu @ Himangshu Kumar Basu got the landed property of 9 Cotthas 12 Chittaks and 39 sqft. More or less in L.R Dag no. 973 and he was the absolute owner of the land in question and he decided to transfer his land from L.R Dag no. 973. He sold/gifted/transferred to Uttam Saha (Deed no. 6573/2007), Gopal Das (Deed no. 1516/2007), Jaya Dutta (Deed no. 7021/2010) and Ranu Paul (Deed no. 01425/2011) and Smt. Dipali Bose i.e the wife of Himangshu Basu @ Himangshu Kumar Basu (Deed no. 1706/2014) Now, presently only 1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft. is in the name of Himangshu Basu @ Himangshu Kumar Basu.


Bhatta
MR. SOUMYAJIT BHATTA
Advocate
Bar Association, Room No.-13
High Court, Calcutta
M-9830413068

With regard to two plots, the Owners i.e (1) SRI HIMANGSHU BASU @ SRI HIMANGSHU KUMAR BASU & (2) SRI SUDHANGSU KUMAR BOSE jointly and severally are the owners of total area of land measuring about 10 (ten) Cottahs 7 (seven) Chitak 42 (forty two) sq. ft. more or less together with structure standing thereon and are now jointly and severally seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same as they shall think fit and proper.

I also perused the available title deeds, Municipal tax receipt, record of rights and all related papers and documents and it seems to me that the subject property is free from all charges, liens and lispence and there is clear and marketable title of the subject property.

I also obtained the Court search report in the name of the present owners and no adverse report is there in respect of any pending suit.

The receipts are annexed for relevant searches.


MR. SOUMYAJIT BHATTA
Advocate
Bar Association, Room No.-13
High Court, Calcutta
M-9830413068

No. REGN BB 381807

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 6407

Date of application 12/8/12

Search for the year (s) 1991-96

Name of office to which the record to be searched or inspected relates.....

Name of person or property to be searched J.

Nature of document K

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Sudhir Kumar Bose

..... S. L. U. - Bani Kanta Bose

8. From whom received S. Mukherjee

9. Fees paid under Article —

F (1) (i) 7 +

F (2) (ii) 8

F (2)

..... Registrar of

No. REGN BB 281807

Receipt for Fees Deposited for Search or Inspection

Total Number of application 0227

Type of application 17/8/15

Search for the year (a) 15-16

Name of office to which the copies to be searched or inspected

Name of person of property to be searched

Name of document

Particulars of record to be inspected (year, number, volume and page in the case of registered document)

Shri. K. Kumar Rao

17/8/15

2. 17/8/15

Fees paid (see Article 17)

(a) 100

(b) 100

(c) 100

Signature of Registrar

[Signature]

[Signature]


Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-08-2022

Serial No of Application	1501016753/2022	Search No	1501016753/2022
Search for the Years	From 1991 To 1996	Record Available	From 02/01/2003 onwards
Name of Person to be Searched	First Name : Sudhir Kr Last Name : Basu		
From whom Received	S Mallick		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	

Search Result: No Record Found




(Mr Rajendra Prasad Upadhyay)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-08-2022


Serial No of Application	1501016755/2022	Search No	1501016755/2022
Search for the Years	From 1991 To 1996	Record Available	From 02/01/2003 onwards
Name of Person to be Searched	First Name : Sudhir Kr Last Name : Basu		
From whom Received	S Mallick		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	


Search Result: No Record Found




(Mr Rajendra Prasad Upadhyay)

D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

DR/DSR/ADSR 
Please allow the applicant to search
the documents for the year 1991
to 1998


For A.D.S.R. (Records)
North 24-Parganas.
12/8/2022

C. Dem Dem

Sudhir Kumar Basu
S/Olt - Banikanta Basu

1991 - Entry

1992 - "

1993 - M

1994 - M

1995 - M

1996 - M

Entry - 1991

Sudhir Kumar Basu - S/Olt - Banikanta Basu

128-3-279/286 - Vendor

2493-56-351/358 - "

Entry - 1992

Sudhir Kumar Basu - S/Olt - Banikanta Basu

4269-98-307/314 - Donee

4270-98-315/322 - Partition

4271-98-323/x - "

D. R. Barasad

Sudhir Kumar Basu

S/Olt - Banikanta Basu

1991 - m

1992 - m

1993 - m

1994 - m

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1998 - m

R.A. Kolkata

Sudhish Kumar Bose

S/OH - Beni Kanta Bose

1991 - _____

1992 - _____

1993 - _____

1994 - _____

1995 - _____

1996 - _____

No. REGN BB 381806

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 64206

Date of application 17/8/22

Search for the year (s) 1991-22

Name of office to which the record to be searched or inspected relates R

Name of person or property to be searched T

3. Nature of document su

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered documents) # Mangabhai Kuman Basm

..... S. S. Sualkar Kuman Basm

8. From whom received S. Sualkar

9. Fees paid under Article —

F (1) (i)

302

F (2) (ii)

F (2)

..... Registrar of

No. REGN. BR 381806

Receipt for Fees Deposited for Search or Inspection



Serial number of application
 Date of application
 Search for the year (s)
 Name of office to which the record to be searched
 Name of person or property to be searched
 Nature of document

Particulars of record to be inspected (year, number, part, volume and page in the case of registered documents) *Muzaffar Khan vs. Bhanu*
17-2-1961
2 months

8. Form when received
 9. Fees paid under Article
 F (1) (i)
 F (2) (i)
 F (2) (ii)

Registrar of
 807 (1956)

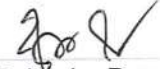
Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-08-2022

Serial No of Application	1501016749/2022	Search No	1501016749/2022
Search for the Years	From 1991 To 2022	Record Available	From 02/01/2003 onwards
Name of Person to be Searched	First Name : Himangshu Kr Last Name : Basu		
From whom Received	S Mallick		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found




(Mr Rajendra Prasad Upadhyay)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-08-2022


Serial No of Application	1501016750/2022	Search No	1501016750/2022
Search for the Years	From 1991 To 2022	Record Available	From 02/01/2003 onwards
Name of Person to be Searched	First Name : Himangshu Kr Last Name : Basu		
From whom Received	S Mallick		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	


Search Result: No Record Found




(Mr Rajendra Prasad Upadhyay)

D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

DR/DSR/ADSR 
Please allow the applicant to search
the documents for the year 2002
to 2022


For A.D.S.R. (Records)
North 24-Parganas.
12/8/2022

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Himangshu Kumar Basu
S/o - Sudhir Kumar Basu

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2022 - m

Himangshu kr Basu - s/o - Sudhir kr Basu

1706-45-291/298 - Donor

Entry - 2007

Do - - 1516-43-17/24 - Vendor

6573-174-171/178 - '

Entry - 2010

Do - - 7021-185-117/124 - Vendor

Entry - 2011

Do - - 1425-813/825 - Vendor

D. R. Borasat

Himangshu Kumar Basu
S/o - Sudhish Kumar Basu

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R.A. Kolkata

Himangshu Kumar Basu


S/o - Sudhir Kumar Basu

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HIGH COURT FORM NO. (M) 55 CIVIL / (M) 30 (original)

APPLICATION FOR COURT INFORMATION

Serial No.	Name and residence of the Applicant	Name of Information Required	Date on which information is ready	Signature of officers receiving the applicant	REMARKS
1	<p>15/18/01 D.O. 09/22</p> <p><i>Basak</i></p> <p><i>(Adm)</i></p>	<p>Before the Ld. Court of Judge (r. Div) at <i>Basak</i></p> <p>Whether any Title Suit has been Filed against <i>HIMANOSHU KR BASU s/o, s/o, s/o - Sudhir KR. Basu</i> in respect of immovable property, lying at</p> <p>Mouza. - <i>GAJUI</i> Dag No. - <i>601, 616, 973</i> Khatian No. - <i>2198</i> P.S. - <i>Bundum</i> District - <i>North 24 Pgs</i> Year - <i>2011 - 2022</i></p>	<p><i>01/09/22</i></p>		<p>No such <i>TR</i> case appears to have been pending against <i>Himanshu Kar Basu</i> as per available Register during the year <i>2011</i> to <i>2022</i></p> <p>Clerk Incharge <i>01/09/22</i></p>



①

HIGH COURT FORM NO. (M) 55 CIVIL / (M) 30 (criminal)

APPLICATION FOR COURT INFORMATION



Serial No.	Name and residence of the Applicant	Name of Information Required	Date on which information is to be ready	Signature of officers receiving the applicant	REMARKS
1	2	3	4	5	6
	<p><i>35952</i> <i>01.09.22</i></p> <p><i>A- Basak</i> <i>(Akr)</i></p>	<p>Before the Ld. Court of Civil Judge (Sr. Div) at <i>Bardhaman</i></p> <p>Whether any Title Suit has been Filed against <i>HIMANSHU KR BASU</i></p> <p>s/o, <i>self - Sudhir Kr Basu</i></p> <p>In respect of immovable property, lying at</p>	<p>Mouza. - <i>Gatwi</i></p> <p>Dag No. - <i>601, 616, 973</i></p> <p>Khatian No. - <i>2198</i></p> <p>P.S. - <i>Rum dum</i></p> <p>District - <i>North 24 Parg</i></p> <p>Year - <i>2011 - 2022 till date</i></p>	<p><i>01.09.22</i></p> <p><i>01.09.22</i></p>	<p><i>T.S. Appears</i></p> <p><i>to the Court of H. Mr. Basu</i></p> <p><i>21/07/22. 2022</i></p> <p><i>during the year 2021 - 2022</i></p> <p><i>(fill date)</i></p> <p><i>in this court as per the Register</i></p> <p><i>01.09.22</i></p>



No. REGN BB 381805

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 64205

Date of application 12/8/72

Search for the year (s) 1991-72

Name of office to which the record to be searched or inspected relates R

5. Name of person or property to be searched A

6. Nature of document S

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Sudhanshu Kumar Bose

S/o Sudhanshu Sudhin K Bose

8. From whom received S. mallick

9. Fees paid under Article —

F (1) (i)

302

F (2) (ii)

F (2)

8

..... Registrar of

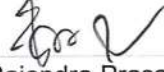
Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-08-2022

Serial No of Application	1501016745/2022	Search No	1501016745/2022
Search for the Years	From 1991 To 2022	Record Available	From 02/01/2003 onwards
Name of Person to be Searched	First Name : Sudhangshu Kr Last Name : Basu		
From whom Received	S Mallick		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found




(Mr Rajendra Prasad Upadhyay)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-08-2022

Serial No of Application	1501016747/2022	Search No	1501016747/2022
Search for the Years	From 1991 To 2022	Record Available	From 02/01/2003 onwards
Name of Person to be Searched	First Name : Sudhangshu Kr Last Name : Basu		
From whom Received	S Mallick		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found



(Mr Rajendra Prasad Upadhyay)

D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

DR/DSR/ADSR. C. Sun Sun
Please allow the applicant to search
the documents for the year 2002
to 2022

For A.D.S.R. (Records)
North 24-Parganas.
12/8/2022

C - Dumdum

Sudhangshu Kumar Basu

S/o - Sudhir Kumar Basu

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	2021 - m
	2022 - m

Entry - 1995

Sudhangshu Kumar Basu - S/o - Sudhir Kumar Basu

581-14-185/190 - Vendor

Entry - 1996

Do - - 2370-52-1/8 - Vendor
2371-52-9/16 - "
1410-31-67/72 - "
1411-31-73/80 - "

Entry - 1997

Do - - 1319-31-29/34 - Vendor

D. R. Barasa

Sudhangshu Kumar Basu

S/o - Sudhir Kumar Basu

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R. A. Kolkata

Sudhangshu Kumar Basu


s/o - Sudhir Kumar Basu

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2022 - m _____

HIGH COURT FORM NO. (M) 55 CIVIL / (M) 30 (criminal)


APPLICATION FOR COURT INFORMATION

Serial No.	Name and residence of the Applicant	Name of Information Required	Date on which information is to ready	Signature of officers receiving the applicant	REMARKS
1	<p style="text-align: right;">9574 01.05.22</p> <p>A. Basak (Adv)</p>	<p>Before the Ld. Court of Civil Judge (Sr. Div) at <u>Barasat</u></p> <p>Whether any Title Suit has been Filed against <u>SUDHANGSHU KR BASU s/o, wife, daughter - Sudhir KR Basu</u> In respect of immovable property, lying at</p> <p>Mouza - <u>Gabari</u> Dag No. - <u>601, 616, 973</u> Khatian No. - <u>2198</u> P.S. - <u>Dum Dum</u> District - <u>No 74</u> Year - <u>2011 - 2022</u> Till date</p>	<p style="text-align: center;">4</p>  <p style="text-align: right;">01.05.22</p>	<p style="text-align: center;">5</p> <p style="text-align: right;">01.05.22</p>	<p style="text-align: center;">6</p> <p>no such <u>FS</u> <u>Appears</u> to the <u>3</u> <u>Mr. Basak</u> <u>SID - 5</u> <u>Mr. Basak</u> during the year <u>2011 - 2022</u> <u>five</u> <u>one</u> in this court as per the Register <u>01.09.22</u></p>



HIGH COURT FORM NO. (M) 55 CIVIL / (M) 30 (original)

APPLICATION FOR COURT INFORMATION

Serial No.	Name and residence of the Applicant	Name of Information Required	Date on which information is ready	Signature of officers receiving the applicant	REMARKS
1	<p>Basak (Adr)</p>	<p>Before the Ld. Court of Civil Judge (Sr. Div) at <u>Basak</u> Whether any Title Suit has been Filed against <u>SUDHANGSHU KR BASU</u> s/o, <u>Shri Sudhir KR Basu</u> In respect of immovable property, lying at Mouza. - <u>Garni</u> Dag No. - <u>601, 616, 973,</u> Khatian No. - <u>2198</u> P.S. - <u>Rumdur</u> District - <u>North 24 Pgs</u> Year - <u>2011-2022</u> TDA dt</p>	<p>01/09/22</p>		<p>No such case appears to have been filed as per available Records of Court Year <u>2011-2022</u> Year <u>2011-2022</u></p> <p>FR Clerk 01/09/22</p>



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