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March 15, 2024

**NON ENCUMBRANCES CERTIFICATE**

Re: Premises No.34, Roypur (postal address being No.P-50, Raipur), Police Station Patuli (formerly Jadavpur), Kolkata 700084 in Ward No.101 of the Kolkata Municipal Corporation (hereinafter referred to as "**the said Premises**").


In continuation to my search report also dated March 15, 2024, for the purpose of ascertaining the title of the Present Owners namely, Biplab Ganguly, (Smt.) Rekha Moitra, (Smt.) Minati Chakraborty and (Smt.) Papiya Chakraborty, various representations were made and photocopies of title documents were produced before me on basis of which following was my findings with regard to the title and ownership of the said Present Owners to the said Premises.

**TITLE**

- A. By a Deed of Gift dated 18<sup>th</sup> July 1989 made between The Governor of the State of West Bengal therein referred to as the Donor of the one Part and Bimal Chandra Ganguly, since deceased therein referred to as the Donee of the Other Part and registered with the Additional District Registrar, Alipore in Book No.I Volume No.5 Pages 461 to 464 Being No.0541 for the year 1989, The Governor of the State of West Bengal did thereby gifted transferred assigned and assured to the said Bimal Chandra Ganguly, since deceased **ALL THAT** the piece and parcel of homestead land, containing an area of 4(four) Cottahs more or less situate lying at L.O.P No.50 and being C.S.Plot No.1265 (P) in Mouza-Raipur, J.L.No.33, in the Police Station-Jadavpur (now Patuli), in the District of South 24 Parganas, absolutely and forever.
- B. Subsequently, the said Bimal Chandra Ganguly got his name mutated in the records of the then Calcutta Municipal Corporation (bearing Assessee No.

311012200345), which was separately assessed and numbered by the then Calcutta Municipal Corporation as Municipal Premises No.34, Roypur (postal address being No.P-50, Raipur), and constructed a dwelling house thereat on the aforesaid land.

- C. The said Bimal Chandra Ganguly, who was a Hindu during his lifetime and also at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate on 11<sup>th</sup> January 1999 leaving behind his only son namely, Biplab Ganguly, and three married daughters namely, (Smt.) Rekha Moitra, (Smt.) Minati Chakraborty and (Smt.) Papiya Chakraborty, (the Present Owners herein), as his legal heirs heiresses and legal representatives, who upon his death inherited and became jointly entitled to amongst others, the aforesaid Premises. His mother, (Smt.) Shailaja Ganguly had predeceased him and his wife, (Smt.) Rani Ganguly also had predeceased him on 17<sup>th</sup> May 1990.
- D. In the event aforesaid and by virtue of inheritance, the Present Owners herein are now seized and possessed of and/or otherwise well and sufficiently entitled as the joint and absolute owners of **All That** the piece and parcel of homestead land, containing an area of 4(four) Cottahs more or less together with an old dwelling house constructed thereat situate lying at L.O.P No.50 and being C.S.Plot No.1265 (P) in Mouza-Raipur, J.L.No.33, in the Police Station-Jadavpur (now Patuli), in the District of South 24 Parganas and comprised in Premises No. 34, Roypur (postal address being No.P-50, Raipur), Kolkata-700084, within the limits of the Kolkata Municipal Corporation Ward No.101.
- E. The name of the Owners have been and continues to be recorded as the owner (bearing Assessee No.311012200345) of the said Premises in the records of the Kolkata Municipal Corporation



**COMMENTS:**

I hereby certify that the above mentioned Premises belonging of the Present Owners namely, Biplab Ganguly, (Smt.) Rekha Moitra, (Smt.) Minati Chakraborty and (Smt.) Papiya Chakraborty are free from all encumbrances, charges, liabilities and lispendents attachment of any kind whatsoever and the Present Owners have an absolutely clear, free and marketable title.

  
Advocate