

**Bimal Chandra Lahiri M.A. LL.B.**

**ADVOCATE**

**Calcutta High Court, Judges Court & Police Court  
Allpore, Kolkata - 700 027**

**Chamber & Residence :**  
15, Siddhinath Chatterjee Road, Behala, Kol-34  
Manton (West) Near Sabuj Sathi Club &  
Ashoke Car Garage West Side,  
Mob. : 9163910412

Date : 19.7.2023

**TO WHOM IT MAY CONCERN**

**NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE**

**Ref:** ALL THAT piece and parcel of revenue free land measuring about 9 cottahs 15 chittacks 15 sq ft more or less lying at being Assessee no. 110611801403, KMC Ward no. 61, Premises no. 179, Park Street, Kolkata- 700017, P.S.- Beniapukur, District- South 24 Parganas butted and bounded by:-  
ON THE NORTH:- North Range Road  
ON THE SOUTH- Park Street Road  
ON THE EAST- Premises 181, Park Street  
ON THE WEST:- 177, Park Street

That, by a Registered Deed of Sale dated 02.10.1931, one Mahendra Nath Banerjee, purchased ALL THAT piece and parcel of revenue free land measuring about 9 cottahs 15 chittacks 15 sq ft more or less lying at being Assessee no. 110611801403, KMC Ward no. 61, Premises no. 179, Park Street, Kolkata- 700017, P.S.- Beniapukur, District- South 24 Parganas, from the Association For Advancement Of Scientific And Industrial Education Of Indians, and the said Deed has been registered at the office of S.R.- Sealdah, recorded in Book No. I, Volume No. 23, pages 159 to 162, being no. 1517, for the year 1931 for a valuable consideration mentioned therein.

That the said Owner namely Mahendra Nath Banerjee executed a Will and Testament dated 07.09.1936 bequeathing the said property to his Granuson Sisir Kumar Banerjee. After demise of Mahendra Nath Banerjee the probate of the said will was granted was granted in favor of Sisir Kumar Banerjee and in the meantime one title suit no. 85 of 1939 was filed by Sri Ajit Banerjee and Sri Adhir Kumar Banerjee both sons of Sri Bhadrashwar Banerjee before Ld. 2<sup>nd</sup> Additional Sub Judge at Alipore, 24 Parganas. The final decree passed in the Title Suit no. 85 of 1939 on 15.09.1944 and signed on 22.12.1945 by the Ld. Judge and the Sisir Kumar Banerjee became the absolute owner of the aforesaid property.

The said Sisir Kumar Banerjee executed a Deed of Gift on 20.09.2010 in favor of his son Sri Chandranath Banerjee the present owner herein vide Book- I, CD Volume- 6, Pages 4460 to 4418, being no. 02728 of 2010 at A.D.S.R- Sealdah while being owned, seized, possessed and sufficiently entitled to the said property and I have caused an extensive searches through my Clerk in the offices of A.D.S.R- Sealdah, D.S.R- Alipore, A.R.A., Kolkata into Index-II from 1993 to 2023 and during the period of my searching as per the available record therein I have found no entry in respect of the above and measuring about 9 cottahs 15 chittacks 15 sq ft more or less lying at being Assessee no. 110611801403, KMC Ward no. 61, Premises no. 179, Park Street, Kolkata- 700017, P.S.- Beniapukur, District- South 24 Parganas And as such it is my opinion the property has bear good and clear marketable title and free from all encumbrances after present the original title deed before me or my client and is sellable and the said property is no impediment for creating mortgage.

**Encl :**

Search receipts are enclosing herewith.


  
Advocate

**BIMAL CH. LAHIRI, M.A., LL.B.**  
Advocate  
Alipore Judges Court  
Kolkata-700 027  
Enrolment No.- WB/298/82

No. REGN BB 417978

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 44278
- 2. Date of application ..... 10/7/23
- 3. Search for the year (s) ..... 1923-23
- 4. Name of office to which the record to be searched or inspected relates ..... R
- 5. Name of person or property to be searched ..... IT
- 6. Nature of document ..... 1
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 179 Part 4 -  
AS Benidipukur
- From whom received ..... m. Banerjee
- Fees paid under Article —
- (1) (i) 30 +
- (2) (ii)
- (2)

..... Registrar of ..... 

No. REGN BB 417979

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 44229
- 2. Date of application ..... 10/12/23
- 3. Search for the year (s) ..... 1923-23
- 4. Name of office to which the record to be searched or inspected relates ..... *BN*
- 5. Name of person or property to be searched ..... *BN*
- 6. Nature of document ..... *S*
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ... *Chandru Nath Boneta*  
*5104 Stahu Kumar Boneta*
- 8. From whom received ..... *M Boneta*
- 9. Fees paid under Article — *30/-*
- F (1) (i)
- F (2) (ii)
- F (2)

..... Registrar of .....

No. REGN BB 302925

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 19025

Date of application ..... 12/7/23

Search for the year (s) ..... 1993-23

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

Name of person or property to be searched ..... Sri Chandra -

Nature of document ..... walt Baurjee

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

From whom received ..... M. Baurjee (Attw)

Fees paid under Article — 60/-

- (i)
- (ii)

