

Date :- 24.08.2022

Ref No.: NON-ENCUMBRANCES CERTIFICATE &
DETAILED REPORT ON TITLE

ALL THAT piece or parcel of bagan land measuring an area 4 Cottahs 6 Chittacks 8 sq. ft. (R.S. Dag No. 302, L.R. Khatian No. 485, 486, 487 area 0020 decimals and Dag No. 303, L.R. Khatian No. 485, 486, 487 area 0375 decimals and dag No. 304, L.R. Khatian No. 485, 486, 487 area 0326 decimals) together with all easement right in C.S. Dag No. 286, 284, R.S. Dag No. 302, 303, 304 at Mouza Reckjoani, under C.S. Khatian No. 1872 and 1894, R.S. Khatian No. 1939 and L.R. Khatian No. 485, 486, 487, J.L. no. 13, R.S. no. 198, Touzi No. 2998, P.S. - Rajarhat, District North 24 Parganas,

Present Owners of the said property : (1) **VANITA BEN RUDANI**, wife of Manoharlal Rudani and (2) **MANOHAR LAL RUDANI**, son of late Premji Bhai Rudani, both by faith - Hindu, by occupation - Business, by Nationality - Indian, both are residing at 17/1, R.B.C. Road, P.S. Dum Dum, Kolkata - 700 028.



I have caused necessary searches through computer from 2007-2022. That I could not be found any adverse entry through online in respect of the aforesaid property. The registered **Deed of Conveyance on 4th day of June, 2001** was executed in the office of **Additional District Sub Registrar Bidhannagar, Salt Lake City, North 24 Parganas** and recorded therein **Book No. I, Volume No. 204, Pages to 321, Being No. 03872** for the year **2001**.

My Report is as follows:-

Kalipada Mukhopadhyay, Tarapada Mukhopadhyay and Krishnapada Mukhopadhyay all of Village Reckjoyasni, P.S. - Rajarhat, District North 24 Parganas were the absolute owners whose names were recorded as owners in the record of rights in respect of land measuring 26 decimal in C.S. Dag No. 286, C.S. Khatian No. 1872, J.L. no. 13 under Mouza - Reckjayani, P.S. - Rajarhat, District North 24 Parganas and also in respect of 12 decimals of land in C.S. Dag No. 284, C.S. Khatian No. 1894, J.L. no. 13 of Mouza Reckjayani, P.S. - Rajarhat, District North 24 Parganas.

Aforesaid Kalipada Mukhopadhyay, Tarapada Mukhopadhyay and Krishna Pada Mukhopadhyay executed a Deed of Mourashi Mekarari Pattah in respect of 12 decimals of land in C.S. Dag No. 284 under C.S. Khatian No. 1894, J.L. no. 13 of Mouza -Reckjoyani, P.S. Rajarhat, District North 24 Parganas in favour of Nanigopal Nath son of Late Bhutnath Nath of P.S.



Rajarhat, District North 24 Parganas on 20th March, 1951 which was registered in the office of the Cossipore Dum Dum, Sub Registration office which was recorded in Book No.I, Volume no. 29, pages 91 to 94, being no. 1738 for the year 1951.

Aforesaid Nanigopal Nath in his turn made a deed of Mourashi Mekarari Pattah in favour of Monorama Dasi and Dilip Kumar Das in respect of the said 12 Decimals of land in C.S. Dag No. 284, Khatian No. 1894 of Mouza Reckjoyani, P.S. - Rajarhat, District North 24 parganas which was registered in the office of Cossipore Dum Dum Registration office, recorded in Book No.I, Deed no. 2402, 2403, 2404 for the year 1953.

Aforesaid Nani Gopal Nath again purchased said Proja Billi 26 decimals of land in C.S. Dag No. 286 of C.S. Khatian No. 1872 of Mouza - Reckjoyani, District North 24 Parganas, P.S. Rajarhat from Kalipada, Tarapada and Krishnapada Mukhopadhyay by a registered Deed of Mourashi Mekarari Pattah on 7th February, 1947 which was registered at the office of Cossipore Dum Dum sub Registration office recorded in Book No.I, being Deed no. 332 for the year 1947.

By virtue of aforesaid purchases the said Nani Gopal Nath became absolute owner of 38 decimals of land which he sold in entirety in favour of the vendor in respect of Deed no. 4257 for the year 1953, Book No.I, Volume No. 55, pages 74 to 77, by a registered Deed of Conveyance on 11.7.53.



Dilip Kumar Das Kayal sold her pattah satta of 06 decimals of land to Nagendra Nath Sammaddar on 25.06.70 by a registered Deed being no. 4763 for the year 1970 entered in Book No.I, Volume no. 69, pages 136 to 138, registered at the Cossipore Dum dum Sub registration office.

Monodrama Das sold her pattah satta of 0.5 decimal of land to Nagendra Nath Samaddar by a registered Deed on 09.03.70 which was registered in the office of Cossipore Dum Dum, Sub Registration office recorded in Book No.I, Volume No. 27, pages 189 to 191, being no. 6336 for the year 1970.

The said Nagendra Nath Samaddar became absolute owner of 11 decimal of land in respect of Dag No. 284, C.S. Khatian No. 1894 of Mouza Reckjoyani, P.S. Rajarhat, District North 24 Parganas.

Manaka Bala Biswas purchased 01 decimal of land in C.S. Dag No. 284 from Monorama Dasi by a registered deed of conveyance.

Nagendra Nath Samaddar sold 0.11 decimal land in C.S. Dag No. 284 Hal Dag 300, C.S. Khatian No. 1872 Mouza Reckjoyani, P.S. Rajarhat, District North 24 parganas to Menoka Bala Biswas by a Deed of Conveyance dated 26.4.72 registered at the office of Cossiore Sub Registration office recorded in Book No.I, Volume No. 37, pages 216 to 219, being no. 2477 for the year 1972.



Manoka Bala Biswas widow of Kalachad Biswas purchased 026 decimal of lands in Dag No. 286, Khatian No. 1872, J.L. no. 13, Touzi No. 2998 of Mouza Reckjoyani, P.S. Rajarhat, District North 24 parganas and also 12 decimals of Bagan in Dag No. 284 Khatian No. 1872 under Mouza Reckjoyani, P.S. Rajarhat, District North 24 Parganas (Projabili) by a registered deed of Conveyance on a valuable consideration from Nanigopal Nath of Bhatenda P.S. Rajarhat, District North 24 Parganas registered before the Sub Registrar Cossipore Dum Dum which was registered on 11.7.53 registered in Book No.I, Volume No. 55, pages 74 to 77, being no. 4257 for the year 1953.

Manoka Bala Biswas by virtue purchased of the land measuring 38 decimals under Mouza Reckjoyani, P.S. Rajarhat, District North 24 Parganas became absolute owner of the same and while were in seized and possessed thereof recorded her name in the R.S. record of rights and the said lands were duly recorded in R.S. Dag No. 300, 302, 303 and 304 of Mouza Reckjoyani, P.S. - Rajarhat, District North 24 Parganas.

Manoka Bela Biswas sold and transferred the said entire 38 decimals of land kunder Mouza Reckjoyani in Sabek Dag No. 286, J.L. no. 13, Touzi No. 2998 in Khatian 1872 (sabek) recorded in Hal Dag No. 300, 302, 303 and 304 with other lands indicated in the said deed on a valuable consideration by a registered deed of conveyance on 20.04.90 recorded in Book No.I, Volume



no. 60, pages 81 to 85, being no. 2699 for the year 1990 to Madhusudan Biswas, Ashoke Biswas and Sufal Biswas all sons of late Kalachand Biswas.

The vendors Sri Madhu Sudhan Biswas, Sri Ashok Biswas and Sri Sufal Biswas after purchased of the lands duly recorded their names in the recent settlement operation and separate khanda Khatian was open in respect of each of the vendors declaring their shares in the said 38 decimals of lands. The name of Ashok Biswas was recorded in Dag No. 300, 302, 303 and 304 recording his shares 04, 03, 03, 03 totaling 13 decimals in four dags similarly the name of Madhusudan Biswas was recorded in four dags declaring his share 04, 03, 02, 03 i.e. 12 decimals in four dags and similarly the name of Sufal Biswas was recorded in four dags declaring his shares 04, 02, 03, 04 totaling 13 decimals in four dags.

The vendors Sri Madhu Sudhan Biswas, Sri Ashok Biswas and Sri Sufal Biswas having in need of money and desiring to dispose of the said lands measuring 38 decimals made an application jointly to the Joint Secretary Housing Department, Govt. of West Bengal New Secretari at building for permission to transfer the said lands to a prospective buyer or buyers on 09.07.99 and the vendors duly got permission from the appropriate authorities to sell and transfer their right, title and interest in favour of the prospective buyer and buyers



Debabrata Chakraborty
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UDAYAN, UG-7/IC,
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The Vendors Sri Madhu Sudhan Biswas, Sri Ashok Biswas and Sri Sufal Biswas subsequently expressed their willingness to sell and transfer all rights, title and interest in respect of 4 Cottahs 6 Chittacks 8 sq. ft. of land together with all easement rights lying and situate at R.S. Dag No. 303, 304, 302, of Mouza Reckjoyani, C.S. Dag No. 284, 286, C.S. Khatian No. 1872 and 1894, R.S. Khatian No. 1939 and L.R. Khatian No. 485, 486, 487 under P.S. Rajarhat, District North 24 Parganas.

I also certify that the above mentioned property is not subjected to any restriction of and the same is not under any claim of the any other authority and is fit for equitable mortgage.

Debabrata Chakraborty
Advocate
WB1650/1981

