

**Ranjit Sasmal**

Advocate

Judge's Court, Howrah

Civil Bar Library, Room No.-2

Residence & Chamber

43/A/6, A.C.Banerjee Road

Ariadaha, Kolkata-57

Dated 06.04.2023

**NO ENCUMBRANCES CERTIFICATE &**

**DETAILED REPORT ON TITLE**

Ref. : An area of Bastu land admeasuring 4 kottah 12 chittack 36 sq.ft. approx situated in Mouza-  
R.S. Da 29, R.S. KH No. 13  
Goaberia J.L. No. 39, L.R. Dag No. 83, L.R. Khatian Nos.  
682, 683, 684 & 686, P.S.-Sankrail, Dist.-Howrah, holding  
no. 62, Santinagar School Road, Ward No. 45 of Howrah  
Municipal Corporation. Present joint owner & occupiers  
of the said property are Smt. Baby Kar, Smt. Sharmistha  
Roy, Sri Mukti Pada Kar & Sri Sourav Das.

I, have caused necessary searches in the Office of the D.S.R.-I and D.S.R.-II as well as A.D.S.R. at Ranihati , Howrah for a period from 2014 to 2023 both computersied and manual and have inspected all other relevant documents in respect of the aforesaid property.

My Report is as follows :-

**WHEREAS** one Smt. Snehalata Nag wife of Akhil Chandra Nag was the absolute owner and occupier of all that the bastu land measuring about more or less 20 kottah or 0.33 decimal with all other easements rights attached thereto by virtue of purchase by a Registered Deed of Sale written in Bengali Vernacular executed by one Nandalal Sardar and Smt. Grreenamoyee Dasi jointly on 16/09/1957 comprised within Mouza-Goaberia, J.L.No. 39, Touzi

by  
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Adv.

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No. 736, R.S. No. 2006, R.S. Khatian no. 13, R.S. Dag No. 29, P.S.-Sankrail, District-Howrah at an for a valued consideration amount as mentioned thereon and the said document was duly registered with the office of the District Registrar at Howrah and recorded in Book no. 1, Volume no. 37, Pages from 167-170, Being no. 2903 for the year 1957.

**AND WHEREAS** since acquired right title and interest in respect of the aforesaid property by purchase said Smt. Snehalata Nag duly mutated her name in the record of B.L. & L.R.O. and got new khatian no. 233/7 in L.R. Dag No. 83 recorded as 0.33 decimals-Nature Bastu and since such mutation said Snehalata Nag became the absolute owner and occupier of the aforesaid property and paid the Government Rents and Taxes to the appropriate authority and enjoying the same without any interruption from any concern.

**AND WHEREAS** during enjoyment of the aforesaid property said Snehalata Nag wife of late Akhil Chandra Nag at her life time executed a Deed of 'Will' on 3/7/1982 bequeathing her property in favour of her three sons namely Sri Sunil Chandra Nag, Sri Adhir Chandra Nag and Sri Dilip Kumar Nag which was duly registered on 6/07/1982 in the Office of the District Sub-Registrar at Howrah and recorded in Book no. III, Being no. 45, for the year 1982.

**AND WHEREAS** in the said 'Will' it was mentioned by said Snehalata Nag that her third son namely Sunil Chandra Nag will get 1/2th share (8annas), fifth son namely Adhir Ranjan Nag will get 1/4th (4 annas) share and sixth son namely Dilip Kumar Nag will get 1/4th (4 annas) share in respect of the aforesaid property.

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**AND WHEREAS** after demise of said Snehalata Nag on 4.12.1991 her said three sons namely Sunil Chandra Nag, Adhir Ranjan Nag and Dilip Kumar Nag got probate of the said 'Will' on 23/12/2013 from the Ld. District Delegate Court at Howrah vide probate case no. 123/2013 and thus said Sunil Chandra Nag, Adhir Ranjan Nag and Dilip Kumar Nag became the joint owner and occupier each having their respective share in respect of all that the bastu land measuring more or less 20 cottah or 0.33 decimal with R.T. Structure standing thereon comprised within Mouza-Goaberia, J.L. No. 39, appertaining to R.S.Dag No. 29, under R.S. Khatian No. 13, corresponding to L.R.Dag No. 83, L.R. Khatian No. 233/7, P.S.-Sankrail, District-Howrah-711109.

**AND WHEREAS** since acquired right, title and interest in respect of the said property said Sunil Chandra Nag, Adhir Ranjan Nag and Dilip Kumar Nag mutual their names jointly in the records of the Howrah Municipal Corporation and got new holding no. as 62, Santinagar School Road, Ward No. 45, P.S.-Sankrail, District-Howrah and the said property has been recorded add measuring 19 kottah 03 chittack 07 sq.ft. of bastu land and enjoying the same thereby paying taxes in their own names.

**AND WHEREAS** at the time of peaceful enjoyment of the aforesaid property jointly said Dilip Kumar Nag died intestate on 13/08/2012 leaving behind him surviving his widow namely Smt. Bandana Nag, one son namely Sri Dipankar Nag and only married daughter namely Smt. Surasree Sarkar as his legal heirs and successors in respect of all estate property left by said Dilip Kumar Nag according to Hindu Succession Act., 1956 and thus the said owner's became the joint owners and occupiers in respect of the aforesaid property along with said Sunil Chandra Nag and Adhir Ranjan Nag.

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**AND WHEREAS** it is mention herein that the said owners jointly executed one General Power of Attorney on 19/05/2014 there by appointing of Sri Sandip Nag son of Sri Sunil Chandra Nag resident of 21, Andul Road, P.S.-Previously Shibpur at present A.J.C Bose Botanical Garden, District-Howrah :711109 to do all acts, and Deeds in respect of their said property and the said document was duly registered at the office of the D.S.R. at Howrah and recorded vide Book no. IV, CD Volume no. 2, Pages from 571 to 581, Being no. 00525 for the year 2014.

**AND WHEREAS** during enjoyment of the said property jointly said Sri Sunil Chandra Nag, Sri Adhir Ranjan Nag, Smt. Bandana Nag, Sri Dipankar Nag and Smt. Surasree Sarkar for their better and peaceful enjoyment of the properties separately, have amicable executed one Registered Deed or Partition on 24.06.2014, which was duly registered in the office of the District Sub-Registry at Howrah and recorded in Book No. 1, CD Volume No. 19, Pages from 717 to 736, Being No. 05635 for the year 2014.

**AND WHEREAS** in terms of the said Registered Deed of Partition written in Bengali Vernacular said Smt. Bandana Nag, Sri Dipankar Nag and Smt. Surasree Sarkar being the Third Party Therein were absolutely allotted 04 kottahs 12 chittacks 36 sq.ft. of Bastu land together with 100 sq.ft. of R.T. Structure standing thereon described in Schedule 'Gha' demarcated as 'Lot-C' and more specifically delineated and depicted by 'BLUE' border lines in the partition sketch plan of Map lying and situated at Mouza-Goaberia, J.L. No. 39, L.R.Dag No. 83, under L.R.Khatian no. 233/7, P.S.-Sankrail, District-Howrah within the limit of Howah Municipal Corporation Premises No. 62, Santinagar School Road, Ward No. 45, and also within Jurisdiction of the District Registration office at Howrah an Additional District Sub-Registrar at Ranihati, Howrah.

by  
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**AND WHEREAS** by virtue of the aforesaid Deed of Partition said Owners namely Smt. Bandana Nag, Sri Dipankar Nag and Smt. Surasree Sarkar became the joint owner's and occupiers each having respective undivided shares of all that the Bastu Land measuring more or less 4 kottah 12 chittacks 36 sq.ft. with R.T. Structure standing thereon comprised within Mouza-Goaberia, J.L. No. 39, L.R. Dag No. 83, under L.R. Khatian no. 233/7, P.S.- Sankrail, District-Howrah within the limit of Howrah Municipal Corporation premises no. 62, Santinagar School Road, Ward no. 45, and also within the Jurisdiction of the District Registration office at Howrah an Additional District Sub-Registrar at Ranihati, Howrah.

**AND WHEREAS** at the time of khas and peaceful enjoyment of their respective shares in the said property by excersing all sorts of overt Acts said Smt. Bandana Bag, Sri Dipankar Nag and Smt. Surasree Sarkar jointly sold conveyed and transferred the schedule mentioned property through there constituted Attorney namely Sri Sandip Kumar Nag in favour of the present owners/landlords herein by virtue of a Registered Deed of Conveyance executed on 20.01.2022 and duly registered with the Office of the D.S.R.-II at Howrah and recorded in Book no. 1, Volume No. 0513, document being no. 0626 for the year 2022.

**AND WHEREAS** thus said Smt. Baby Kar, Smt. Sharmistha Roy, Sri Mukti Pada Kar and Sri Sourav Das became the joint owners and occupiers each having their undivided respective shares of all that the Bastu Land measuring 4 kottah 12 chittacks 36 sq.ft with structure standing thereon comprised within Howrah Municipal Corporation Premises No. 62, Santinagar School Road, P.S.- Sankrail, Ward No. 45, District-Howrah and subsequently said Smt. Baby Kar, Smt. Sharmistha Roy, Sri Mukti Pada Kar and Sri Sourav Das duly mutated their names in the records of BL& LRO at

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Sankrail and got new L.R. Khatian Nos. 682 in the name of Smt. Baby Kar, 683 in the name of Sri Sourav Das, 684 in the name of Smt. Sharmistha Roy and 686 in the name of Sri Mukti Pada Kar appertaining to L.R. Dag No. 83, Mouza -Goaberia, J.L. No.39, P.S.-Sankrail, District-Howrah.

**AND WHEREAS** sub sequently the present owners herein jointly applied for mutation in respect of the aforesaid plot of land before the Howrah Municipal Corporation and Howrah Municipal Corporation authority duly mutated the said property in the name of present owners jointly and since such mutation said property recorded in the Assesement record measuring about 4 Kottah 13 Chittacks 38 sq.ft. of land with C.P. is recorded as premises no. 62 Santinagar School Road, P.S.-Sankrail, Ward No. 45, District-Howrah vide APR no. 98/BVIII/2022-23 Dated 05.09.2022 and the present owners paying taxes in respect of the aforesaid property jointly in their own names.

I hereby certify that the above mentioned property of said Owners is free from all shorts of encumbrances, charges, liabilities, liens and lispendents, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the abovementioned land is not subjected to any restriction of Urban Land (celing and Regulation) Act., 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Ranjit Sasmal.

Ranjit Sasmal

Reg. No. F-395/357/1999

Advocates

Howrah Judges Court