

Date: 24.03.2014

Subject : Legal Opinion-Cum-Non - Encumbrances
Certificate and Legal Scrutiny Report

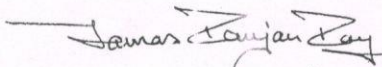
As per your instruction I do hereby submit my Legal Opinion-Cum - Non -
Encumbrances Certificate and Legal Scrutiny Report as hereunder :-

1) NAME AND ADDRESS OF THE TITLE HOLDER :-

SRI ANIL RANJAN BHATTACHARYA, Son of Late Jogendra Nath
Bhattacharya residing at Parbangla, Police station - Maheshtala, District - South 24
Paraganas

2) DESCRIPTION OF THE DOCUMENTS SCRUTINISED

- A. Copy of a Bengali Kobala signed and executed on 19.04.1954 by and between
Nagendra Nath Paul, Son of Late Kunja Behari Paul, being Vendor in One Part and
Sri Anil Ranjan Bhattacharya, Son of Late Jogendra Nath Bhattacharya, being
Vendee in another Part in connection with all that piece and parcel of Land
measuring more or less 06 Cottahas 04 Chittacks lying and situated within Paragana
Balua, Mouja - Parbangla, J.L. No - 18, Touzi No - 343, R.S. Khatian No - 201,
R S Dag No - 263 within Police Station - Maheshtala, District - 24 Paraganas
(South)
- B. Copy of a Bengali Kobala signed and executed on 19.04.1954 by and between
Nagendra Nath Paul, Son of Late Kunja Behari Paul, being Vendor in One Part and
Sri Anil Ranjan Bhattacharya, Son of Late Jogendra Nath Bhattacharya, being
Vendee in another Part in connection with all that piece and parcel of Land
measuring more or less 03 Cottahas 08 Chittacks lying and situated within Paragana
- Balua, Mouja - Parbangla, J.L. No - 18, Touzi No - 343, R.S. Khatian No - 201,
R S Dag No - 263 within Police Station - Maheshtala, District - 24 Paraganas
(South)
- C. Copy of Khajna Dakhila in the name of Anil Ranjan Bhattachatterjee for the Bengali
Year 1415 to 1417
- D. Copy of Municipal Tax Receipt issued in the name of Anil Ranjan Bhattacharya, in
connection with aforesaid Land by the Maheshtala Municipality.
- E. Copy of Record of Right issued in the name of Anil Ranjan Bhattacharya, in
connection of the above mentioned land.


Advocate

3) DESCRIPTION OF THE PROPERTY

All that piece and parcel of Land measuring more or less 06 Cottahas 04 Chittacks and 03 Cottahas 08 Chittacks altogether 09 Cottahas 14 Chittacks lying and situated within Paragana – Balia, Mouja – Parbangla, J.L. No – 18, Touzi No – 343, R.S. Khatian No – 201, R.S. Dag No – 263 within Police Station – Maheshtala, District – 24 Paraganas (South). Referred as “Said Land”

NATURE OF LAND

Nature of Land as per Deed is “Danga”.

But as per Declaration in the Kobala Deed at present the Land is used for **Agricultural** Purpose.

4) BRIEF HISTORY OF THE PROPERTY & HOW THE OWNER HAS DERIVED TITLE

Nagendra Nath Paul purchased the aforesaid Property from previous Owner Panchu Charan Mal, Kehab Chandra Mal, Sannyashi Charan Mal, Netai Charan Mal and Gouri Bala Dasi back in the year 1943 and took possession thereof. Said Nagendra Nath Paul used to pay Jamindari Khajna regularly to Prakash Ghosh and Sudhir Chandra Ghosh.

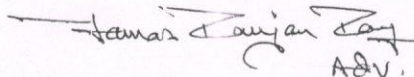
Later Nagemndra Nath Paul sold and transferred the aforesaid Property in favour of Anil Ranjan Bhattacharya against valuable consideration by executing two Bengali kobala Deed in favour of Anil Ranjan Bhattacharya. Those Two Deeds were duly signed, executed and registered in the Office of the Joint Sub Registrar at Alipore and were recorded as Deed No – 2676 for the year 1954 and 3148 for the year 1954.

That by the said purchase Anil Ranjan Bhattacharya became and has become the absolute owners of the aforesaid Plots of Land. Anil Ranjan Bhattacharya in the meantime duly mutated his name in the record of Maheshtala Municipality and use to pay taxes regularly.

5) SEARCH AND INVESTIGATION REPORT :-

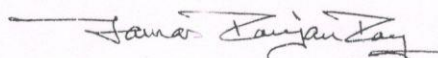
I have caused necessary search and inspection of all index Books found available in good condition in the Office of the District Registrar at Alipore and S.R. Office at Behala for last 33 years i.e. on and from 1977 to 2014 in connection with the aforesaid Land mentioned in item No – 3.

During my said Search and inspection I do not find any entry of transfer like Sale, Gift etc. in any manner whatsoever except those which I have already mentioned herein above


ADV.

The other information is furnished in the following manner :-

- 5.1) The Person who is/are the present owner/s of the Property?
- Anil Ranjan Bhattacharya,
- 5.2) Whether the Party has absolute, clear marketable Title over the Property/ies proposed to be mortgaged and can create a valid Charge /Mortgage the property?..... Yes.
- 5.3) i. What is the nature of Title of the Owner? Is Tenancy Right, Full Ownership, Occupancy Right, Possessory Right, Minor's Right or any type of Right? Clarify
---- Ownership by Title Deed.
- 5.4) Whether there is any restriction / prohibition under personal Law of the Owner to hold the property under the Title Deed through which he has derived Title?
---- No.
- 5.5) Whether the latest Title Deed and the Claim of Previous Title Deed as available in original? ---- Yes Latest Title Deed is available but Previous Title deed is not available
- 5.6) In case the facility is sought for construction purpose, whether the land has been converted under the Land Revenue/Conversion Law, Rules? If not required. Give reason
.....Not Required
- 5.7) Whether the land is affected by any revenue and tenancy legislation? If so how and to what extent and the remedy, if anyNo
- 5.8) Whether the permission under the Under Land (Ceiling & Regulation) Act, 1976 is necessary or not.
- 5.9) Is there any other special enactment like Land Acquisition Act and other State Legislation? The provisions of which applicable for the property and affecting title?
.....Not Applicable
- 5.10) A) Is the Property free from all encumbrances? ---- Yes.
B) Please give detailed account of creation of charge or redemption for a minimum period of 13 years and also state the subsisting charge, if any, mentioned in the encumbrances certificate for last 13 years.
---- Detail discussion made. No Charge is found within last 33 years.
- 5.11) Whether the property is freehold or leasehold or self occupied or tenanted? If tenanted whether the property can be taken as mortgage and what precaution to be taken?
..... Free Hold.
- 5.12) Are the documents of title available? Yes, Title Deed is available..
- 5.13) Any Additional Document is required to be taken. --- Discussed below.


ADV.

Note: On inspection of the Deed it appears that a Suit was filed in connection with the aforesaid Property.

Present Land Owners may highlight the matter regarding the said Suit and result thereof

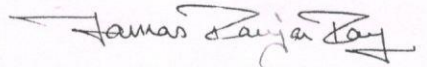
It is important to know the fate of the said Suit

6) CERTIFICATE :-

Subject to aforesaid observation and from my Search Report between 1977 to 2014 it is said that the said Land has marketable Title in terms of available documents.

The Receipt No. U 516982 issued at the time of search by the Registration Authority and all Documents given for inspection are enclosed herewith this report and will be treated as a part of the Report.

The Original Receipt No. U 516982 has already been annexed with other part of my Search Report.



TAMAS RANJAN RAY

Advocate

Enclosed : As above.

Date: 24.03.2014

**Subject : Legal Opinion-Cum-Non – Encumbrances
Certificate and Legal Scrutiny Report.**

As per your instruction I do hereby submit my Legal Opinion-Cum – Non – Encumbrances Certificate and Legal Scrutiny Report as hereunder :-

1) **NAME AND ADDRESS OF THE TITLE HOLDER :-**

SRI BENULAL TAKAL Son of Late Panchu Gopal Takal, residing at Parbangla, Police station - Maheshtala, District – South 24 Parganas.

2) **DESCRIPTION OF THE DOCUMENTS SCRUTINISED**

- A. Copy of a Bengali Kobala signed and executed on 18.03.1993 by and between Smt Bimala Rani Dutta (Malakar), Wife of Late Bindu Dutta (Malakar), being Vendor in One Part and Sri Benulal Takal Son of Sri Panchu Gopal Takal being Vendee in another Part in connection with all that piece and parcel of Land measuring more or less 06 Cottahas 10 Chittacks lying and situated within Paragana – Balia, R.S. No – 44, Mouza – Parbangla, J.L. No – 49, Touzi No – 343, R.S. Khatian No – 136, R.S. Dag No – 264 within Police Station – Maheshtala, District – 24 Paraganas (South).
- B. Copy of Municipal Tax Receipt issued in the name of Sri Benulal Takal in connection with aforesaid Land by the Maheshtala Municipality.
- C. Copy of Record of Right issued in the name of Sri Benulal Takal in connection of the above mentioned land.

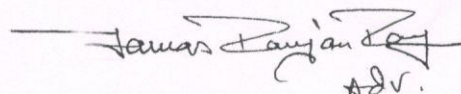
3) **DESCRIPTION OF THE PROPERTY**

All that piece and parcel of Land measuring more or less 06 Cottahas 10 Chittacks or 11.75 satak lying and situated within Paragana – Balia, R.S. No – 44, Mouza – Parbangla, J.L. No – 49, Touzi No – 343, R.S. Khatian No – 136, R.S. Dag No – 264 within Police Station – Maheshtala, District – 24 Paraganas (South). Referred as “Said Land”

NATURE OF LAND

Nature of Land as per Deed is “Bagan”. As per Record of Right – “Danga”.

But as per Declaration in the Kobala Deed at present the Land is used for Agricultural Purpose.


Adv.

4) BRIEF HISTORY OF THE PROPERTY & HOW THE OWNER HAS DERIVED TITLE

One Sri Mani Mohan Dutta (Malakar), Son of Late Sudhir Chandra Dutta (Malakar) along with his other Co-sharers i.e. his brothers Umapada Dutta (Malakar) and Bindu Dutta (Malakar) owned and possessed a vast piece of land including the said land by way of inheritance and succession from their father Late Sudhir Chandra Dutta (Malakar).

Out of these three brothers Bindu Dutta (Malakar) died intestate living behind his wife Bimala Rani Dutta (Malakar) as his sole surviving legal heir as he was issue less.

Thereafter all those Co-sharers on 29.07.1977 signed and executed a deed of Family settlement among themselves.

The said Deed of Settlement was duly executed and registered on 29/07/1977 in Additional District Sub - Registry Office at Behala and was recorded in Book No - I, Volume No - 23, between Pages 161 - 170, as Deed No 1077 for the year 1977.

In the said Deed of Settlement the share of Bimala Rani Dutta (Malakar) has been mentioned in Schedule "C"

Accordingly in terms of the said Deed of Settlement said Bimala Rani Dutta (Malakar) became the absolute owner of the said land.

Thereafter due to the necessity of some hard cash Bimala Rani Dutta (Malakar) wanted to sell the said land to the present owner Benulal Takal against valuable consideration of Rs. 50,000/-.

Accordingly Bimala Rani Dutta (Malakar) sold the said land to Benulal Takal by executing a Bengali Kobala duly signed executed and registered on 18.03.1993 in Additional District Sub - Registry Office at Behala and was recorded in Book - I, volume - 29 between 355 to 362 as Being No 1736 for the year 1993.

By virtue of the aforesaid Bengali Kobala Benulal Takal became and has become the absolute owner of the said land.

5) SEARCH AND INVESTIGATION REPORT :-

I have caused necessary search and inspection of all index Books found available in good condition in the Office of the District Registrar at Alipore and S.R. Office at Behala for last 33 years i.e. on and from 1977 to 2014 in connection with the aforesaid Land mentioned in item No - 3.

During my said Search and inspection I do not find any entry of transfer like Sale, Gift etc. in any manner whatsoever except those which I have already mentioned herein above.

The other information is furnished in the following manner :-

5.1) The Person who is/are the present owner/s of the Property?

Sri. Benulal Takal

5.2) Whether the Party has absolute, clear marketable Title over the Property/ies proposed to be mortgaged and can create a valid Charge /Mortgage the property?

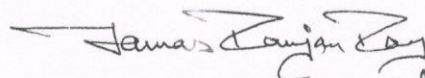
Vac

- 5.3) i. What is the nature of Title of the Owner? Is Tenancy Right, Full Ownership, Occupancy Right, Possessory Right, Minor's Right or any type of Right? Clarify
---- **Ownership by Title Deed.**
- 5.4) Whether there is any restriction / prohibition under personal Law of the Owner to hold the property under the Title Deed through which he has derived Title?
---- **No.**
- 5.5) Whether the latest Title Deed and the Claim of Previous Title Deed as available in original? ---- **Yes** Latest Title Deed is available but Previous Title deed is not available.
- 5.6) In case the facility is sought for construction purpose, whether the land has been converted under the Land Revenue/Conversion Law, Rules? If not required. Give reason
.....**Not Required**
- 5.7) Whether the land is affected by any revenue and tenancy legislation? If so how and to what extent and the remedy, if any**No**
- 5.8) Whether the permission under the Under Land (Ceiling & Regulation) Act, 1976 is necessary or not.
- 5.9) Is there any other special enactment like Land Acquisition Act and other State Legislation? The provisions of which applicable for the property and affecting title?
.....**Not Applicable**
- 5.10) A) Is the Property free from all encumbrances? ---- **Yes.**
B) Please give detailed account of creation of charge or redemption for a minimum period of 13 years and also state the subsisting charge, if any, mentioned in the encumbrances certificate for last 13 years.
---- **Detail discussion made. No Charge is found.**
- 5.11) Whether the property is freehold or leasehold or self occupied or tenanted? If tenanted whether the property can be taken as mortgage and what precaution to be taken?
..... **Free Hold.**
- 5.12) Are the documents of title available? **Yes, Title Deed is available..**
- 5.13) Any Additional Document is required to be taken. ---- **List given.**

6) **CERTIFICATE :-**

Subject to available of Deed of Settlement and Record of Right in the name of previous Owner if any the Land in question has good marketable Title and is free from all encumbrances.

The Receipt No. U 516982 issued at the time of search by the Registration Authority and all Documents given for inspection are enclosed herewith this report and will be treated as a part of the Report.


TAMAS RANJAN RAY Adv.
24/03/2014

24.03.2014

Subject : Legal Opinion-Cum-Non - Encumbrances
Certificate and Legal Scrutiny Report.

As per your instruction I do hereby submit my Legal Opinion-Cum - Non - Encumbrances Certificate and Legal Scrutiny Report as hereunder :-

1) **NAME AND ADDRESS OF THE TITLE HOLDER :-**

SMT REKHA TAKAL Wife of Sri Benulal Takal, residing at Parbangla, Police station - Maheshtala, District - South 24 Parganas.

2) **DESCRIPTION OF THE DOCUMENTS SCRUTINISED**

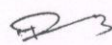
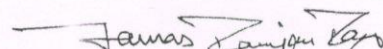
- A. Copy of a Bengali Kobala signed and executed on 12.03.1993 by and between Sri Mani Mohan Dutta (Malakar), Son of Late Sudhir Chandra Dutta (Malakar), being Vendor in One Part and Smt Rekha Takal, wife of Sri Benulal Takal being Vendee in another Part in connection with all that piece and parcel of Land measuring more or less 06 Cottahas 13 Chittacks lying and situated within Paragana - Balia, R.S. No - 44, Mouza - Parbangla, J.L. No - 49, Touzi No - 343, R.S. Khatian No - 136, R.S. Dag No - 264 within Police Station - Maheshtala, District - 24 Paraganas (South).
- B. Copy of Municipal Tax Receipt issued in the name of Smt Rekha Takal in connection with aforesaid Land by the Maheshtala Municipality.
- C. Copy of Record of Right issued in the name of Smt. Rekha Takal in connection of the above mentioned land.

3) **DESCRIPTION OF THE PROPERTY**

All that piece and parcel of Land measuring more or less 06 Cottahas 13 Chittacks or 11.75 satak lying and situated within Paragana - Balia, R.S. No - 44, Mouza - Parbangla, J.L. No - 49, Touzi No - 343, R.S. Khatian No - 136, R.S. Dag No - 264 within Police Station - Maheshtala, District - 24 Paraganas (South). Referred as "Said Land"

NATURE OF LAND

Nature of Land as per Deed is "Bagan". As per Record of Right - ~~"Bagan"~~
but used as cultivated land as per Deed.


Danga


4) **BRIEF HISTORY OF THE PROPERTY & HOW THE OWNER HAS DERIVED TITLE**

One Sri Mani Mohan Dutta (Malakar), Son of Late Sudhir Chandra Dutta (Malakar) along with his other Co-sharers owned and possessed a vast piece of land including the said land by the way of inheritance and succession from their Predecessor.

Thereafter all those Co-sharers on 29.07.1977 signed and executed a deed of Family settlement among themselves.

The said Deed of Settlement was duly executed and registered on 29/07/1977 in Additional District Sub - Registry Office at Behala and was recorded in Book No - I, Volume No - 23, between Pages 161 - 170, as Deed No 1077 for the year 1977.

In the said Deed of Settlement the share of Mani Mohan Dutta (Malakar) has been mentioned in Schedule "B"

Accordingly in terms of the said Deed of Settlement said Mani Mohan Dutta (Malakar) became the absolute owner of the said land.

Thereafter due to the necessity of some hard cash Sri Mani Mohan Dutta (Malakar) wanted to sell the said land to the present owner Smt. Rekha against valuable consideration of Rs. 50,000/-.

Accordingly Mani Mohan Dutta sold the said land to Smt Rekha Takal by executing a Bengali Kobala duly signed executed and registered on 12.03.1993 in Additional District Sub - Registry Office at Behala and was recorded in Book - I, volume - 29 as Being No 1537 for the year 1993.

By virtue of the aforesaid Bengali Kobala Smt. Rekha Takal became and has become the absolute owner of the said land.

5) **SEARCH AND INVESTIGATION REPORT :-**

I have caused necessary search and inspection of all index Books found available in good condition in the Office of the District Registrar at Alipore and S.R. Office at Behala for last 33 years i.e. on and from 1977 to 2014 in connection with the aforesaid Land mentioned in item No - 3.

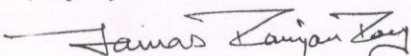
During my said Search and inspection I do not find any entry of transfer like Sale, Gift etc. in any manner whatsoever except those which I have already mentioned herein above.

The other information is furnished in the following manner :-

5.1) The Person who is/are the present owner/s of the Property?

Smt. Rekha Takal

5.2) Whether the Party has absolute, clear marketable Title over the Property/ies proposed to be mortgaged and can create a valid Charge /Mortgage the property?..... Yes.

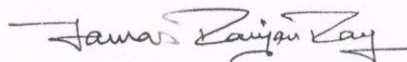


- 5.3) i. What is the nature of Title of the Owner? Is Tenancy Right, Full Ownership, Occupancy Right, Possessory Right, Minor's Right or any type of Right? Clarify
----- Ownership by Title Deed.
- 5.4) Whether there is any restriction / prohibition under personal Law of the Owner to hold the property under the Title Deed through which he has derived Title?
---- No.
- 5.5) Whether the latest Title Deed and the Claim of Previous Title Deed as available in original? ---- Yes Latest Title Deed is available but Previous Title deed is not available.
- 5.6) In case the facility is sought for construction purpose, whether the land has been converted under the Land Revenue/Conversion Law, Rules? If not required. Give reason
.....Not Required
- 5.7) Whether the land is affected by any revenue and tenancy legislation? If so how and to what extent and the remedy, if anyNo
- 5.8) Whether the permission under the Under Land (Ceiling & Regulation) Act, 1976 is necessary or not.
- 5.9) Is there any other special enactment like Land Acquisition Act and other State Legislation? The provisions of which applicable for the property and affecting title?
.....Not Applicable
- 5.10) A) Is the Property free from all encumbrances? ---- Yes.
B) Please give detailed account of creation of charge or redemption for a minimum period of 13 years and also state the subsisting charge, if any, mentioned in the encumbrances certificate for last 13 years.
---- Detail discussion made. No Charge is found.
- 5.11) Whether the property is freehold or leasehold or self occupied or tenanted? If tenanted whether the property can be taken as mortgage and what precaution to be taken?
..... Free Hold.
- 5.12) Are the documents of title available? Yes, Title Deed is available..
- 5.13) Any Additional Document is required to be taken. ---- List given.

6) CERTIFICATE :-

Subject to available of Deed of Settlement and Record of Right in the name of previous Owner and litigation if any the Land in question has good marketable Title and is free from all encumbrances.

The Receipt No. U 516982 issued at the time of search by the Registration Authority and all Documents given for inspection are enclosed herewith this report and will be treated as a part of the Report.



TAMAS RANJAN RAY Advocate

24.03.2014

No. REGN U 516982

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 14682
- 2. Date of application..... 5-3-14
- 3. Search for the year(s)..... 1977-14
- 4. Name of office to which the record to be searched or inspected relates.....
D.R.S.R. Behala
- 5. Name of person or property to be searched..... M - Panbanga
- 6. Nature of document..... K-136-D-264
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
Sale
11
- 8. From whom received..... T.R. Roy
- 9. Fees paid under Article—
F (1) (i) 60/-
F (1) (ii)
F (2)



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

71
Jla - Kh - 136 - Dag - 264 - Maheshkhata
Benulal Takal - S/O - Pancha gopal Takal - (2) Rekha
0 - Benulal Takal -

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2014 - NIL

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