

Tapas Chowdhury

Advocate
Alipore Judges Court
Kolkata- 700 027.

Chamber :
Ramkrishna Pally, Sonarpur,
Kolkata- 700 150.

Dated : 16.02.2024

No Encumbrances Certificate and detailed report on title

Ref. : **ALL THAT** piece and parcel of Shali land measuring more or less 4 (Four) Cottahs 0(Zero) Chittak 02 (Two) Square Feet, lying and situate under Mouza Garagacha, J.L. No.45, Pargana Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, relating to R.S. Dag No.100, R.S. Khatian No.32, L.R. Dag No. 107, L.R. Khatian No.09, at present L.R. Khatian No 597, Post Office Garia, under Police Station Sonarpur, within the ambits of Rajpur Sonarpur Municipality, Holding No.355, Garagacha, being Ward No.01, Additional District Sub Registry Office at Garia (formerly Sonarpur), District Sub Registry Office at Alipore, in the District of South 24-Parganas, including all right of ingress and egress over the Road and all easement rights and all trees on the said land.

Present owner of the said property :

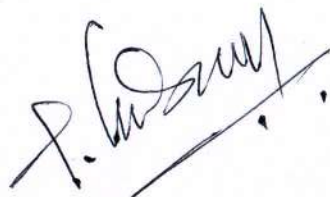
SRI JNANOTOSH BHANDARY,

son of Sri Dulal Bhandary

I have caused necessary searches on line in the office of the D.S.R. Alipore for the year 2008 to 2023, A.D.S.R. Sonarpur for the year 2008 to 2015, A.D.S.R. Garia for the year 2015 to 2023 and A.R.A. Kolkata for the year 2008 to 2023 and also relevant documents relating to the said property in respect of the aforesaid property.

My report is as follows:

WHEREAS one Bhutanath Sardar was the sole ad absolute land owner and possessor of the said property along with other property



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finally published under Cadastral Settlement Survey, being C.S. Dag No 98, under C.S. Khatian No.48 under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No. 56, Revenue Survey No. 41, Police Station Sonarpur, formerly Garia No.1 Gram Panchayet, in the District of 24-Parganas.

AND WHEREAS while seized and possessed the said property the said Sri Bhutanath Sardar sold, conveyed and transferred with a valuable consideration mentioned therein unto and in favour of Sri Mahendra Nath Naskar, solely purchaser therein, lying and situate under Mouza - Garagacha, J.L. No. 45, Pargana Khaspur, Touzi No. 56, Revenue Survey No.41, being C.S. Dag No. 98, under C.S. Khatian No.48, Police Station Sonarpur, formerly Garia No. 1 Gram Panchayet, in the District of 24- Parganas with all easement right by virtue of a Bengali Suf - Bikray Kobala Deed therein.

AND WHEREAS while seized and possessed the sixteenth anna share of the above mentioned property and since the said Sri Mahendra Nath Naskar therein seized, possessed and enjoyed his aforesaid landed property without any claim, demand, attachments, encumbrances, liens, charges, lispendences, attachments, trust whatsoever from any corner.

AND WHEREAS while seized and possessed as sole and absolute rightful land owner and possessor the said Sri Mahendra Nath Naskar therein sold, conveyed and transferred with a valuable consideration mentioned therein unto and in favour of Sri Prabodh Chandra Ghosh, solely purchaser therein **ALL THAT** a piece and parcel of Shali land measuring more or less 1.41 Acres, lying and situate under Mouza - Garagacha, J.L. No. 45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, under



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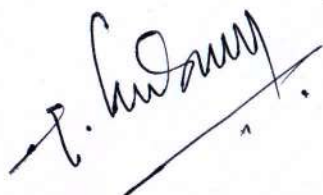
Police Station Sonarpur, formerly Garia No.1 Gram Panchayet, in the District of 24-Parganas with all easement right by virtue of a Bengali Suf Bikray Kobala Deed duly executed and registered on 11th day of February, 1941 in the office of the District Sub-Registrar. Alipore, 24-Parganas and the same is recorded in Book No.1, Volume No.31, Pages from 20 to 23, Being No.443 for the year 1941.

AND WHEREAS by virtue of a said Bengali Suf - Bikray Kobala Deed No.443 in the year 1941 the said Sri Prabodh Chandra Ghosh became the sole owner and possessor of the above mentioned property and has been seizing, possessing and enjoying the same by on paying the rates and taxes to the Authority concern.

AND WHEREAS while seized and possessed the sixteenth anna share of the aforesaid property and since the said Sri Prabodh Chandra Ghosh therein seized and possessed his aforesaid landed property without any claim, demand, attachments, encumbrances, liens, charges, lispences, attachments, trust whatsoever from any person or persons.

AND WHEREAS while seized and possessed as sole and absolute rightful land owner and possessor therein the said Prabodh Chandra Ghosh died intestate leaving behind his wife namely Smt. Usha Bala Ghosh and his two sons namely Sri Arun Kumar Ghosh and Sri Ajoy Kumar Ghosh are the legal heirs and successors and/or legal representatives of the said deceased Prabodh Chandra Ghosh.

AND WHEREAS thus by way of inheritance (share of husband and father) the said Smt. Usha Bala Ghosh, Sri Arun Kumar Ghosh and Sri Ajoy Kumar Ghosh became the joint land Owners and possessor in respect of the above mentioned property by on paying the rates and taxes to the Authority concern regularly.



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AND WHEREAS while seized and possessed the said land occupied as joint land owners and possessor the said Smt. Usha Bala Ghosh, Sri Arun Kumar Ghosh and Sri Ajoy Kumar Ghosh jointly conveyed and transferred the aforesaid property unto and in favour of Ballygunge Estate Private Limited Company, a Company under the Indian Company Act, having its registered office at 220/E, Rashbehari Avenue, Calcutta - 700019, solely purchaser therein **ALL THAT** a piece and parcel of Shali land measuring more or less 141 Acres in two dag numbers, lying and situate under Mouza - Garagacha, J.L. No.45, Pargana Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No. 96, under C.S. Khatian No.48, shali land area more or less 14 (Fourteen) Decimals and another C.S. Dag No.98, C.S. Khatian No.48, shali land area more or less 1.27 Acres, under Police Station Sonarpur, at present within the limits of Rajpur Sonarpur Municipality, being Ward No.01, in the District of South 24-Parganas with all easement right by virtue of a Bengali Nadabi Patra Deed duly executed and registered in the year 1949 in the office of District Registry office at Alipore and the same is recorded in Book No. I, Volume No.28, Pages from 40 to 63, Being No. 1123 for the year 1949.

AND WHEREAS while seized and possessed the sixteenth anna share of the above mentioned property and since the said Ballygunge Estate Private Limited Company therein seized and possessed its aforesaid landed property without any claim, demand, attachments, encumbrances, liens, charges, lispendences, attachments, trust whatsoever from any corner or corners.

AND WHEREAS while seized and possessed as sole and absolute rightful land owner and possessor of the aforesaid Property, the Revisional Settlement operation come into force and in the said

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Revisional Settlement Record of Right the said lands has been recorded in the name of said Ballygunge Estate Private Limited Company, under Revisional Settlement Survey, being R.S. Khatian No.32 relating to R.S. Dag No. 100, Shali land area measuring more or less 1.27 Acres and R.S. Khatian No.32 relating to R.S. Dag No.98, Shali land area measuring more or less 14 (Fourteen) Decimals, land lying and situate under Mouza Garagacha, J.L. No.45, Pargana Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag Nos.98 and 96, under C.S. Khatian No.48, under Police Station Sonarpur, formerly Garia No.1 Gram Panchayet, at present within the limits of Rajpur Sonarpur Municipality, being Ward No.01, in the District of 24-Parganas at present South 24-Parganas.

AND WHEREAS while seized and possessed as sole and absolute rightful land owner and possessor the said Ballygunge Estate Private Limited Company therein sold, conveyed and transferred with a valuable consideration mentioned therein unto and in favour of Smt. Anima Debi alias Anima Rani Debi alias Anima Ganguly, Wife of Prafulya Ratan Gangopadhyay alias Prafulya Ratan Ganguly of 30/1, Gobinda Ghosal Lane, under Police Station Bhawanipur, Kolkata, solely purchaser therein **ALL THAT** a piece and parcel of Shali land measuring more or less 33 (Thirty Three) Decimals in two dag numbers out of total shali land area measuring more or less 1.41 Acres, lying and situate under Mouza Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No. 98, under C.S. Khatian No.48, relating to R.S. Dag No. 100, R.S. Khatian No.32, Shali land measuring more or less 30 (Thirty) Decimals and C.S. Dag No.96, C.S. Khatian No.48, relating to RS. Dag No.98, R.S. Khatian No.32, Shali land measuring more or less 03 (Three) Decimals, under Police Station Sonarpur, at present within the limits of Rajpur Sonarpur Municipality, being Ward No.01, in the

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District of South 24-Parganas with all easement right by virtue of a Bengali Suf Bikray Kobala Deed duly executed and registered on 15th day of October, 1958 in the office of the Sub-Registrar, Baruipur, 24 Parganas and the same is recorded in Book No.I, Volume No.82, Pages from 238 to 242, Being No.8108 for the year 1958.

AND WHEREAS by virtue of a said Bengali Suf - Bikray Kobala Deed bearing No.8108 in the year 1958 the said Smt. Anima Debi alias Anima Rani Debi alias Anima Ganguly, Wife of Prafulya Ratan Gangopadhyay alias Prafulya Ratan Ganguly by her own money and benefit and payment of valuable consideration money became the sole and absolute land owner and possessor of the above mentioned property, the L.R. Settlement operation come into force and in the said L.R. Record of Right the said property has been recorded in the name of said Smt. Anima Debi, Wife of Prafulya Ratan Gangopadhyay alias Prafulya Ratan Ganguly, under L.R. Khatian No.09, L.R. Dag No.107, being C.S. Dag No.98, under C.S. Khatian No.48. relating to R.S. Dag No.100, R.S. Khatian No.32, Shali land measuring more or less 30 (Thirty) Decimals and C.S. Dag No.96, C.S. Khatian No.48, relating to R.S. Dag No.98, R.S. Khatian No.32, L.R. Dag No. 105, Shali land measuring more or less 03 (Three) Decimals, under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, Post Office Garia, under Police Station Sonarpur, within the ambits of Rajpur - Sonarpur Municipality, being Ward No.01, Additional District Sub Registry Office at Garia (formerly* Sonarpur), District Sub Registry Office at Alipore, in the District of South 24-Parganas and has been seized, possessed and enjoyed the same by on paying the rates and taxes to the Authority concern.

AND WHEREAS thus while seized and possessed of as sole and absolute rightful land owner and possessor the said Smt. Anima Debi

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alias Anima Rani Debi alias Anima Ganguly, Wife of Prafulya Ratan Gangopadhyay alias Prafulya Ratan Ganguly therein mutated her name in the Office of the Rajpur - Soharpur Municipality in respect of the above mentioned property known, numbered and described as Municipal Holding No.30, Garagacha, being Ward No.01, in the District of South 24 Parganas and has been seized, possessed and enjoyed the same by on paying the rates and taxes to the Authority concerned regularly.

AND WHEREAS while seized and possessed as sole and absolute rightful land owner and possessor therein the said Smt. Anima Debi alias Anima Rani Debi alias Anima Ganguly, Wife of Prafulya Ratan Gangopadhyay alias Prafulya Ratan Ganguly therein sold, conveyed and transferred with a valuable consideration mentioned therein unto and in favour of Sri Gautam Mandal, Son of Sri Meghnath Mandal of Sreekhanda (Dadpur), Post Office Panchpota, under Police Station Sonarpur, District: South 24 Parganas, solely purchaser therein (vendor herein) ALL THAT a piece and parcel of Shali land measuring more or less 04 (Four) Cottahs 0(Zero) Chittak 02(Two) Square Feet out of total 30 (Thirty) Decimals, lying and situate under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, relating to R.S. Dag No. 100, R.S. Khatian No.32, L.R. Dag No. 107, L.R. Khatian No.09, Post Office - Garia, under Police Station Sonarpur, within the ambits of Rajpur Sonarpur Municipality, Holding No.30, Garagacha, being Ward No.01, in the District of South 24 Parganas with all easement right by virtue of a Bengali Suf Bikray Kobala Deed duly executed and registered on 22nd day of September, 2004 in the office of the District Sub-Registrar IV, Alipore, South 24 Parganas and the same is recorded in Book No.I, Volume No.24, Pages from 2576 to 2596, Being No.04039 for the year 2004.

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AND WHEREAS after purchase of the Schedule below mentioned Shali land by virtue of a said Bengali Suf - Bikray Kobala Deed No.04039 in the year 2004 the said Sri Gautam Mandal (vendor herein), Son of Sri Meghnath Mandal became the sole and absolute land owner and possessor of the landed property.

AND WHEREAS thus while seized and possessed of as sole and absolute rightful land owner and possessor the said Sri Gautam Mandal, son of Sri Meghnath Mandal herein mutated his name in the Office of the Rajpur Sonarpur Municipality in respect of the Schedule below mentioned property known, numbered and described as Municipal Holding No.355, Garagacha, being Ward No.01, in the District of South 24 Parganas and has been seizing, possessing and enjoying the same by on paying the rates and taxes to the Authority concerned regularly.

AND WHEREAS SRI JNANOTOSH BHANDARY, the present owner purchased the said **ALL THAT** piece and parcel of Shali land measuring more or less 4 (Four) Cottahs 0(Zero) Chittak 02 (Two) Square Feet, lying and situate under Mouza Garagacha, J.L. No.45, Pargana Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, relating to R.S. Dag No.100, R.S. Khatian No.32, L.R. Dag No. 107, L.R. Khatian No.09, Post Office Garia, under Police Station Sonarpur, within the ambits of Rajpur Sonarpur Municipality, Holding No.355, Garagacha, being Ward No.01, Additional District Sub Registry Office at Garia (formerly Sonarpur), District Sub Registry Office at Alipore, in the District of South 24-Parganas, including all right of ingress and egress over the Road and all easement rights and all trees on the said land from said Sri Gautam Mandal, son of Sri Meghnath Mandal by way of a Deed of

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Conveyance dated 8th day of April, 2016 which was registered before D.S.R.-IV, Alipore, South 24 Parganas and recorded in Book No.I, Volume No. 1604-2016, pages from 60061 to 60090, being no. 160402189 for the year 2016.

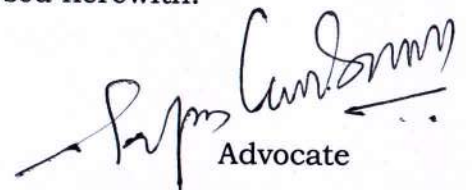
Thereafter present owner mutated her name in B.L. & L.R.O. being L.R. Khatian No 597, L.R. Dag No. 107 and also mutated his name in Rajpur Sonarpur Municipality, being Holding No. 355, Ward No. 1 and also converted the said shali land to bastu land vide conversation Case no. CN/2021/1615/1394.

The said Sri Jnanotosh Bhandary after purchasing the aforesaid property became the absolute owner of the aforesaid area of 4 (Four) Cottahs 0(Zero) Chittak 02 (Two) Square Feet, of land as mentioned above/ also mutated as a recorded owner in JLRO Office and Municipal Office and paid the relevant taxes upto date.

I hereby certify that the above mentioned land of Sri Jnanotosh Bhandary is free from all sorts 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 above mentioned land is not subjected to any restriction of Urban Land (Ceiling 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.


Advocate

No. REGN BB 239949

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 9549
 - 2. Date of application 8/12/24
 - 3. Search for the year (s) 2023-24
 - 4. Name of office to which the record to be searched or inspected relates 2
 - 5. Name of person or property to be searched T
 - 6. Nature of document
 - 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) a. Gangachar
D 107
 - 8. From whom received T. Chowdhury
 - 9. Fees paid under Article —
 - F (1) (i) 18
 - F (2) (ii)
 - F (2)
- Registrar of

No. REGN BB 359260

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 3860

Date of application 8/2/14

Search for the year (s) 2008 - 2014

Name of office to which the record to be searched or inspected relates

Name of person or property to be searched DR - P of Sonarpur M - Gasagacha

Nature of document D-107 Kh-597

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

From whom received T. Chowdhury (Adv)

Fees paid under Article — 36/-

- (1) (i)
- (2) (ii)
- (2)



..... Registrar of

forwarded to D.S.R. / A.D.S.R. ✓ DSR - Alpen
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