

Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Alipur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

(12)
Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842
Mob. : 9163910412

Date : _____

05.04.2021

NO ENCUMBRANCES CERTIFICATE
&
REPORT ON TITLE

RE:- ALL THAT piece and parcel of land measuring 01 Bigha 13 Cottahs 11 Chittaks 15 sq.ft. be the same a little more or less along with building structure standing thereon lying and situated at Mouza Kasba, J.L. No. 13, R.S. No. 233, under Khatian No. 764, in Dag Nos. 1353 & 1354, within the present limit of the Kolkata Municipal Corporation at Municipal Premises No. 3, Johura Bazar Lane, Kolkata- 700 042, under Ward No. 91, under Police Station Kasba, District -South 24 Parganas.,

PRESENT OWNERS:- Sri Nanda Lal Saha, Sri Om Prokash Saha, Sri Joy Prokash Saha, Sri Sunil Saha, Sri Kishori Lal Saha and Sri Shew Prokash Saha all sons of Late Prashadi Saha of 550, Block-N, New Alipore, Kolkata- 700 053.


I, have caused necessary searches in the District Registry Office at Alipore for the period from 1980 to 2021 and in the Addl. District Sub- Registry Office at Sealdah for a period from 1980 to 2021 and in the office of the Addl. Registrar of Assurances, Kolkata during the period from 1980 to 2021 and have inspected the K.M.C. Mutation and all other relevant documents in respect of the aforesaid property.

MY REPORT IS AS FOLLOWS :-

1. At all material point of times and for all intents and purposes one Prashadi Saha son of Bandhu Saha was the absolute owner and seized and possessed of and /or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 01 Bigha 13 Cottahs 11 Chittaks 15 sq.ft. be the same a little more or less along with building structure standing thereon lying and situated at Mouza Kasba, J.L. No. 13, R.S. No. 233, under Khatian No. 764, in Dag Nos. 1353 & 1354, within the present limit of the Kolkata Municipal Corporation at Municipal Premises No. 3, Johura Bazar Lane, Kolkata- 700 042, (formerly known as Holding No. 51, Uluberia, previously known as 343, Gola Road), under Ward No. 91, under Police

Bimal Chandra Lahiri
BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipur Bar Association Court
Kolkata-700 027
Phone : 2445 8842

- Station Kasba, District -South 24 Parganas by way of purchased through a registered conveyance which was registered in the office of the District Sub- Registrar at Alipore and recorded in Book No.1, Volume No. 19, pages from 255 to 262, Being No. 592 for the year 1946 from the then owners namely Smt. Subarnalata Mitra, Sri Satish Chandra Mitra, Sri Jotish Chandra Mitra, Sri Khitish Chandra Mitra, Sri Sailesh Chandra Mitra and Sri Srish Chandra Mitra.
2. The said Prashadi Saha died testate on 19.05.1986 leaving behind a registered WILL on 4th July, 1975 which was registered in the office of the District Registry Office at Alipore and recorded in Book No. III, Volume No.8, pages from 1 to 5, Being No. 80 for the year 1975 unto and in favour of his four sons namely Sri Nandalal Saha, Sri Om Prokash Saha, Sri Jay Prokash Saha, Sri Sunil Kumar Saha where in the said deceased Prashadi Saha was appointed Sri Nandalal Saha and Om Prokash Saha as joint executors of the WILL. The Executors applied for obtaining probate of the said WILL executed by deceased testator before District Judge at Alipore, 24- Parganas (South) and the Court of Ld. District Judge at Alipore in Act 39 Case No. 319 of 1986 duly granted Probate and by virtue of the said probate aforesaid all estate of deceased testator devolved upon Sri Nandalal Saha, Sri Om Prokash Saha, Sri Jay Prokash Saha, Sri Sunil Kumar Saha.
 3. By virtue of a registered Deed of Gift executed by the aforesaid Sri Nandalal Saha, Sri Om Prokash Saha, Sri Jay Prokash Saha, Sri Sunil Kumar Saha unto and in favour of Sri Kishori Lal Saha in respect of ALL THAT piece and parcel of undivided 1/6th share and interest of land measuring 01 Bigha 13 Cottahs 11 Chittaks 15 sq.ft. be the same a little more or less along with building structure standing thereon lying and situated at Mouza Kasba, J.L. No. 13, R.S. No. 233, under Khatian No. 764, in Dag Nos. 1353 & 1354, within the present limit of the Kolkata Municipal Corporation at Municipal Premises No. 3, Johura Bazar Lane, Kolkata- 700 042, under Ward No. 91, under Police Station Kasba, District -South 24 Parganas and the said Deed of Gift was registered in the office of the A.R.A-1 Kolkata and recorded in Book No.1, C.D. Volume No.21, pages from 1139 to 1158, Being No. 09461 for the year 2011.


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

Calcutta High Court & Judges Court
Alipor Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842
Mob. : 9163910412


Date : _____

4. By virtue of a registered Deed of Gift executed by the aforesaid Sri Nandalal Saha, Sri Om Prokash Saha, Sri Jay Prokash Saha, Sri Sunil Kumar Saha unto and in favour of Sri Shew Prokash Saha in respect of **ALL THAT** piece and parcel of undivided 1/6th share and interest of land measuring 01 Bigha 13 Cottahs 11 Chittaks 15 sq.ft. be the same a little more or less along with building structure standing thereon lying and situated at Mouza Kasba, J.L. No. 13, R.S. No. 233, under Khatian No. 764, in Dag Nos. 1353 & 1354, within the present limit of the Kolkata Municipal Corporation at Municipal Premises No. 3, Johura Bazar Lane, Kolkata- 700 042, under Ward No. 91, under Police Station Kasba, District -South 24 Parganas and the said Deed of Gift was registered in the office of the A.R.A-1 Kolkata and recorded in Book No.1, C.D. Volume No.21, pages from 1159 to 1178, Being No. 09462 for the year 2011.
5. While seized and possessed of the aforesaid property the aforesaid present owners jointly recorded their names in the record of the Kolkata Municipal Corporation and paying the rates and taxes regularly to the authority concerned.

I hereby certify that the above mentioned property is free from all sorts of encumbrances, charges, liabilities lines and dispendents 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 property 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.

The receipts for the relevant searches are enclosed herewith.


BINAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipor Judges Court
Kolkata - 700 027
28/82

No. REGN AA 411823

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 8623
- 2. Date of application 25/3/21
- 3. Search for the year (s) 1980 - 21
- 4. Name of office to which the record to be searched or inspected relates D R P Saldah
- 5. Name of person or property to be searched 3 Tahura Bazar
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
- 8. From whom received by Medical
- 9. Fees paid under Article —
- F (1) (i)
- F (2) (ii)
- F (2)

60/



Registrar of

S.S.P.
10/8/25

Forwarded to D.S.P./A.D.S.R.
For searching from to

Forwarded to D.S.P./A.D.S.R.
For searching from to

No. REGN AA 477975

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 21625

2. Date of application 25/3/21

3. Search for the year (s) 1980-21

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

5. Name of person or property to be searched R

6. Nature of document R

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 3. Jahan Bazar

8. From whom received G. Mohi

9. Fees paid under Article —

F (1) F (1) (i)

F (2) F (2) (ii)

F (2) F (2)

30/-

..... Registrar of