

Trilok Chattopadhyay

ADVOCATE

Howrah Judges' Court, Howrah

Ph. : 9830340722

Dated : 23.02.2022

**Non Encumbrance Certificate and
Detailed Report on Title**

Ref. : An area of land measuring about 6 Cottah 7 Chittacks 10 Sq.ft. together with structure standing thereon situated at Holding No. 217, G. T. Road (South), corresponding to Mouja Shibpur, J.L. No.1, Dag No. 47, Khatian Nos. 283, 597, 534, 133, 823, 825, Sheet No. 95, P.S. & Mouja Shibpur, Dist. Howrah within HMC Ward No. 34.

Present Owners of the said Plot of Land – (1) **SRI NITYA NANDA NANDY** (2) **SMT. SHANKARI NANDY** (3) **SMT. MITALI NANDY** (4) **SMT. KAKALI HAZRA nee NANDY** (5) **SMT. RITA NANDY** (6) **SRI PARTHA PRATIM NANDY** and (7) **SMT. JHILAM NANDY ROY.**

I have caused necessary searches in the District Sub-Registry Office and Addl. District Sub-Registry Office at Howrah for the period from 1992 to 2022 through the record searcher P. Nag, Advocate Clerk of High Court in respect of Holding No. 217, G. T. Road (South), P.S. Shibpur, District-Howrah. I have also inspected Assessment Register of H.M.C., Current Tax bill, Tax Clearance Certificate, Record of Rights and relevant Title Deeds and other documents of the said property.

My report is as follows :-

THAT, one Atul Chandra Bandopadhyay son of Late Girish Chandra Bandopadhyay was the owner of a plot of Mokorari Mourashi Bastu Land, measuring about 12 Cottah or a little more or less which was situated and comprised within the then Howrah Municipality Premises No. 220 and 220/1, Grand Trunk Road at present Howrah Municipal Corporation Premises No. 217 & 217/1, Grand Trunk Road (South) under Howrah Municipal Corporation Ward No. 34 within P.S. - Shibpur, District - Howrah, Pin-711 102.

THAT, the above said Atul Chandra Bandyopadhyay as Zaminder transferred his property as aforesaid in favour of one Jogindra Nath Gangopadhyay by virtue of a 'MOURASHI PATTA'.

THAT, aforesaid Jogindra Nath Gangopadhyay as occupier had been enjoying the aforesaid property on making payment of Rent to the then Zaminder. During such enjoyment of the property Jogindra Nath Gangopadhyay died intestate leaving behind him, his son Prasad Das Gangopadhyay as successors and legal heir of the property.

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Advocate
Howrah Judges' Court

THAT, Prasad Das Gangopadhyay while in enjoyment of the said property, acquired absolute right, title and interest in the said property on making payment of the due consideration amount to the then Zaminder Atul Chandra Gangopadhyay and thereafter the MOURASI PATTA became abolished.

THAT, Prasad Das Gangopadhyay sold and transferred his right, title and interest over 5 Cottahs of land in favour of Calcutta Electric Supply Corporation Ltd. vide a registered Deed of Sell.

THAT, while in enjoyment and Possession of the property having 7 Cottahs of land Prasad Das Gangopadhyay died intestate on 9th day of April, 1931 leaving behind him his four sons namely Bhupendra Nath Gangopadhyay, Nripendra Nath Gangopadhyay, Sachindra Nath Gangopadhyay and Sailendra Nath Gangopadhyay to inherit his property in four equal Share.

THAT, Bhupendra Nath Gangopadhyay, Nripendra Nath Gangopadhyay, Sachindra Nath Gangopadhyay and Sailendra Nath Gangopadhyay jointly became the owner of the property left by their father Prasad Das Gangopadhyay by way of inheritance.

THAT, during joint enjoyment of the undivided property by the abovesaid four brothers Sailendra Nath Gangopadhyay died intestate on 28.07.1970 leaving behind his widow Smt. Mamata Gangopadhyay, one son Arup Gangopadhyay, one daughter Kumari Bandana Gangopadhyay and one minor daughter namely Kumari Champa Rani Gangopadhyay who jointly inherited the undivided Share of Sailendra Nath Gangopadhyay in equal share.

THAT, thus Bhupendra Nath Gangopadhyay, Nripendra Nath Gangopadhyay, Sachindra Nath Gangopadhyay together with the legal heirs and heiress of Sailendra Nath Gangopadhyay namely Mamata Gangopadhyay, Arup Gangopadhyay, Kumari Bandana Gangopadhyay and Kumari Champarani Gangopadhyay became jointly the absolute owners of the property each holding Shares as noted below ;

Sri Bhupendra Nath Gangopadhyay	1/4 th Share in 7 Cottahs land
Sri Nripendra Nath Gangopadhyay	1/4 th Share in 7 Cottahs land
Sri Sachindra Nath Gangopadhyay	1/4 th Share in 7 Cottahs land
Smt. Mamata Gangopadhyay	1/16 th Share in 7 Cottahs land
Sri Arup Gangopadhyay	1/16 th Share in 7 Cottahs land
Kumari Bandana Gangopadhyay	1/16 th Share in 7 Cottahs land
Kumari Champarani Gangopadhyay	1/16 th Share in 7 Cottahs land

THAT, thereafter on date 16th May, 1973 Nripendra Nath Gangopadhyay, Sachindra Nath Gangopadhyay, Mamata Gangopadhyay, Arup Gangopadhyay, Bandana Gangopadhyay jointly sold transferred and conveyed their respective undivided Share in the 7 Cottahs land in favour of Gurudas

Nandy, Nityananda Nandi, Patit Paban Nandy and Radha Raman Nandi by way of a Deed of Sale registered in the office of the Sadar Joint Sub Registrar at Howrah which was recorded in Book No. 1, Volume No. 18, Page 278 to 284, being No. 1506 for the year 1973.

THAT, thereafter Champa Rani Gangopadhyay attended the age of majority and she sold, transferred her undivided 1/16th Share of the property in favour of Gurudas Nandy, Nityananda Nandy, Patit Paban Nandy and Radha Raman Nandy by a Deed of Sell registered in the office of the Sadar Joint Sub Registrar at Howrah which was duly recorded in Book No. 1, Volume No. 66, Pages from 48 to 55, being No. 3078 for the year 1974.

THAT, thus on the strength of the above referred two Deeds Sri Gurudas Nandy, Nityananda Nandi, Patit Paban Nandy and Radha Raman Nandy became the joint owner of undivided 3/4th Share of the property.

THAT, thereafter during enjoyment and possession of the said property Radha Raman Nandy died intestate on 13.04.1980 as bachelor and on his demise his undivided 1/4th Share was devolved upon his brothers Gurudas Nandy, Patit Paban Nandy, Nityananda Nandy and Gopal Chandra Nandy in equal proportion.

THAT, Bhupendra Nath Nandy died intestate on 6.10.1982 leaving behind him, his widow Saraswati Nandy and daughter Shyamali Mukherjee nee Nandy to inherit his undivided 1/4th Share as his legal heiress and successors.

THAT, Gurudas Nandy died intestate on 20.09.1990 leaving behind him, his widow Shankari Nandy, two married daughters Kakali Hazra and Mitali Nandy as his legal heirs and successors to inherit his 1/4th undivided Share jointly.

THAT, on 12.12.1992 Gopal Chandra Nandy died intestate as Bachelor and as such on his demise his undivided Share was devolved upon Nityananda Nandy, Patit Paban Nandy, Shankari Nandy, Kakali Hazra and Mitali Nandy jointly.

THAT, on 26.01.2007 Saraswati Nandy died intestate leaving behind her daughter Shyamali Mukherjee to inherit her 1/8th undivided Share in the property as legal heiress.

THAT, thereafter on 15.05.2016 Patit Paban Nandy died intestate leaving behind him, his widow Rita Nandy, one son Partha Pratim Nandy and the married daughter Jhila Nandy Roy as his legal heirs and successors to inherit his undivided 1/4th Share in the property.

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WHEREAS, thus Sri Nityananda Nandy, Smt. Shankari Nandy, Smt. Kakali Hazra, Smt. Mitali Nandy, Smt. Rita Nandy, Sri Partha Pratim Nandy and Smt. Jhiam Nandy Roy, Smt. Shyamali Mukherjee jointly became the owners of the said property having Shares individually as follows ;

1. Sri Nityananda Nandy 1/4th undivided Share
2. Smt. Shankari Nandy, Smt. Kakali Hazra nee Nandy, Smt. Mitali Nandy – all successors of Gurudas Nandy. 1/4th undivided Share jointly and 1/12th undivided Share each individually.
3. Smt. Rita Nandy, Sri Partha Pratim Nandy and Smt. Jhiam Nandy Roy – all successors of Patit Paban Nandy. 1/4th undivided Share jointly and 1/12th undivided Share each individually.
4. Shyamali Mukherjee 1/4th undivided Share.

AND WHEREAS, thereafter Smt. Shyamali Mukherjee sold and transferred forever her 1/4th undivided Share in the property in favour of Nityananda Nandy, Shankari Nandi, Kakali Hazra, Mitali Nandy, Rita Nandi, Partha Pratim Nandy and Jhiam Nandy Roy by execution of a Deed of Sell which was registered in the office of the Additional District Sub Registrar at Howrah on 26.07.2021 and recorded in Blook No. 1, Volume No. 0502-2021, Page from 219638 to 219660, being No. 050205765 for the year 2021.

WHEREAS, thus the Sri Nitya Nanda Nandy & six others herein became jointly the absolute owners of the property situated at Howrah Municipal Corporation Premises No. 217 & 217/1 formerly but at present after amalgamation of Holding No. 217, Grand Trunk Road (South) within P.S. - Shibpur and District - Howrah and are paying rent and taxes in their own names jointly and regularly.

I hereby certify that the above referred property of the present owners is free from all encumbrances, charges, liabilities, liens and lispendent, attachment of any kind whatsoever and the property is an absolutely clear, free and marketable title and is fit for equitable mortgage.

I also hereby certify that the above mentioned land is not subject to any restriction of Urban Land (Ceiling & Regulation) Act, 1976.

The receipts for the relavant searches are enclosed herewith.

Trilok Chattopadhyay.

Advocate

Trilok Chattopadhyay

Advocate

Howrah Judges' Court

Government of West Bengal
Office of the HOWRAH (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 18-02-2022

Serial No of Application 0502001218/2022 **Search No** 0502001218/2022
Search for the Years From 1992 To 2022 **Record Available** From 19/09/2007 onwards
Property to be Searched District: Howrah, PS: Shibpur, Premises: 217, Road: G.T. Road
From whom Received P Nag
Fees Paid under Articles F1(i) 2/- F1(ii) 28/-

Search Result:

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Howrah, PS; Shibpur, Municipality: HOWRAH MUNICIPAL CORPORATION,, Premises: 217, Road: G.T. Road, , Ward: 034	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian: 00000/00 Zone: (Sandhyabazar (HMC-Ward No.30,31,34,36) -- Rajnarayan Roychoudhury Ghat Road)	Area of Land: 10.32395835 decimal (6 Katha,4 Chatak,5 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-050205771/2021, Query No: 05022001111105/2021, Serial No: 0502005907/2021, Page: 219832 - 219873, Date of Registration: 26/07/2021, Date of Completion: 28/07/2021,		
2	District: Howrah, PS; Shibpur, Municipality: HOWRAH MUNICIPAL CORPORATION,, Premises: 217, Road: G.T. Road, , Ward: 034	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: Khatian: 00000/00 Zone: (Sandhyabazar (HMC-Ward No.30,31,34,36) -- Rajnarayan Roychoudhury Ghat Road)	Area of Land: 10.32395835 decimal (6 Katha,4 Chatak,5 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-050205775/2021, Query No: 05028001250431/2021, Serial No: 0502005911/2021, Page: 219960 - 219982, Date of Registration: 26/07/2021, Date of Completion: 28/07/2021,		
3	District: Howrah, PS; Shibpur, Municipality: HOWRAH MUNICIPAL CORPORATION,, Premises: 217, Road: G.T. Road, , Ward: 034	Property Type: Land Transaction: [0203] Gift, Gift in f/o Local bodies	Plot No: Khatian: 00000/00 Zone: (Sandhyabazar (HMC-Ward No.30,31,34,36) -- Rajnarayan Roychoudhury Ghat Road)	Area of Land: 0.06627510 decimal (28.92 Sqft)
Deed,Details :		Deed No: I-050200947/2022, Query No: 05022000146595/2022, Serial No: 0502000970/2022, Page: 50949 - 50963, Date of Registration: 27/01/2022, Date of Completion: 07/02/2022,		
4	District: Howrah, PS; Shibpur, Municipality: HOWRAH MUNICIPAL CORPORATION,, Premises: 217, Road: G.T. Road, , Ward: 034	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian: 00000/00 Zone: (Sandhyabazar (HMC-Ward No.30,31,34,36) -- Rajnarayan Roychoudhury Ghat Road)	Area of Land: 10.32395835 decimal (6 Katha,4 Chatak,5 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-050200948/2022, Query No: 05022000146568/2022, Serial No: 0502000971/2022, Page: 51009 - 51023, Date of Registration: 27/01/2022, Date of Completion: 07/02/2022,		

P. Nag

Advocate Clerk, High Court

: Contact :
9831282320

L. No.

Dated 23.2.22

217, G.T. Road (S)

A.S. - Sheikpur

Year - 1992 - 2022

A.D.S.R. Hawsah

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- 2017 - computer
- 2018 - computer
- 2019 - computer
- 2020 - computer
- 2021 - 6K4ch.588 - 5771 - 219832
- 2022 - 28.9258 - 947 - 50949/50963

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upto dt
18/2/22

6K4ch.588 - 948 - 51009/51023

5775 - 219960

219982

Searching by
key

Government of West Bengal
Office of the HOWRAH (D.S.R.-I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 18-02-2022

Serial No of Application	0501006491/2022	Search No	0501006491/2022
Search for the Years	From 1992 To 2022	Record Available	From 01/01/1900 onwards
Property to be Searched	District: Howrah, PS: Shibpur, Premises: 217, Road: G.T. Road		
From whom Received	P NAG		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found



(Mr Roni Sen)
D.S.R.-I HOWRAH
OFFICE OF THE D.S.R.-I HOWRAH

P. Nag

Advocate Clerk, High Court

: Contact :
9831282320

L. No.

Dated

217, G.T. Road (S)

P.S - Shubpur

Year - 1992 - 2022
D.R. Howrah

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Searching by
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