

ABDUL RAHAMAN

ADVOCATE

Alipore Judges' Court, Bar Library No. 10,
Kolkata – 700 027.

Chamber : 29, Kustia Road, Kolkata
700 039 & Resi : 12/2, Kustia Road,
Kol – 700 039, Mb. No. 8617732591.

Dated : 03.04.2024

Place Kolkata,

Sub :- Non – Encumbrances Certificate and Detailed Report on Title of the Owner.

Description of the Property:-

ALL THAT piece and parcel of Bastu Land total measuring about 4 (four) Cottahs 8 (eight) Chittacks 0 (zero) Sqft., be the same a little more or less (including 9 chittacks common passage land) together with 1500 Sqft more or less tiles shed structures standing thereon being Municipal Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 067, Borough No. VII, Assessee No. 21 - 067 - 11 - 0415 - 8, Post Office Tiljala, Police Station Kasba, Kolkata – 700 039, District 24 Parganas (South).

Present Owner of the Property:-

1. NISHI KANTA NASKER, son of Late Srinibas Naskar @ Chinibas Naskar.
2. LAXMI NASKAR, wife of Late Jatindra Nath Naskar.
3. SUDHIR NASKAR, son of Late Jatindra Nath Naskar.
4. DILIP NASKAR, son of Late Jatindra Nath Naskar,
5. CHAYA RANI NASKAR, wife of Late Lakshmi Kanta Naskar.
6. UTTAM NASKAR, son of Late Lakshmi Kanta Naskar,
7. TUMPA NASKAR, daughter of Late Lakshmi Kanta Naskar.

All of 61C, Dr. Girindra Sekhar Bose Road, Ward No. 067, Borough No. VII, Assessee No. 21 - 067 - 11 - 0415 - 8, Post Office Tiljala, Police Station Kasba, Kolkata – 700 039, District 24 Parganas (South).

Search made from the Office of the Registrar :

Search for Computers.

I, have caused necessary registration searches as per records available with the register of the Office of the Registrar of Assurances I, Calcutta (from 10.11.2008 to 28.03.2024), Office of the District Sub – Registrar III, Alipore, South 24 Parganas, (from 23.02.2009 to 02.04.2024) and Office of the Additional District Sub Registrar at Sealdah, (from 06.11.2008 to 02.04.2024) for computer search and as per records available with those aforesaid Offices of the Registrars for the said period for computer search, no adverse entry has been found in the records of computer search from the aforesaid Offices during those periods.

Abdul Rahman
Advocate

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(2)

The searching copies are annexed herewith.

Title over the Land emerged since the year

Nature of Title : Ownership based.

My report on the title and interest of the property

WHEREAS by a registered Bengali Partitioned Deed dated 16.03.1993, which was registered at A.D.S.R Alipore, 24 Paraganas (South) and recorded in Book No. I, Volume No. 70, Pages 301 to 310, Being No. 3767, for the year 1993, One Jatindra Nath Naskar, Lakshmi Kanta Naskar and Nishi Kanta Naskar, all are sons of Late Chinibas Naskar @ Srinibas Naskar partitioned their landed property of ALL THAT piece and parcel of Bastu Land total measuring about 4 (Four) Cottahs 8 (Eight) Chittacks be the same a little more or less including 4 (Four) feet wide common passage (measuring 9 chittacks) together with tiles shed structures standing thereon with right to use of 12' feet wide Road on the Northern side of the Land comprised in Mouza Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61/C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

AND WHEREAS among them Jatindra Nath Naskar allotted separately exclusively and absolutely by the aforesaid registered partition deed dated 16.03.1993 ALL THAT piece and parcel of Bastu land measuring about 1 (one) Cottah 7 (Seven) Chittacks ("Lot- A" Schedule "KH") be the same a little more or less together with right to use of 4 feet wide common passage on the Eastern side of the land together with tiles shed structures standing thereon out of the said 4 (Four) Cottahs 8 (Eight) Chittacks land comprised in Mouza Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61/C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

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AND WHEREAS the said Jatindra Nath Naskar mutated his name with the record of the Kolkata Municipal Corporation and his name was recorded in the record of the K.M.C. in respect of his allocated portion of land and structures and his portion was re – assessed and re – numbered as Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 – 067 – 11 – 0415 – 8, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

AND WHEREAS Lakshmi Kanta Naskar allotted separately exclusively and absolutely by the aforesaid registered partition deed dated 16.03.1993 ALL THAT piece and parcel of Bastu land measuring about 1 (one) Cottah 4 (Four) Chittacks ("Lot- B" Schedule "GA") be the same a little more or less together with right to use of 4 feet wide common passage on the Northern side of the land together with tiles shed structures standing thereon out of the said 4 (Four) Cottahs 8 (Eight) Chittacks land comprised in Mouza Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61/C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

AND WHEREAS the said Lakshmi Kanta Naskar mutated his name with the record of the Kolkata Municipal Corporation and his name was recorded in the record of the K.M.C. in respect of his allocated portion of land and structures and his portion was re – assessed and re – numbered as Premises No. 61C/1, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 – 067 – 11 – 0730 – 5, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

AND WHEREAS Nishi Kanta Naskar allotted separately exclusively and absolutely by the aforesaid registered partition deed dated 16.03.1993 ALL THAT piece and parcel of Bastu land measuring about 1 (one) Cottah 4 (Four) Chittacks ("Lot- C" Schedule "GHA") be the same a little more or less together with right to use of 4 feet wide common passage on the Southern side and Eastern side of the land together with

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tiles shed structures standing thereon out of the said 4 (Four) Cottahs 8 (Eight) Chittacks land comprised in Mouza Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61/C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

AND WHEREAS the said Nishi Kanta Naskar mutated his name with the record of the Kolkata Municipal Corporation and his name is recorded in the record of the K.M.C. in respect of his allocated portion of land and structures and his portion was re – assessed and re – numbered as Premises No. 61C/2, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 – 067 – 11 – 0731 – 7, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

AND WHEREAS the said Jatindra Nath Naskar died intestate on 01.03.2004 leaving behind him, his wife namely Laxmi Naskar, and two sons namely Sudhir Naskar and Dilip Naskar and only daughter namely Arati Halder, as his legal heirs and representatives of his estate including the aforesaid property left by him.

AND WHEREAS the said Lakshmi Kanta Naskar died intestate on 16.01.2005 leaving behind him, his wife namely Chaya Rani Naskar, and one son namely Uttam Naskar, one daughter namely Tumpa Sardar as his legal heirs and representatives of his estate including the aforesaid property left by him.

AND WHEREAS by a registered Deed of Exchange dated 30.07.2019 which was registered at the Office at D.S.R. III, at Alipore and recorded in Book No. I, Volume No. 1603 - 2019, Pages from 84841 to 84867, being No. 160302650, for the year 2019 the Laxmi Naskar, wife of Late Jatindra Nath Naskar, Sudhir Naskar, Dilip Naskar, both son of Late Jatindra Nath Naskar, and Arati Halder, daughter of Late Jatindra Nath Naskar, jointly hereby conveyed and exchanged ALL THAT piece and parcel of Bastu Land measuring more or less an area of undivided 1/2 (half) share i.e. 517.5 Sqft., equivalent to 11 (eleven) Chittacks 22.5 (twenty two point five) Sqft., appurtenant land out of net land measuring 1 (One) Cottah 7 (Seven) Chittacks together with tiles shed structures measuring 250 Sqft., out of 500 Sqft., being Premises No. 61C, Dr.

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Girindra Sekhar Bose Road, Ward No. 067, Assessee No. 21 – 067 – 11 – 0415 – 8, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Parganas (South) together with common easement rights and facilities attached thereto unto and in favour of the Nishi Kanta Naskar **AND WHEREAS** on the same deed the said Nishi Kanta Naskar, conveyed and exchanged ALL THAT piece and parcel of Bastu Land measuring more or less an area of undivided 1/2 (half) share i.e. 450 Sqft., equivalent to 10 (ten) Chittacks appurtenant land out of net land measuring 1 (One) Cottah 4 (four) Chittacks together with tiles shed structures measuring 250 Sqft., out of 500 Sqft., being Premises No. 61C/2, Dr. Girindra Sekhar Bose Road, Ward No. 067, Assessee No. 21 – 067 – 11 – 0731 – 7, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Parganas (South) together with common easement rights and facilities attached thereto unto and in favour of the Laxmi Naskar, wife of Late Jatindra Nath Naskar, Sudhir Naskae , Dilip Naskar, both son of Late Jatindra Nath Naskar, and Arati Halder, daughter of Late Jatindra Nath Naskar.

AND WHEREAS thereafter the said Nishi Kanta Naskar and Laxmi Naskar, Sudhir Naskae , Dilip Naskar, and Arati Halder, jointly amalgamated their property i.e., ALL THAT piece and parcel of Bastu Land measuring about 2 (Two) Cottahs 11 (Eleven) Chittack be the same a little more or less together with 1000 Sqft., tiles shed structures standing thereon lying in and situated at Municipal Premises No. 61C/2, 61C, Dr. Girindra Sekhar Bose Road, Ward No. 067, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Parganas (South) in the record of the Kolkata Municipal Corporation and the said entire property re - assessed and re - numbered as 61C, Dr. Girindra Sekhar Bose Road, Ward No. 067, Assessee No. 21 – 067 – 11 – 0415 – 8, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Parganas (South).

AND WHEREAS by a registered Deed of Amalgamation dated 11.04.2022 which was registered at the Office at D.S.R. III, at Alipore and recorded in Book No. I, Volume No. 1603 - 2022, Pages from 190762 to 190795, being No. 160305650, for the year 2022 the Nishi Kanta Naskar, Laxmi Naskar, Sudhir Naskae , Dilip Naskar, both son of Late Jatindra Nath Naskar, and Arati Halder, daughter of Late Jatindra Nath

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(6)

Naskar, jointly hereby conveyed and exchanged **ALL THAT** piece and parcel of Bastu Land of undivided $\frac{1}{2}$ portion out of land measuring about 2 (Two) Cottahs 11 (Eleven) Chittack be the same a little more or less together with right to use of 4 feet wide common passage on the Southern side and Eastern side of the Land together with 1000 Sqft., tiles shed structures standing thereon comprised in Mouza Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 067, Assessee No. 21 067 – 11 – 0415 – 8, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Parganas (South) unto and in favour of Chaya Rani Naskar, wife of Late Lakshmi Kanta Naskar, Uttam Naskar and Tumpa Naskar, son and daughter of Late Lakshmi Kanta Naskar, **AND WHEREAS** on the same deed the said Chaya Rani Naskar, wife of Late Lakshmi Kanta Naskar, Uttam Naskar and Tumpa Naskar, son and daughter of Late Lakshmi Kanta Naskar, conveyed and exchanged **ALL THAT** piece and parcel of Bastu land measuring about 1 (one) Cottah 4 (Four) Chittacks be the same a little more or less together with right to use of 4 feet wide common passage on the Northern side of the Land together with 500 Sqft., tiles shed structures standing thereon comprised in Mouza Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61C/1, Dr. Girindra Sekhar Bose Road, Ward No. 067, Assessee No. 21 – 067 – 11 – 0730 – 5, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South), together with common easement rights and facilities attached thereto unto and in favour of the Nishi Kanta Naskar , Laxmi Naskar, Sudhir Naskae , Dilip Naskar, and Arati Halder.

AND WHEREAS thereafter the said Nishi Kanta Naskar and Laxmi Naskar, Sudhir Naskae , Dilip Naskar, and Arati Halder, Lakshmi Kanta Naskar, Uttam Naskar and Tumpa Naskar, jointly amalgamated their property of **ALL THAT** piece and parcel of Bastu Land total measuring about 4 (Four) Cottahs 8 (Eight) **Chittacks** be the same a little more or less (including 9 chittacks common passage land) together with

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(7)

1500 Sqft., tiles shed structures standing thereon lying in and situated at Municipal Premises No. 61C, 61C/1, Dr. Girindra Sekhar Bose Road, (Natore Park – Bediadanga 2nd Lane), Ward No. 67, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

AND WHEREAS the said Arati Halder relinquished her right, title, interest, demand, claim, possession over the said property and verbally gifted her share to her mother and two brothers and gave no objection for mutation in the name of Laxmi Naskar, Sudhir Naskae , and Dilip Naskar, accordingly.

AND WHEREAS the said Nishi Kanta Naskar, Laxmi Naskar, Sudhir Naskae , Dilip Naskar, Chaya Rani Naskar, Uttam Naskar and Tumpa Sardar mutated their names with the record of the Kolkata Municipal Corporation and their names are recorded in the record of the K.M.C. in respect of the said land and structures and re – assessed and re – numbered as Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 – 067 – 11 – 0415 – 8, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

THUS the said Nishi Kanta Naskar, Laxmi Naskar, Sudhir Naskae , Dilip Naskar, Chaya Rani Naskar, Uttam Naskar and Tumpa Sardar subsequently became the owner and possessor in respect of **ALL THAT** piece and parcel of Bastu Land total measuring about **4 (Four) Cottahs 8 (Eight) Chittacks** be the same a little more or less (including 9 chittacks common passage land) together with 1500 Sqft., tiles shed structures standing thereon lying in and situated at Municipal Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 – 067 – 11 – 0415 – 8, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

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(8)

Other observations:

The property is entitled free from any type of vested interest of any minor and the title has not been originated and emanated from any HUF. No. lease or grant is present over the same.

Certificate:-

I, do hereby certify that **ALL THAT** piece and parcel of Bastu Land total measuring about **4 (Four) Cottahs 8 (Eight) Chittacks** be the same a little more or less (including 9 chittacks common passage land) together with 1500 Sqft., tiles shed structures standing thereon lying in and situated at Municipal Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 – 067 – 11 – 0415 – 8, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South) at present owned by Nishi Kanta Naskar, Laxmi Naskar, Sudhir Naskae , Dilip Naskar, Chaya Rani Naskar, Uttam Naskar and Tumpa Sardar appear to be free from all sorts of encumbrances, charges, acquisitions, liabilities, lien, lispensens and attachments on any kind and/or like from any corner whatsoever and the title is absolute valid, free, clear, and marketable and certifying this property after going through the photocopy of the deed of amalgamation above mentioned provided by the present owners.

Encl :-

Copy of Deed of Amalgamation being No. 5650/2022.

Present Tax Bill.

Search application of A.R.A. I, dated 28.03.2024,

D.S.R. III dated 02.04.2024,

A.D.S.R. Sealdah dated 02.04.2024.

Abdul Rahaman
Advocate

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 28-03-2024

Serial No of Application	1901010538/2024	Search No	1901010538/2024
Search for the Years	From 2002 To 2024	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Kasba, , Premises: 61C, Road: Dr. G. S. Bose Road, Ward: 67		
From whom Received	A RAHAMAN		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 22 /-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



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

Date of Application: 02-04-2024

Serial No of Application	1606002014/2024	Search No	1606002014/2024
Search for the Years	From 2008 To 2024	Record Available	From 06/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Kasba, , Premises: 61C, Road: Dr. G. S. Bose Road		
From whom Received	A Rahaman		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 16/-	

Search Result: No Record Found

(Mr Amitava Ghosal)
A.D.S.R. SEALDAH
OFFICE OF THE A.D.S.R. SEALDAH



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 02-04-2024

Serial No of Application	1603006282/2024	Search No	1603006282/2024
Search for the Years	From 2003 To 2024	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Kasba, , Premises: 6/C, Road: Dr. G. S. Bose Road		
From whom Received	A RAHAMAN		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 21/-	

Search Result: No Record Found

(Mr Debasish Dhar)

D.S.R. - III SOUTH 24-PARGANAS

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

