

Ref:

Date: 22.03.2022

NON-ENCUMBRANCES CERTIFICATE & REPORT ON TITLE


Ref:- An area of land total measuring **26 (Twenty Six) Cottahs 15 (Fifteen) Chittak 29 (Twenty Nine) Sq. ft.** be the same a little more or less in Mouza- Baishnabghata, J.L. No. 28, Dag No. 417, 418, 419, 423, Khatian No. 509, 510, 527, 537, **KMC Premises No. 139/1A, Raja Subodh Chandra Mullick Road,** Assesse No. 21-100-08-0163-3, Police Station–Patuli (formerly Jadavpur), Sub-Registry Office- Alipore under Ward No.- 100 of Kolkata Municipal Corporation, Pin Code-700047, District – 24 Parganas (South);

Present Landowners:- (1) **SRI SUBRATA BAIDYA** , (2) **SRI SUBHAS BAIDYA** and (3) **SRI SATYABRATA BAIDYA** , all sons of - Late Satish Chandra Baidya, by faith– Hindu, by occupation– Advocate & Business, by nationality- Indian, residing at- "Baidya Bhawan", 8, Pranabananda Road, P.O.- Garia, P.S.- Patuli, Kolkata- 700084;

I have caused necessary searches in the Registrar of Assurances Office, Kolkata, District Registry Office- Alipore and Additional District Sub-Registry Office- Alipore for the period of last 30 (thirty) years and have inspected the records and all other relevant documents in respect of the aforesaid property. The search receipts are enclosed herewith.

MY REPORT IS AS FOLLOWS:-

1. That Niro Bewa, wife of- Late Paresh Halder while being the owner of the land measuring about 13 decimal in Dag No. 417 & 418, Khatian No. 509 & 510, both under Mouza- Baishnabghata, J.L. No. 28 sold the said entire land to Satish Chandra Baidya, son of- Tarak Nath Baidya by virtue of a Sale Deed registered on 24.05.1946, before Sadar Joint Sub- Registrar, Alipore and recorded in Book No. I, Volume No. 37, Pages 62 to 63, Being No. 1525, for the year 1946;
2. That Sanatan Chandra Nath & Lalit Mohan Nath, both sons of Sarada Prasad



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Nath and Panchu Bala Nath, wife of- Satya Charan Nath while being the joint owners of the land measuring about 31 decimal in Dag No. 423, Khatian No. 537, under Mouza- Baishnabghata, J.L. No. 28 sold the same to Satish Chandra Baidya, son of- Tarak Nath Baidya by virtue of a Sale Deed registered on 27.02.1963, before Sub- Registrar, Alipore and recorded in Book No. I, Volume No. 17, Pages 244 to 247, Being No. 1738, for the year 1963;

3. That Nanda Dulal Sadhukhan, son of- Late Panchkari Sadhukhan & Panchi Bala Dashi, wife of- Late Panchkari Sadhukhan while being the joint owners of the land measuring about 6 decimal in Dag No. 419, Khatian No. 527, under Mouza- Baishnabghata, J.L. No. 28 sold the same to Satish Chandra Baidya, son of- Tarak Nath Baidya by virtue of a Sale Deed registered on 04.10.1974, before Sub- Registrar, Alipore and recorded in Book No. I, Volume No. 149, Pages 31 to 37, Being No. 5353, for the year 1974;
4. That after purchasing the above-stated lands total measuring about 50 decimal Satish Chandra Baidya mutated his name in the Assessment Records of Corporation of Calcutta (now known as Kolkata Municipal Corporation) and the said lands have been re-numbered as 139, Raja S.C. Mullick Road, 139/1A, Raja S.C. Mullick Road, 139/1B, Raja S.C. Mullick Road, 140, Raja S.C. Mullick Road & 171, Raja S.C. Mullick Road, thereafter on 29.05.1975 Corporation of Calcutta (now known as Kolkata Municipal Corporation) on the basis of an application made by Satish Chandra Baidya amalgamated the above-stated premises into a single premises, i.e. 139/1A, Raja S.C. Mullick Road under Ward No. 100;
5. On the said premises i.e. 139/1A, Raja S.C. Mullick Road, Satish Chandra Baidya constructed a building thereon and started business of Cinema House. The cinema house was named "Mahua" and the present Landowners were partners in that business along with their father (Satish Chandra Baidya).



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6. On 17.10.1979 Satish Chandra Baidya executed an unregistered Will in favour of his 4 (four) sons namely Sri Subrata Baidya, Sri Subhas Baidya, Sri Satyabrata Baidya & Suhas Baidya in respect of the above-stated lands whereon the said “Mahua” cinema hall was situated, with other lands and after the demise of Satish Chandra Baidya on 01.05.1981 his above-stated 4 (four) sons jointly inherited the said lands;
7. Suhas Baidya (one of the sons of Satish Chandra Baidya) died on 18.07.1983 and as per the terms and conditions of the said Will of Satish Chandra Baidya, the share of Suhas Baidya devolved upon his three brothers, i.e. Sri Subrata Baidya, Sri Subhas Baidya, Sri Satyabrata Baidya ;
8. The Additional District Judge, 5th Court, Alipore was pleased to Grant Probate of Will of Late Satish Chandra Baidya in O.S. No. 2 of 1988, which was proved in his court on 06.05.1988 and finally granted the said probate on 28.03.1989 which was arose from original Suit No. 81 of 1987 in Act XXXIX Case No. 103 of 1984 filed before The Ld. District Delegate, Alipore and thereafter the Landowners herein got the joint ownership of the “Mahua” cinema hall along with lands total measuring an area of 50 decimal but after physical measurement which appears to be **1 (One) Bigha 7 (Seven) Cottahs 1 (one) Chittak 36 (thirty six) Sq. ft.** be the same a little more or less.
9. Subrata Baidya, Subhas Baidya & Satyabrata Baidya (all being the Landowners) mutated their names in the Assessment Records of Kolkata Municipal Corporation in respect of the afore mentioned land, and since then they are enjoying the joint ownership of the same without any interferences from anyone;
10. Due to changed business scenario the Landowners herein (the then owners of Mahua Cinema Hall) decided to stop business of running cinema house and did all the needful for the closure of business which includes surrender of licenses vide



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prayer dated 19.05.2015 before the District Magistrate South 24 Parganas, Cinema Licence Department. On 1.08.2019 Cinema Licence Department, Alipore, South 24 Parganas vide Memo no.07/CL informed about closure of “Mahua” cinema hall and cancellation of its licence. Thus the process of closing the business of cinema house was completed.

- 11.** That the present Landowners on 16.01.2019 executed a Boundary Declaration declaring the actual physical measurement of the land of KMC Premises No. 139/1A, Raja Subodh Chandra Mullick Road, Kolkata-700047 is 26 Cottahs 15 Chhittaks 29 Square Feet i.e. 1804.585 Sq.Mt. or 19424 sq.ft. and the said Boundary Declaration was registered in the office of the A.D.S.R. Alipore, Kolkata and recorded in Book No.- I, Volume No. 1905-2019, pages 10452 to 10471, Being No. 160500211 for the year 2019.
- 12.** That the present Landowners have obtained the Building Plan sanctioned by Kolkata Municipal Corporation, Building Department, being No. 2021100045 dated 23.07.2021.

I hereby certify that the afore-mentioned land of present landowners is free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said land has an absolutely clear, free and marketable title.

I hereby also certify that the afore-mentioned land is not subject to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and is fit for equitable mortgage.

Enclosure: Search Receipts


ADVOCATE