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NO ENCUMBRANCE CERTIFICATE

Present owners 1) Sri Sudhan Kumar Dutta, 2) Sri Anil Kumar Dutta @ Sri Sunil Dutta, 3) Sri Sushil Kumar Dutta - all are sons of Late Sukhamoy Dutta, residents of 32, Durganagar Station Road, Lokenath Bhawan, P.O. Rabindra Nagar, P.S. Nimta, Kolkata - 700 065.

Property in question : All that land measuring 5 cottahs recorded in R.S & L.R. Dag No.92 under R.S. Khatian No.480 corresponding L.R. Khatian No.6051 (in the name of Sudhan Kumar Dutta), L.R.Khatian No.6056 (in the name of Sushil Kumar Dutta, L.R.Khatian No.6055 (in the name of Sunil Dutta) of Mouza Sultanpur, J.L.No.10, within the limit of North Dum Dum Municipality, Ward No.21, Holding No.32(211) Station Road, under jurisdiction of Nimta Police Station, PIN :700 065.

Devolution of Title : All that chunk of land within the District North 24-Parganas of Mouza Sultanpur was owned by Saiyadali Sanpui and AJed Ali Sanpui and others jointly.

To dispell the inconveniences of joint possession, Ajed Ali Sanpui being plaintiff filed one title suit being No.1954/77 before the 2nd Subjudge at Alipur and the said suit was disposed by dint of a compromise decree and as per the said compromise decree Saiyad Ali Sanpui became owner of 99 decimal land recorded in R.S.Dag No.92.

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And whereas being owner while the said Saiyad Ali Sanpui was in possession he transferred certain quantum of land in favour of Sova Rani Dutta Vide Deed No.4923/1963 which was copied in Book No.1, Volume No.80, Pages from 26 to 28, Office : S.R.Cossipore Dum Dum.

After such purchase, the said Sova Rani Dutta had been possessing and enjoying the said land by erecting dwelling house thereon. While the situation as above was going on, said Sova Rani Dutta renounced her right, title and interest in respect of land measuring 5 cottahs recorded in R.S.Dag No.92 under R.S. Khatin No.480 of Mouza Sultanpur, J.L.No.10 within the limit of North Dum Dum Municipality under jurisdiction of Nimta Police Station in favour of Sukhamoy Dutta and Ava Rani Dutta by dint of a Sale Deed being No.5232/1989 which was copied in the Book No.1, Pages No.from 473 to 482, Volume No.111, Office : A.D.S.R. Cossipur Dum Dum. Being owners, aforesaid Sukhamoy Dutta and Ava Rani Dutta erected (G+1) storey building on their purchased land.

And whereas while Sukhamoy Dutta and Ava Rani Dutta was in possession all on a sudden Sukhamoy Dutta died without executing any testamentary or non-testamentary instrument in respect his undivided 1/2 share of land which was purchased by him and his wife in the year 1989 i.e. he (Sukhamoy Dutta) died intestate leaving behind 3 sons the present owners herein and his wife Ava Rani Dutta and 4 daughters as a efficacy the deceased Sukhamoy Dutta's undivided 1/2 share devolved upon the aforesaid legal heirs equally as per The Hindu Succession Act, 1956. So after death of Sukhamoy Dutta, his three sons and four daughters each became owner of undivided undemarcated 1/16th share of property in question by way of inheritance and his wife became owner of undivided undemarcated 9/16

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Manash Sen

B. Com. LLB
Barasat Judges Court
South Block, Room No. : 26

Chamber :
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7-30 p.m. to 9.30 p.m.
Mobile : 9831018097

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share of property in question by way of purchase and inheritance.

And whereas the wife of Sukhamoy Dutta namely Ava Rani Dutta disposed of her undivided, undemarcated 9/16th share of property in question by execution of a Deed of Gift being No.02257/2013 which was copied in Book No.1, Volume No.12, pages from 2090 to 2101, Office : A.D.S.R. Cossipur Dum Dum in favour of the present owners herein and simultaneously the four daughters of deceased Sukhamoy Dutta namely Dipali Bhowmick, Madhabi Ghosh, Bina Sarkar and Sabita Sarkar transferred their undivided, undemarcated 3/16th share of property in question Vide Deed of Gift being no.12130/21 copied in Book No.1, volume No.1501-2021, Pages from 376474 to 376522, Office, D.S.R.I, Barasat.

So I opine that the present owners become the absolute owner of the property in question by way of inheritance and Deed of Gift and the property in question is free from any encumbrances and they have marketable title in that respect.

Enclo :

1. Deed of Gift No.002257/13, 12130/21,
2. Tax Receipt.
3. L.R.R.O.R.

Yours faithfully,

Manash Sen

MANASH SEN
Advocate