

SOMESH MISHRA,
Advocate, High Court, Kolkata

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High Court, Calcutta
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Kolkata-700 086
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Email : mishrasomesh08@gmail.com

Dated : 16.07.2024

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : All that piece and parcel of land measuring an area of 5 (Five) Cottahs 14 (Fourteen) Chittacks situate at Mouza – Kalikapur, J.L. No. 20, R.S. No. 2, Touzi Nos. 3, 4, 5 - 12, comprising in R.S. Dag No. 375, under R.S. Khatian No. 342, within The K.M.C. Ward No.109, Assessee No.31-109-06-0047-7, Kolkata – 700 099.

PRESENT OWNER:

SRI MANORANJAN MONDAL, son of Late Biswanath Mondal, residing at 129/8, Purbachal Kalitala Road, Police Station : Kasba, Post Office : Haltu, Kolkata – 700 078.

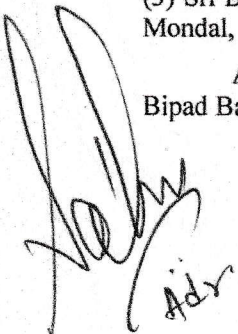
I have caused necessary searches the above mentioned property in the office of D.R. Alipore and A.D.S.R. Sealdaha and R.A. Kolkata from 2009 to 15.07.2024 and I have gone through the Title Deed, Link Deed, Mutation Certificate, sanctioned building plan etc. My search report is as follows :-

WHEREAS the previous Vendors namely (1) Sri Bibhuti Bhushan Mondal, (2) Sri Madhab Chandra Mondal, (3) Sri Bipad Baran Mondal, (4) Sri Patit Paban Mondal, (5) Sri Madhusudan Mondal, all sons of Late Laxmi Kanta Mondal, all of residing at 12A, Behari Lal Mondal Main Road, Police Station- Kasba, Kolkata- 700 078, District- South 24 Parganas and (6) Smt. Biva Mondal, daughter of Late Laxmi Kanta Mondal, wife of Sri Sushil Mondal, residing at 6 No. Dum Dum, Raghunathpur, Police Station - Dum Dum, District- North 24 Parganas are the joint Owners of a plot of land measuring land area of 11 (Eleven) Cottahs 12 (Twelve) Chittacks 0 (Zero) Sq.ft. situated in Mouza- Kalikapur, J.L. No. 20, Police Station- Purba Jadavpur (formerly P.S.- Kasba) comprising in R.S. Dag No. 375, under R.S. Khatian No. 342 corresponding to C.S. Dag No. 306/325, under C.S. Khatian No. 50, 36, 3 and 170 by virtue of inheritance after the death of their parents namely Laxmi Kanta Mondal and Kamala Mondal.

AND WHEREAS in his life time said Laxmi Kanta Mondal purchased the above mentioned property and also other lands and property measuring an area of 1.69 acres on different Dags and Khatians of Mouza - Kalikapur, J.L. No. 20, comprising in R.S. Dag No. 375, under R.S. Khatian No. 342 and also other Dags and Khatians as mentioned in the Deed within Police Station- formerly Kasba, at present Police Station- Purba Jadavpur, District- South 24 Parganas by virtue of a registered Deed of Sale dated 30.05.1967 registered in the office of Sub-Registrar of Alipore and entered into Book No. 1, Volume No. 70, at Pages 153 to 164, Deed No. 3942 for the year 1967 from the previous Owner/Vendor namely one Sri Ambika Charan Sardar, son of Late Khela Ram Sardar of Village- Laskarpur, Garagachha, District- South 24 Parganas.

AND WHEREAS said Laxmi Kanta Mondal died intestate on 03.04.1991 and his wife namely Kamala Mondal died intestate on 13.09.2004 leaving behind their only legal heirs and successors i.e. five sons and one married daughter namely (1) Sri Bibhuti Bhushan Mondal, (2) Sri Madhab Chandra Mondal, (3) Sri Bipad Baran Mondal, (4) Sri Patit Paban Mondal, (5) Sri Madhusudan Mondal, and (6) Smt. Biva Mondal, who jointly inherited the entire property left by their parents as per Hindu Succession Act, 1956.

AND WHEREAS said (1) Sri Bibhuti Bhushan Mondal, (2) Sri Madhab Chandra Mondal, (3) Sri Bipad Baran Mondal, (4) Sri Patit Paban Mondal, (5) Sri Madhusudan Mondal, and (6) Smt. Biva Mondal,


Adv

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have individually recorded the property in the record of B.L. & L.R.O. Kasba in respect of the land area measuring 11 (Eleven) Cottahs 12 (Twelve) Chittacks situated in Mouza – Kalikapur, J.L. No. 20, comprising in R.S. Dag No. 375, under R.S. Khatian No. 342, corresponding to C.S. Dag No. 306/325, within Police Station – Purba Jadavpur, (formerly Police Station – Ksaba), Kolkata – 700 099, within K.M.C. Ward No. 109 by six Mutation Cases vide Nos. 886/2010, 887/2010, 888/2010, 889/2010, 890/2010 and 891/2010 in favour of Sri Bipad Baran Mondal, Sri Madhusudan Mondal, Sri Madhab Chandra Mondal, Sri Biva Mondal, Sri Bibhuti Bhushan Mondal and Sri Patit Paban Mondal, respectively.

AND WHEREAS by virtue of a registered Deed of Declaration dated 25.03.2011, registered in the office of District Sub-Registrar - III, Alipore, South 24 Parganas and recorded into Book No. 1, CD Volume No. 5 at Pages 2411 to 2421, Deed No. 2407 for the year 2011 said (1) Sri Bibhuti Bhushan Mondal, (2) Sri Madhab Chandra Mondal, (3) Sri Bipad Baran Mondal, (4) Sri Patit Paban Mondal, (5) Sri Madhusudan Mondal, and (6) Smt. Biva Mondal, declared that as per present physical measurement the total land area is 11 (Eleven) Cottahs 12 (Twelve) Chittacks 0 (Zero) Sq.ft..

AND WHEREAS by virtue of a registered Deed of Sale dated 01.04.2011, registered in the office of District Sub-Registrar - III, Alipore, South 24 Parganas and recorded into Book No. 1, CD Volume No. 5 at Pages 6753 to 6771, Deed No. 2594 for the year 2011, said (1) Sri Bibhuti Bhushan Mondal, (2) Sri Madhab Chandra Mondal, (3) Sri Bipad Baran Mondal, (4) Sri Patit Paban Mondal, (5) Sri Madhusudan Mondal, and (6) Smt. Biva Mondal, jointly sold, conveyed, transferred, assigned and granted part of the land measuring an area of 5 (Five) Cottahs 14 (Fourteen) Chittacks situated in Mouza – Kalikapur, J.L. No. 20, comprising in R.S. Dag No. 375, under R.S. Khatian No. 342, corresponding to C.S. Dag No. 306/325, within Police Station – Purba Jadavpur, within the K.M.C. Ward No. 109, Kolkata – 700 099, in favor of the present LAND OWNER herein.

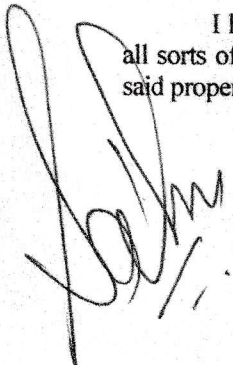
AND WHEREAS thereafter the **Owner** herein mutated his name in the record of The KMC known as KMC Premises No.47, Kalikapur, within the KMC Ward No.109, within the Police Station – Sonarpur, Kolkata – 700 084.

AND WHEREAS the **OWNER** herein is the owner of the entire plot of land measuring an area of 5 (Five) Cottahs 14 (Fourteen) Chittacks situate at Mouza – Kalikapur, J.L. No. 20, R.S. No. 2, Touzi Nos. 3, 4, 5 - 12, comprising in R.S. Dag No. 375, under R.S. Khatian No. 342, within The K.M.C. Ward No.109, known as KMC Premises No.47, Kalikapur, Assessee No.31-109-06-0047-7, Kolkata – 700 099.

AND WHEREAS the LAND OWNER has taken the sanction of the **Ground Plus Four Storied Building Plan with lift facility** vide Building Permit No.2023120327 dated 13.10.2023 from The Kolkata Municipal Corporation.

During investigations the available records from 2009 to 15.07.2024 in the office of D.R. Alipore and A.D.S.R. Seldaha and R.A. Kolkata no adverse entry is found in respect of the above mentioned property.

I hereby certify that the above mentioned property of **SRI MANORANJAN MONDAL**, are free from all sorts of encumbrances, charges, liabilities, lives and lispendents, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.



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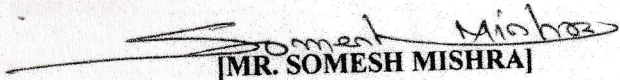
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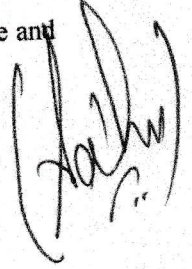
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I also hereby certify that the above mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for the equitable mortgage.

Two Search Receipt Nos.(i)REGN-BB-479712 dated 15.07.2024 issued by D.R. Office Alipore and (ii) REGN-BB-143470 dated 15.07.2024 issued by R.A. Kolkata are enclosed herewith.


[MR. SOMESH MISHRA]
Advocate

SOMESH MISHRA
ADVOCATE
HIGH COURT CALCUTTA
69/1, BAGHAJATIN PLACE
KOLKATA - 700086
Enrol No. F/985/2008



No. REGN BB 479712

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 18012
- 2. Date of application 15-7-24
- 3. Search for the year (s) 2009 → 24
- 4. Name of office to which the record to be searched or inspected relates
DR + SR - Sealdah
- 5. Name of person or property to be searched 47 Kali Kapur Rd
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 11
- 8. From whom received S. Misra
- 9. Fees paid under Article 34/-
- F (1) (i)
- F (2) (ii)
- F (2)



No. REGN BB 143470

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application..... 44575
- Date of application 15.12.24
- Search for the year (s) 2010-24
- 4. Name of office to which the record to be searched or inspected relates A
- 5. Name of person or property to be searched C
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 47 Kollkatepur Pl
- 8. From whom received S. Majumdar
- 9. Fees paid under Article —
 - F (1) (i) 100
 - F (2) (ii)
 - F (2)

Registrar of