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Date ..... 22 - 4 - 21

### Non Encumbrances Search Certificate

This is to certify that I have caused search the property of the holding No. 222, G.T. Road, P.S.- Shibpur, Dist. Howrah through the Regd. Searcher Pradip Kumar Hazra, of D.R. Office, Howrah for the years from 1990 to 2021 till date in the District Sub-Registry office at Howrah in Index-II.

That I came to learn from the deed of sale dated 27/05/2019 that vide deed no. 3418, in the A.D.S.R. at Howrah that one Amritlal Mukhopadhyay was the original owner and orruper of the then Howrah Municipality Holding No. 222, and 222/1, G.T.Road (South), Police Station- Shibpur, District- Howrah, PIN 711 102, consisting of Mocarari Mourashi Bastu land measuring about 12 Cottahs 07 Chittacks 33 sq.ft. be the same a little more or less with structure standing thereon including all easement rights over the same and other properties and by virtue of a Deed of Sale registered on 13/10/1923 and Amritlal Mukhopadhyay sold the said property to Krishnadhan Bandopadhyay and while he seized and possessed the same the said Krishnadhan Bandopadhyay prior to 1956 died intestate leaving behind him his five sons namely Sri Baruneshwar Bandopadhyay, Sri Baruneshwar Bandopadhyay, Sri Bhubaneshwar Bandopadhyay, Sri Biseswar Bandopadhyay, Sri Kashiswar Bandopadhyay, and Sri Tarakeshwar Bandopadhyay, as his only 5 (Five) heirs upon intestacy as per the then Hindu Law and while the said 5 (Five) brothers were jointly seized and possessed of the same Sri Tarakeshwar Bandopadhyay, died intestate leaving behind him his wife Smt. Anila Devi (having then had a widow's

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life interest) and 3 (three) minor sons namely Sri Paban Kumar Bandopadhyay,, Sri Tapan Kumar Bandopadhyay, and Sri Khoka Bandopadhyay, and thereafter Sri Bisseswar Bandopadhyay,, file a Partition Suit being Title No.55 of 1946 in the court of District Judge Howrah and by a compromise final Partition Decree passed in the said suit in the court of the Learned District Judge, Howrah and the said property was allotted in favour of Sri Baruneshwar Bandopadhyay, absolutely and forever and being seized and possessed of the same as exclusive owner and occupier, for need of money the said Sri Baruneshwar Bandopadhyay, as Vendor by virtue of a Deed of Sale executed and registered on 30/01/1948 before the office of the Additional District Sub-registrar at Calcutta vide Book No.1, Volume No.20, at pages from 192 to 198, being Deed No. 338, for the year 1948, sold the entire premises No.222, G.T. Road (S) Shibpur, Howrah, (as mentioned in Schedule "Ka" ) and a partition of premises No.222/1, G.T. Road (S), Shibpur, District- Howrah (as mentioned in Schedule "Kha" therein) measuring about 10 Cottahs 12 Chittacks 27 sq.ft. and 1 Cottahs 7 Chittacks 33 sq.ft. of land respectively together with structures standing thereon along with all fittings and fixtures thereon of the then Howrah Municipal Holding No. 222 and 222/1, G.T. Road (S), Police Station- Shibpur, District- Howrah including all easement rights over the same in favour of Sri Harendra Krishna Das became the sole and absolute owner of the property totally measuring about 12 cottahs 07 Chittacks 33 Sq.ft. be the same a little more or less together with structures standing thereon including all easements rights over the same (hereinafter referred to as the said Property and mentioned in the

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Schedule given below) and thereafter upon the application of said new owner Harendra Krishna Das before the Howrah Municipality for amalgamation and mutation Holding 222/1 G.T. Road was amalgamated with Holding No.222 G.T. Road (S), Police Station- Shibpur, District- Howrah and the name of Harendra Krishna Das as Owner of the said property was mutated in the record of Howrah Municipality, as such the entire property has been seized and possessed of by said Sri Harendra Krishna Das and said Harendra Krishna Das died intestate in the year 1960 leaving behind his wife Smt. Nikunjo Bala Dasi and four sons Prosonna Kumar Das, Arun Kumar Das, Prasanta Kumar Das and Provat Kumar Das one daughter namely Smt. Namita Das jointly owned and possessed the said property in equal 1/6<sup>th</sup> Shares.

AND WHEREAS while said Smt. Nikunjo Bala Dasi, Prosonna Kumar Das, Arun Kumar Das, Prasanta Kumar Das and Provat Kumar Das and Smt. Namita Das were jointly seized and possessed the said property of the then Howrah Municipality now Howrah Municipal Corporation Holding no.222, G.T. Road (South) Police Station Shibpur, District- Howrah, ward No. 34, the said Nikunja Bala Dasi died intestate in the Year 1971 and her undivided 1/6<sup>th</sup> Share in the said property devolved upon her said 4 (four) sons and 1 (one) daughter.

AND WHEREAS Prasanna Kumar Das died as Bachelor and intestate in the same year 1971, after his mother and as such the undivided 1/6<sup>th</sup> share of Prasanna Kumar Das devolved upon his 3 (Three) surviving siblings brothers being Arun Kumar Das, Prosonna Kumar Das, Provat Kumar Das and 1 (one) sister namely Smt. Namita Das and thus each

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one of them became entitled to an undivided 1/4<sup>th</sup> share of the said property.

AND WHEREAS the said Prosanta Kumar Das died on 21/12/2010 intestate leaving behind him his widow Smt. Gayatri Das and 2 (Two) married daughters namely Smt. Madhu Chanda Ghosh wife of Sri Malay Kumar Ghosh and Smt. Sharmistha Biswas wife of Sri Debasish Biswas, as his only 3 (Three) heirs and legal representatives under the Hindu Succession Act, 1956, who jointly inherited the undivided 1/4<sup>th</sup> share of the said Prosanta Kumar Das, since deceased in equal share.

AND WHEREAS on 19/04/2006 the said Provat Kumar Das died intestate leaving behind his only son Sri Amit Das (the Vendor herein) and one married daughter namely Smt. Rita Roy and as his heirs under the Hindu Succession Act 1956 and legal representatives and be it mentioned herein that wife of Provat Kumar Das namely Smt. Rama Das predeceased him on 06/01/2006 as such his said 2 (Two) heirs and legal representatives jointly inherited the undivided 1/4<sup>th</sup> share of the said Provat Kumar Das since deceased in equal share (i.e. Amit Das=1/8<sup>th</sup> (12.5%) and Smt. Rita Roy=1/8<sup>th</sup> (12.5%).

AND WHEREAS on 01/08/2014 by a Deed of Gift executed by the said Smt. Madhu Chanda Ghosh and Smt. Sharmistha Biswas jointly gifted their 1/4<sup>th</sup> share of the said property jointly to Sri Amit Das (the Vendor herein) which was registered in the Office of Additional Registrar of Assurance-I, Kolkata (Book No.1, volume No. 1901-2019, Pages from 115415 to 115441, Being No. 190102362, for the year 2019 and after such gift the said Sri Amit Das (the Vendor herein) became the owner of

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the said 1/4<sup>th</sup> share of the said property from the heirs of Prasanta Kumar Das since deceased, as aforesaid and after such Gift the said Sri Amit Das, the Vendor herein thus became the owner of undivided 3/8<sup>th</sup> (37.5%) share in the said property (his personal 1/8<sup>th</sup> Share + Gifted 1/4<sup>th</sup> share = 3/8 i.e. 37.5%) as described in the schedule given below.

AND WHEREAS on 10/05/2019 by Deed of Gift executed by SMT. NAMITA DAS wife of Mihir Das daughter of Late Harendra Krishna Das gifted her 1/4<sup>th</sup> share of the said property to SHRI AMIT DAS son of Late Provat Kumar Das (the Vendor herein) which was Registered in the office of Additional District Sub-Registrar Howrah and recorded in Book No. I, Volume No. 0502-2019 Pages from 110482 to 110511, Being No. 050203306, for the year 2019 and after such gift, the said AMIT DAS became the owner of 62.5% share in the property (his personal 1/8<sup>th</sup> share (12.5%) + 1/4<sup>th</sup> gifted share of Smt. Gayatri Das and others (25%) + 1/4<sup>th</sup> share of Smt. Namita Das (23%).

AND WHEREAS on 10/05/2019 by a Deed of Gift executed by SMT. RITA ROY wife of Asish Kumar Roy, daughter of Late Provat Das alias Provat Kumar Das, gifted her 1/8<sup>th</sup> share of the said property to SHRI AMIT DAS son of Late Provat Kumar Das (the Vendor herein), which was Registered in the office of Additional District Sub-Registrar Howrah and recorded in Book No. 1, Volume No. 0502-2019, pages from 110451 to 110481, Being No. 050203307, for the year 2019 and after such gift. The said AMIT DAS became the owner of 75% share in the property (his personal 1/8<sup>th</sup> share (12.5%) + 1/4<sup>th</sup> gifted share of Smt. Gayatri Das

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and others (25%) + 1/4<sup>th</sup> share of Smt. Namita Das (25%) and 1/8<sup>th</sup> share of Smt. Rita Roy (12.5%).

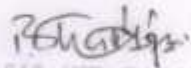
AND WHEREAS Sri Amit Das sold out the said property to Abdul Salam Khan, by way of Deed of Sale vide no. 3418, for the 2019 in A.D.S.R. at Howrah and the said property is free from all encumbrances.

The original search receipts and search reports are enclosed herewith.

  
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