

**Amales Maji**

**Advocate**

**Judges' Court, Howrah  
Howrah Bar Association  
Room No.-3,**

**Mob. : 9231971028**

**Mob. : 9007796767**

**Residence & Chamber :**

**26/1/1, Umacharan Bhattacharjee Lane,  
P.S. & Dist.-Howrah-711101**

Ref. No.....

Date 17.01.2015

**NON ENCUMBRANCES CERTIFICATE  
AND DETAILED REPORT ON TITLE**

**Ref :-** An area of land about 3 Bighas 15 Cottahs 10 Chittaks 26 Sq. feet, together with several building structures constructing thereon, situated at part of Holding No. 24/2, Onkarmal Jetia Road, (corresponding to Dag No. 179, under Khatian Nos. 128, 133, 134, 135, 137, 138, 139 & 140, within Mouza Shibpur, Touzi No. 798), P.S. Shibpur, District Howrah, within H.M.C. ward no. 38.

**Land Owner:-** BENGAL GHG DEVELOPERS PVT. LTD., a private Limited Company, having its office at 80, Bentinck Street, Kolkata - 700 001.

I have caused necessary searches in the District Sub-Registrar and Additional District Sub-Registrar, Howrah for the period from 2007 to 2014 through the Record Searcher Sukhendu Kumar Samanta in respect of Holding No. 24/2, Onkarmal Jetia Road, P.S. Shibpur, District Howrah and also inspected the search report for the period of 1977 to 2007 in respect of Holding No. 24, Onkarmal Jetia Road, P.S. Shibpur, District Howrah searched by the Record Searcher Goutam Kumar Santra, Howrah Registry office. I have also inspected title deeds, Assessment Register of Howrah Municipal Corporation and Settlement record, No objection of Urban Land Ceiling Department, sanctioned building plan and other documents in respect of the said property.

**My report is as follows :-**

A. The entire property of present holding no. 24, Onkarmal Jetia Road (previously 1, Onkarmal Jetia Road), P.S. Shibpur, District Howrah originally belonged to Sri Kishorilal Jatia and Sri Onkarmal Jatia, both sons of Late Ramjilal Jatia, who became owner of the said property by purchase by four separate deeds which were registered before the District Sub-Registrar, Howrah and recorded in **a)** Book No. 1, Volume No. 30, pages 92 to 96, being no. 1532 for the year 1907, **b)** Book No. 1, Volume No. 15, Pages 164 to 167, Being No. 917, for the year 1913, **c)** Book No. 1, Volume No. 38, Pages 256 to 260, Being No. 3459, for the year 1915

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and d) Book No. 1, Volume No. 33, Pages 209 to 212, Being No. 2632, for the year 1914;

B. Said Kishorilal Jatia died leaving his son Guzanund Jatia as his legal heir;

C. Said Onkarmal Jatia and Guzanund Jatia while seized and possessed of the said property by a Deed of Arpannama, dedicated all their aforesaid property of 24, Onkarmal Jatia Road (previously 1, Onkarmal Jatia Road), P.S. Shibpur, District Howrah, to their family deity Sree Sree Onkareswar Mohadeo. The said Deed of Arpannama was registered in the office of Registrar of Assurance at Calcutta and recorded in Book No. 1, Volume No. 75, Pages 167 to 193, Being No. 2296 for the year 1920 and accordingly said Sree Sree Onkareswar Mohadeo became sole and absolute owner of the said property and Trustees viz. 1) Birendra Kumar Jatia, 2) Sree Mohan Jatia, 3) Rajendra Kumar Jatia, 4) Ashok Jatia and 5) Punit Jatia, as appointed by a registered deed of appointment, dated 09-02-2001, registered in the office of Asst. Registrar of Assurance, Kolkata vide Deed no. 699, for the year 2001, were managing all the estate of said Sree Sree Onkareswar Mohadeo under the name & style 'Sree Sree Onkareswar Mohadeo Trust'.

D. In the mean while the State of West Bengal has acquired a portion of the said property of 24, Onkarmal Jatia Road, (of Dag No. 179 & 179/191), measuring 32 Cottahs approx for construction of approach road and interchanges of Second Hooghly River Bridge Project, vide Land Acquisition case No. 408 II (111)(4) of 1983-84;

E. The remaining portion of the said property was under exclusive ownership of said Sree Sree Onkareswar Mohadeo under the management of the sebaits viz. 1) Birendra Kumar Jatia, 2) Sree Mohan Jatia, 3) Rajendra Kumar Jatia, 4) Ashok Jatia and 5) Punit Jatia.

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F. After such acquisition the said entire premises having been divided into two parts being intervened by the approach road of Second Hooghly River Bridge and for that the two divided parts of the said property have become difficult for maintenance and the earnings of from the said property was so meager that maintenance of the said property after paying rents and taxes was going to be impossible and not only that the said property was going to be encroached and thus the trustees of said 'Sree Sree Onkareswar Mohadeo Trust' unanimously decided to sell the said property and accordingly they on behalf of said Sree Sree Onkareswar Mohadeo jointly applied before the Hon'ble High Court Calcutta seeking permission to sell the said property which was register as O.S. No. 126 of 2006 and whereas after considering the said application His Lordship Hon'ble Justice Asim Kumar Banerjee passed an order on 18-08-2006 for sale of the said property of 24, Onkarmal Jatia Road, P.S. Shibpur, District Howrah with some conditions ;

G. In terms of the said order dated 18-08-2006 an advertisement was published on 09-10-2006 in the 'Anandabazar Patrika' and 'The Statesman' for sale of the said property of 24, Onkarmal Jetia Road and on compliance of the said advertisement one M/S. Raghav Vanijya Private Limited purchased 30 Cottahs of land from the western part of the said property on confirmation of the Hon'ble High Court, by a registered Deed of Sale, dated 06-09-2007 and remaining approx 85 (Eighty Five) Cottahs of land more or less with several structures was still under the ownership of said Sree Sree Onkareswar Mohadeo;

H. In the same manner following the advertisement published in the 'Anandabazar Patrika' and 'The Statesman' on 09-10-2006 the present owner herein (the purchaser thereto) offer a sum of Rs. 5,25,000/- (Rupees Five Lac Twenty Five Thousand) only per Cottah to purchase the residue land with structures of said Sree Sree Onkareswar Mohadeo;

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I. Accordingly said Sree Sree Onkareswar Mohadeo applied for confirmation before the Hon'ble High Court at Calcutta as per terms of the said order passed in O.S. No. 126 of 2006 to sell the said property to the purchaser being the highest bidder amongst others and considering the said application, being T A No. 711 of 2007, Hon'ble Justice Maharaj Sinha passed an order confirming sell of the residue property of Holding No. 24, Onkarmal Jatia Road, Shalimar, Howrah to the present owner herein being the highest bidder on receipt of balance consideration amount;

J. Out of the said entire property an area measuring 7 (Seven) Cottahs approx was in occupation of some unauthorized occupiers and as such the present owner herein purchased the balance 78 (Seventy Eight) Cottahs of land with structures of the said property, free from all encumbrances by a registered Deed of Conveyance, dated 10-04-2008, which was registered in the office at District Sub-Registrar, Howrah, vide Book No. 1, CD Volume No. 15, Pages 69 to 87, Being No. 03979, for the year 2008;

K. The present owner herein after Purchase the said property mutated its name before the Howrah Municipal Corporation and after mutation the said purchased property of the Vendor has been renumbered as 24/2, Onkarmal Jetia Road and the present owner also mutated its name before the Settlement Record of the Govt. of West Bengal.

L. The present owner herein with an intention to construct multi-storied buildings on the said property containing several flats, garage etc. for the purpose of sell the said flats, garages etc. obtained sanction of building plan, vide BRC/78/12-13, dated 14-12-2012;

M. The present owner before sanction of building plan as per provisions of Howrah Municipal Corporation obtained "No Objection Certificate" from the Competent Authority under Urban Land (Ceiling & Contd.....

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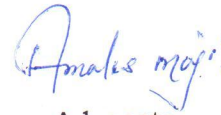
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Regulation) Act, 1976 and the said Competent Authority during the course of said proceeding vested 2 Cottahs 5 Chittaks 19 Sq. feet land and the present owner became sole and absolute owner of remaining 3 Bighas 15 Cottahs 10 Chittaks 26 Sq. feet land only and obtain "No Objection Certificate" and subsequently to get maximum FAR in the sanction plan the present owner by deed of Declaration, vide Deed No. 10214 gifted 3.06024 Cottahs land and by Deed of Decaltion of in favour of the Howrah Municipal Corporation and got sanction in respect of 75 Cottahs 10 Chitaks 26 sq. land only;

N. The present owner is now constructing the said proposed (G+7) storied buildings as per sanction of building Plan, vide BRC/78/12-13, dated 14-12-2012 on the said property, situated at Holding No. 24/2, Onkarmal Jetia Road, P.S. Shibpur, District Howrah, more fully described in the schedule 'A' written hereunder;

O. On the basis of aforesaid documents I hereby certify that the above mention property of said BENGAL GHG DEVELOPERS PVT. LTD. is free from all encumbrances and the said property has an absolute clear free and marketable title.

I enclosed herewith the said search report including the receipts thereof.

  
Advocate.