

**NON-ENCUMBRANCE CERTIFICATE AND REPORT ON TITLE:**

**Client Reference:** 1) ASIT KUMAR PAL, 2) SANKAR KUMAR PAL, both are son of Late Dinesh Chandra Pal, residing at Pal Para, Recjuani, P.O. + P.S. – Rajarhat, Kolkata – 700 135, 3) RADHARANI BOSE, wife of Sri Prakash Ranjan Bose, residing at Vill: Naipukur, P.O. + P.S. – Rajarhat, Kolkata – 700 135, 4) SHYAMALI PAL, wife of Late Mahamaya Pal, residing at Pal Para, Rekjuani, P.O. + P.S. – Rajarhat, Kolkata – 700 135, 5) CHAITALI PAL, wife of Sri Tapan Kumar Pal, residing at Michael Nagar, New Barracpore, P.S.- Madhyamgram, Kolkata 700 157, 6) AMAR PAL, son of Late Krishna Chandra Pal, residing at Pal Para, Rekjuani, P.O. + P.S. – Rajarhat, Kolkata – 700 135. 7) JHUNU PAL, wife of Late Gopinath Pal, residing at Pal Para, Rekjuani, P.O. + P.S. – Rajarhat, Kolkata – 700 135, 8) CHHANDOSREE PAL, daughter of Late Gopinath Pal, residing at Pal Para, Rekjuani, P.O. + P.S. – Rajarhat, Kolkata – 700 135.

**Property Reference:** Mouza- Recjuani, J.L.no- 13, Pargana- Kolkata, Touzi- 341B/1, R.S. Dag no- 1248 and 1249 corresponding to L.R. Dag no- 1248 and 1249, under L.R. Khatian no- 4579 and 4580, Police Station- Rajarhat, under Rajarhat Bishnupur- I Gram Panchayat, within the limit of District- 24 Pargana (North).

**Land Area-** 27 decimal as per Agreement.

**REPORT ON TITLE:**

**WHEREAS** one DINESH CHANDRA PAL son of Late Sarat Chandra Pal was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 14 (fourteen) decimal more or less, i.e. 8 decimal (share of 0.1666 out of total land of 45 decimal) comprised in R.S. and L.R. Dag No.1248 and 6 decimal (share of 0.1666 out of total land of 36 decimal) comprised in R.S. and L.R. Dag No. 1249, recorded in L.R. Khatian No. 4579, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

**WHEREAS** one KRISHNA CHANDRA PAL son of Late Sarat Chandra Pal was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 13 (thirteen) decimal more or less, i.e. 7 decimal (share of 0.1667 out of total land of 45 decimal) comprised in R.S. and L.R. Dag No.1248 and 6 decimal (share of 0.1667 out of total land of 36 decimal) comprised in R.S. and L.R. Dag No. 1249, recorded in L.R. Khatian No. 4580, Mouza- Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

*S. Ghosh*  
Adv.

AND WHEREAS the said DINESH CHANDRA PAUL died intestate on 21/08/1996, leaving behind him his 03 (three) sons, namely, (1) GOPINATH PAL, (2) ASIT KUMAR PAL and (3) SANKAR KUMAR PAL and 03 (three) daughters, namely (1) RADHA BOSE, (2) SHYAMOLI PAUL and (3) CHAITALI PAUL as his only legal heirs and heiresses who jointly and in equal shares inherited the right, title and interest of his Property.

AND WHEREAS the said (1) GOPINATH PAL, (2) ASIT KUMAR PAL, (3) SANKAR KUMAR PAL, (4) RADHA BOSE, (5) SHYAMOLI PAUL and (6) CHAITALI PAUL, jointly and in equal shares i.e. (1/6<sup>th</sup> share each) inherited the said property and was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 14 (fourteen) decimal more or less, i.e. 8 decimal (share of 0.1666 out of total land of 45 decimal) comprised in R.S. and L.R. Dag No.1248 and 6 decimal (share of 0.1666 out of total land of 36 decimal) comprised in R.S. and L.R. Dag No. 1249, recorded in L.R. Khatian No. 4579, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said KRISHNA CHANDRA PAUL died intestate on 16/11/2012 leaving behind him his sole son, namely, AMAR PAUL as his only legal heir who inherited the right, title and interest of his property, as his mother SUSHAMA PAUL, predeceased his father on 11<sup>th</sup> April 2012.

AND WHEREAS the said AMAR PAUL, was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 13 (thirteen) decimal more or less, i.e. 7 decimal (share of 0.1667 out of total land of 45 decimal) comprised in R.S. and L.R. Dag No.1248 and 6 decimal (share of 0.1667 out of total land of 36 decimal) comprised in R.S. and L.R. Dag No. 1249, recorded in L.R. Khatian No. 4580, Mouza- Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said GOPINATH PAL died intestate on 29/05/2013, leaving behind him his wife namely JHUNU PAL and 01(one) daughter namely CHHANDOSREE PAL as his only legal heirs and heiresses who jointly and in equal shares inherited the right, title and interest of his 1/6<sup>th</sup> share of the property.

AND WHEREAS the said (1) JHUNU PAL, (2) CHHANDOSREE PAL, jointly inherited the 1/6<sup>th</sup> shares of Gopinath Pal in the said property and was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 14 (fourteen) decimal more or less, i.e. 8 decimal (share of 0.1666 out of total land of 45 decimal) comprised in R.S. and L.R. Dag No.1248 and 6 decimal (share of 0.1666 out of total land of 36 decimal) comprised in R.S. and L.R. Dag No. 1249, recorded in L.R. Khatian No. 4579, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the

jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, Sub-Registration District Bidhannagar, District North 24 Parganas.

**AND WHEREAS** the said (1) ASIT KUMAR PAL, (2) SANKAR KUMAR PAL, (3) RADHA BOSE, (4) SHYAMOLI PAUL, (5) CHAITALI PAUL, (6) AMAR PAUL, (7) JHUNU PAL and (8) CHHANDOSREE PAL jointly inherited the said property and was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 27 (Twenty-Seven) decimal more or less, comprised in R.S. and L.R. Dag No.1248 and 1249, recorded in L.R. Khatian No. 4579 and 4580, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, Sub-Registration District Bidhannagar, District North 24 Parganas.

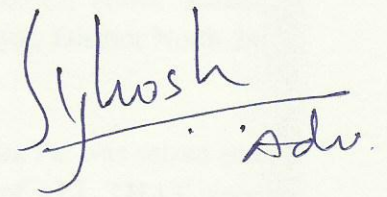
I have caused necessary searches in the office of A.D.S.R- Bidhannagar (Salt Lake City), D.S.R.- Barasat and Registrar of Assurances- II, Kolkata, for a period from 1987 to 2013, through concern Searcher in the said registry offices and perused the documents connected with the said property supplied by the respective owners.

**My report is as follows:**

As per the available records of the offices concern, I found no adverse entry in respect of the aforesaid land and upon inspection of the other documents regarding title, I am in opinion that the above-mentioned land admeasuring 27 decimal recorded in the above named clients, is free from all sorts of encumbrances, charges, liabilities, liens, lispends, attachments of any kind whatsoever and the owner got clear, absolute free and marketable title in respect of the said land.

The report for the relevant searches is enclosed herewith.

Dated: 04/10/2013 .



Sarbojit Ghosh  
Advocate  
High Court, Calcutta