

Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Allpur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

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Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842
Mob. : 9163910412

Date : _____

NO Encumbrance Certificate 06.12.2019

REPORT ON TITLE

Re:- ALL THAT piece and parcel of land measuring an area 09 (Nine) Cottahs 11 (eleven) Chittaks 22 (twenty two) sq. ft. be the same a little more or less along with building standing thereon lying and situated at **Municipal Premises No.8, Sarat Ghosh Garden Road, Kolkata- 700 031, under Ward No. 91,** within the present limit of the Kolkata Municipal Corporation, under Police Station Kasba, in the District of South 24- Parganas.

Present owners:- (1) Smt. Nibedita Ghosh wife of Sri pradip Kumar Ghosh residing at 8B, Picnic Garden 1st Lane, P.S. Tiljala, Kolkata- 700 039 and (2) Smt. Nabanita Ghosh wife of Apurba Kumar Ghosh residing at 40D/1A, Dr. Suresh Sarkar Road, P.S. Beniapukur, Kolkata- 700 014

ABSTRACT OF TITLE

1. At all material time one Janakinath Ghosh and Ajit Kumar Ghosh alias Mantu Ghosh were jointly seized and possessed of the foresaid property and thereafter the said Janakinath Ghosh died intestate leaving his three sons namely Sanat Kumar Ghosh, Mohit Kumar Ghosh and Asit Kumar Ghosh as his legal heirs, successors and nominee who jointly inherited the aforesaid property as 1/3rd equal share.
2. By a Deed of partition executed on 26.04.1957 in the office of the District Sub- Registrar at Alipore and recorded in Book No.69, pages 43 to 49 Being No.3543 for the year 1957 by and between the said Sanat Kumar Ghosh, Mohit Kumar Ghosh, Asit Kumar Ghosh and the said Mantu Ghosh alias Ajit Kumar Ghosh.
3. While inherited the property by way of above mentioned Deed of Partition, the aforesaid Sanat Kumar Ghosh, Mohit Kumar Ghosh, Asit Kumar Ghosh


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jointly executed a Deed of Partition which was registered in the office of the D.S.R. Alipore and recorded in Book No.1, Volume No.95, pages from 41 to 46, Being No. 2568 for the year 1969 and in pursuance of the said deed of partition the aforesaid Mohit Kumar Ghosh and Sanat Kumar Ghosh jointly got the aforesaid property.

4. The aforesaid Mohit Kumar Ghosh and Sanat Kumar Ghosh also jointly executed a deed of Partition which was registered on 18.01.1983 and registered in the office of the District Sub- Registrar at Alipore and recorded in Book No.1, Volume No. 30, pages from 20 to 26, Being No. 578 for the year 1983.
5. The said Mohit Kumar Ghosh executed a Deed of Trust and/or Settlement executed on 17.1.1986 registered in the office of the District Sub- Registrar at Alipore and recorded in Book No.1, Volume No. 14, pages from 494 to 503, Being No. 789 for the year 1986 wherein the said Mohit Kumar Ghosh became Settlor and Smt. Pratima Ghosh and Smt. Nibedita Ghosh as Trustees.
6. By a Deed of Gift dated 18.1.1986 registered in the office of the District Sub- Registrar at Alipore and recorded in Book No.1, Volume No.3, pages from 409 to 416, Being No. 357 for the year 1986 executed by the said Sri Mohit Kumar Ghosh unto and in favour of Smt. Nabanita Ghosh who mutated her name in the record of K.M.C. and the said premises known as Premises No.8A, Sarat Ghosh Garden Road, Kolkata.
7. That subsequently the said Mohit Kumar Ghosh died intestate on 18.5.1998 leaving behind Smt. Pratima Ghosh who inherit the property by mutating her name.
8. That on 29.3.2017 a Revocation of Trust was registered in the office of the A.D.S.R. Alipore and recorded in Book No.4, Volume No. 1605-2017,


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pages from 4479 to 4492, Being No. 160500280 for the year 2017 executed by the then Trustees.

9. By a Registered Deed of Gift executed on 8.5.2017 registered in the office of the D.S.R.-III at Alipore and recorded in Book No. 1, Volume No. 1603-2017, pages from 49452 to 49468, Being No. 160301909 for the year 2017.
10. That after amalgamation of the aforesaid two contiguous premises of the owners, jointly amalgamated and they mutated their names in the record of the K.M.C. and the said property is known and numbered as Municipal Premises No. 8, **Sarat Ghosh Garden Road, Kolkata- 700 031, under Ward No. 91**, within the present limit of the Kolkata Municipal Corporation, under Police Station Kasba, in the District of South 24-Parganas.
11. The owners herein executed a Development Agreement which was registered in the office of the D.S.R.-III at Alipore and recorded in Book No.1, Volume No. 1603 2018, pages from 3522 to 35259, Being No. 160301261 for the year 2018 and executed a Power of Attorney registered in the office of the D.S.R.-III at Alipore and recorded in Book No.1, Volume No. 1603 2018, pages from 50306 to 50326, Being No. 160301645 for the year 2018.
12. That thereafter they also executed Deed of Gift which was registered in the office of the D.S.R.-III at Alipore and recorded in Book No.1, Volume No. 1603 2018, pages from 104129 to 104144, Being No. 160303324 for the year 2018 and Book No.1, Volume No. 1603 2018, pages from 104219 to 104234, Being No. 160303327 for the year 2018 and Deed of Declaration registered in the office of the D.S.R.-III at Alipore and recorded in Book No.1, Volume No. 1603 2018, pages from 35260 to 35273, Being No. 160301262 for the year 2018.


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PAPER EXAMINED

1. The different deeds in connection with the aforesaid property along with the Kolkata Municipal Corporation. Mutation and Tax receipts along with other relevant papers and documents of the said property.
2. Search report having searched in the office of the Registrar of Assurances-I at Kolkata, A.D.S.R. Sealdah and D.S.R.-III at Alipore during the period from **1988 to 2019** till date in respect of the above mentioned property.
3. I have also examined all the xerox copy of the Title deeds produce by the present owners and also examined the Xerox copy of the Records, Tax receipts and also the Mutation Certificate in the name of the present owner.

OBSERVATION

1. I have examined the xerox copies of all deeds and other papers and documents in connection with the aforesaid property.
2. From the careful consideration of the aforesaid and the reports, documents and papers, I find that the aforesaid present owners are the full and absolute joint owners of the entirety of the said property and had lawfully seized and possessed the said property by paying the rates/ taxes regularly to the Authority concern.

CONCLUSION

After going through the above abstract and the documents as above and fully relying upon the same, I am the opinion that the said present owners are the absolute bonafide joint owners of the land and Property and have got good clear marketable title and the said property is free from all encumbrances.

Search Receipts are enclosed herewith.


BIMAL CH. LAHIRI, M.A., LL.B.
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Enrolment No.-WB/298/82

No. REGN AA 030315

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application.....

2. Date of application

3. Search for the year (s)

4. Name of office to which the record to be searched or inspected relates

5. Name of person or property to be searched

6. Nature of document

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)

8. From whom received

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)



Registrar of

No. REGN AA 062847

Receipt for Fees Deposited for Search or Inspection

Number of application..... 133647

Date of application 4/12/19

Search for the year (s) 1988-19

Name of office to which the record to be searched or inspected relates *At*

Name of person or property to be searched *At*

Nature of document *in*

Particulars of record to be inspected (year, number, book, volume and page in case of registered document) *S. Sarat Ghosh*
Garden Rd

From whom received *G. Mondal*

Fees paid under Article —

- i)
- ii)

30 2/

Registrar of