

Non encumbrances Certificate

24.03.2020

Subject Property : ALL THAT the land measuring an area of Seven Cottahs Two Chittaks more or less together with two storied building standing thereon ground floor having an area of 2500 Square feet more or less and First floor having an area of 2875 Square feet more or less lying situate at and being Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032, District : South 24 Parganas within Ward No.95 of the Kolkata Municipal Corporation along with all right of easement attached thereto

Present recorded Owner : Sri Ashoke Kumar Ganguly alias Ashoke Kumar Ganguli, son of late Kalipada Ganguly PAN-AECPG0758D

Developer : Mrignayani Cosmetics Private Limited., a Company within the meaning of the Companies Act, 1956, having it's registered office at Premises No. 78A, Raja Basanta Roy Road, Post Office Sarat Bose Road, Police Station : Tollygunge, Kolkata : 700029 PAN- AECPG0758D

BACK GROUND OF THE Title of the Present Owner

On 17.03.1942 the Jadavpur Estate Limited a Private Company incorporated under Companies Act 1913 having its office at 74, Bondel Road, P.S. Ballygunge, Kolkata 700019 executed a Permanent Deed of Lease in favour of Sri Kalipada Ganguly, son of Late Ashutosh Ganguly in respect of land measuring an area of Twelve Cottahs and Fourteen point Five Chittaks more or less comprised in Dag Nos.342, 343, 346 and 347 Khatian No. 57, 76 and

77 of Mouza Ibrahimpur, J.L No.36 Touzi No.237 Police Station the then Sadar Tollygunge now Jadavpur District the then 24 Parganas now South 24 Parganas together with all easementary rights attached thereto on the terms and conditions as stated therein along with right of alienation of the property to any person free from all encumbrances. The said property has been fully described in the Schedule to the said Deed of Permanent Lease and simultaneously on the execution of the said Deed of Lease the said Jadavpur Estate Limited delivered possession of the aforesaid property in favour of said Kalipada Ganguly. The said Deed was registered in the office of the Sadar Joint Sub Registrar at Alipore District the then 24 Parganas and recorded in Book No.I, Volume No.16 at Pages 106 to 115 Being No.427 for the year 1942

Said Kalipada Ganguly since from the date of execution of the aforesaid Deed of Permanent Lease was in physical possession of the aforesaid property on payment of rates and taxes to the Superior Land lord the said the Jadavpur Estate Limited.

Said Kalipada Ganguly on 17.03.1942 further purchased 3 and ½ Chittaks of land comprised in C.S Dag No 345, C.S. Khatian No. 16 of Mouza : Ibrahimpur, J.L. No. 36 Touzi No.237 Police Station the then Sadar Tollygunge now Jadavpur District the then 24 Parganas now South 24 Parganas together with all easementary rights attached thereto contiguous to the aforesaid plot of land by virtue of Sale Deed from the aforesaid The Jadavpur Estate Limited a Private Company . The said Deed was registered in the office of the Sadar Joint Sub Registrar at Alipore District the then 24 Parganas and recorded in Book No.I, Volume No.13 at Pages 125 to 131 Being No.429 for the year 1942

Sri Subhasis Das Gupta
Advocate

C-52 Panchasayar,
Kolkata-700094

After purchase of the aforesaid land the said Kalipada Ganguli was in physical possession of All that the land measuring an area of 13 Cottahs 02 Chittaks comprised in Dag Nos. 342, 343, 345, 346 and 347 Khatian Nos. 16, 57, 76 and 77 Mouza Ibrahimpur, J.L No.36 Touzi No.237 Police Station the then Sadar Tollygunge now Jadavpur District the then 24 Parganas now South 24 Parganas now South 24 Parganas.

After the enactment of West Bengal Estate Acquisition Act 1953, the said Kalipada Ganguly was the Rayat directly under the Government of West Bengal in respect of land measuring an area of Twelve Cottahs and Fourteen and $\frac{1}{2}$ Chittaks more or less comprised in Dag Nos.342, 343, 346 and 347 Khatian No.57, 76 and 77 Mouza Ibrahimpur, J.L No.36 Touzi No.237 Police Station the then Sadar Tollygunge now Jadavpur District the then 24 Parganas now South 24 Parganas together with all easementary rights attached thereto.

Aforesaid property has been mutated in the record of the Jadavpur Municipality and has been known and numbered as Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032, District 24 Parganas now South 24 Parganas

Said Kalipada Ganguly constructed Two Storied Building on the portion land measuring an area of 13 Cotthas 02 Chittaks more or less comprised in Dag Nos. 342, 343, 345, 346 and 347 Khatian Nos. 16, 57, 76 and 77 Mouza Ibrahimpur, J.L No.36 Touzi No. 237 Police Station the then Sadar Tollygunge now Jadavpur District the then 24 Parganas now South 24 Parganas.

S Das Gupta
Subhasis Das Gupta
Advocate
C-52, Panchasayar, Kolkata-94
(M):- 9830049174

Sri Subhasis Das Gupta
Advocate

C-52 Panchasayar,
Kolkata-700094

On 01.11.1974 the said Kalipada Ganguly during his lifetime executed a Deed of Settlement in respect of All that the land measuring an area of Seven Cottahs Two Chittaks more or less together with two storied building standing thereon on a portion of the aforesaid property at Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032. The said Deed was registered in the office of Sub Registrar at Alipore and recorded in Book No.I, Volume No.27 at Pages 70 to 74 Being No.420 for the year 1974

By virtue of the aforesaid Deed Smt. Ruma Mukherjee alias Ganguli, daughter of Kalipada Ganguly has life interest in respect of four rooms, kitchen, along with other facilities lying therein in respect of the portion of the property at Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032 and Sri Ashoke Kumar Ganguli son of Kalipada Ganguly is the beneficiary of the other portion of the property at Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032 and it has been further declared that in the absence of said Smt. Ruma Ganguli, the said Ashoke Kumar Ganguli is the ultimate beneficiaries of in respect of All that the land measuring an area of Seven Cottahs Two Chittaks more or less together with two storied building standing thereon on a portion of the aforesaid property at Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032. The Kalipada Ganguli died on 05.12.1978. The wife namely Smt Usha Rani Ganguli_predeceased him, she died on 29th November 1959.

It has been specifically stated in the Settlement deed that on the expiry of 15 years from the date of execution of the said Deed of Trust and/or the

SD 93
Subhasis Das Gupta
Advocate
C-52 Panchasayar, Kolkata-94
9830049174

Sri Subhasis Das Gupta
Advocate

C-52 Panchasayar,
Kolkata-700094

death of the Settler, the said Trust came to an end and the said Ashoke Kumar Ganguli is the absolute owner in respect of All that the land measuring an area of Seven Cottahs Two Chittaks more or less together with two storied building standing thereon on a portion of the aforesaid property at Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032.

Said Ruma Mukherjee alias Ganguli died on 29.01.2008 and on her death her life estate in respect of portion of the property will come to end.

On the death of aforesaid Kalipada Ganguli and Ruma Ganguli, the said Ashoke Kumar Ganguly thus became the sole and absolute owner of in respect of All that the land measuring an area of Seven Cottahs Two Chittaks more or less together with two storied building standing thereon ground floor having an area of 2500 Square feet more or less and First floor having an area of 2875 Square feet more or less at Premises No.41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032.

Ashoke Kumar Ganguli mutated his name as the sole owner in the record of the Kolkata Municipal Corporation in respect of the land and building at the property at Premises No.41A, Jadavpur Central Road having Assessee No.210950300462.

It is further mentioned that said Ashoke Kumar Ganguli entered in to an agreement for development with the said Mrignayani Cosmetics Private Limited., having its registered office at Premises No. 78A, Raja Basanta Roy Road, Post Office Sarat Bose Road, Police Station : Tollygunge, Kolkata : 700029 for the construction of the new building on the aforesaid property after dismantling the existing building and obtained sanction from Kolkata

S. D. Gupta
Subhasis Das Gupta
Advocate
C-52, Panchasayar, Kolkata-94
(M):- 9830049174

Sri Subhasis Das Gupta
Advocate

C-52 Panchasayar,
Kolkata-700094

Municipal Corporation Vide Sanction No. 2019100138 dated 03.12.2019 for construction of a G+IV Storied Building and the said Ashoke Kumar Ganguli executed Development Power in favpur of the Developer Company and subsequently also executed a supplementary agreement for development and further executed a Development Power , the said supplementary agreement for development and Development Power are self-explanatory for further execution. The said further executed boundary declaration and indemnity bond in favour of the Developer company.

I have caused necessary searches in the office of Additional District Sub Registrar Alipore, District Sub-Registration at Alipore and Registrar of Assurances at Kolkata and District Sub Registrar -II at Alipore for the period from 2000 to 2020 in respect of the property at Premises no 41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032. within ward no 95 of the Kolkata Municipal Corporation Through Rama Paul Advocate and E Mullick Searcher, no adverse entry have been found in respect of the aforesaid property as per record available during searches except the entry as found in Form No 1566 and the sheet issued by the concerned registration office

I have perused and considered the Xerox copy of title deeds of the property at Premises No. 41A, Jadavpur Central Road, Police Station Jadavpur, Kolkata 700032, District : South 24 Parganas within Ward No.95 of the Kolkata Municipal Corporation.

I hereby certify that Sri Ashoke Kumar Ganguly alias Ashoke Kumar Ganguli, son of late Kalipada Ganguly has marketable Title to the property at Premises No. 41A, Jadavpur Central Road

S D G
Subhasis Das Gupta
Advocate
C-52, Panchasayar, Kolkata-94
(M):- 9830049174

**Sri Subhasis Das Gupta
Advocate**

**C-52 Panchasayar,
Kolkata-700094**

Search receipts & Sheet issued by the concerned registration office are enclosed herewith.

This is to certify that after examination after examination of the xerox copy title deed and certified copy Title deed , indemnity bond and other relevant documents it appears that the Title of the aforesaid Owner in respect of the aforesaid property in respect of the subject property is absolutely clear and marketable and the subject property does not have any encumbrances .

Subhasis Das Gupta

Subhasis Das Gupta

Advocate

**Subhasis Das Gupta
Advocate**

C-52, Panchasayar, Kolkata-94

(M):- 9830049174

WB NO 952 / 1989