

*Advocate*  
Advocate  
HIGH COURT

High Court :  
10, K.S. Roy Road, 2nd Floor  
Kolkata - 700 001

Howrah Chamber :  
90/7, Shibpur Road,  
Howrah - 711 102

Residence :  
104/B/1, Shibpur Road,  
Howrah - 711 102 • Phone : 2678 3766

## No Encumbrances Certificate and detailed report on title

Ref : An area of land admeasuring 23 Cottahs, 2 Chattaks and 30 Sq. ft. approx. situated in Mouza No. Shibpur I.L.No.68 Touzi No. 753, Dag No. 39,40,49,50, Khaitan No. 33, P.S. Shibpur, District- Howrah Under S.R.O Howrah, Now holding No. 139 of Shibpur Road, under Howrah Municipality Corporation, Howrah.

Present owner of the said plot : Sri/Smt : Sri Amiya Mukherjee, Sri Arup Mukherjee, Smt. Anindita Banerjee, Smt. Aparna Chatterjee, Smt. Bani Mukherjee, Sri Anirban Mukherjee.

I have caused necessary searches in the Sub Registry Office at Howrah for the period from 2005 to 2018 AND in the District Registry Office at Howrah for a period from 2005 to 2018 and the office of Register of Assurances, Kolkata for the period from 2005 to 2018 and have inspected the settlement Record, JLRO Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows :

### WHEREAS

A. All that piece and parcel of the property situated within District and District Registry and Additional District Sub-Registry office, Howrah, Mouja and Police Station - Shibpur, Howrah Municipal Corporation Ward No. 33, Holding No. 139 Shibpur Road, measuring about 13 Cottahs 10 Chittacks 30 Sq ft. of Bastu land with Pucca structure standing thereon And within Holding No. 139/1, Shibpur Road, measuring 9 Cottahs 8 Chittack of Bastu land in two aforesaid holdings total area measuring about 23 Cottahs 2 Chittacks 30 Sq. ft. of Bastu land with Pucca structure standing thereon, is the property under this Development Agreement which is morefully described in SCHEDULE - A herein below.

B. The property mentioned in the Schedule was previously seized and possessed as owners by Sri Mohip Mukhopadhyay and others and during the course of enjoyment of the property in connection to the property there was a title suit being no. 81 of 1895 before the then Ld. Second Munsiff Hooghly in between Mohip Mukhopadhyay and others against Narayan Chandra Chattopadhyay and subsequently the said suit was

*(Signature)*

Advocate  
HIGH COURT

High Court :  
10, K.S. Roy Road, 2nd Floor  
Kolkata - 700 001

Howrah Chamber :  
90/7, Shibpur Road,  
Howrah - 711 102

Residence :  
104/B/1, Shibpur Road,  
Howrah - 711 102 • Phone : 2678 3766

decreed in favour of Narayan Chandra Chattopadhyay and thereafter Narayan Chandra Chattopadhyay filed a title execution beign No. 236 for the year 1896 before the then Learned Second Munsiff Hooghly and in the said execution proceedings through auction sell by court the property was obtained by Narayan Chandra Chattopadhyay and accordingly a sale certificate was issued in favour of Narayan Chandra Chattopadhyay by the then Learned Second Munsiff Hooghly and accordingly since then Narayan Chandra Chattopadhyay became the owner of the property and continue to enjoy the same in an absolute peaceful manner without any interruption from anybody else.

- C. During the course of enjoyment of the property said Naraya Chandra Chattopadhyay died leaving behind only three sons namely Kalidas Chattopadhyay, Jyotindranath Chattopadhyay, and Nibaran Chandra Chattopadhyay as his only heirs and thereby the property left by Narayan Chandra Chattopadhyay was inherited by the aforesaid three sons in a joint manner and they continue to enjoy the same in a joint peaceful manner. During the course of such joint peaceful enjoyment of the property one of the sons of Narayan Chandra Chattopadhyay i.e. Nibaran Chandra Chattopadhyay died leaving behind his only son Bibhuti Bhusan Chattopadhyay as his only legal heir. Accordingly the property left by Narayan Chandra Chattopadhyay was jointly inherited by Kalidas Chattopadhyay, Jyotindranath Chattopadhyay, and Bibhuti Bhusan Chattopadhyay and they continue to enjoy the same in a joint peaceful manner without any interruption from anybody else whatsoever.
- D. During the course of such joint peaceful enjoyment of the property, by the execution of Registered Deed of Sale on 02.07.1921 said Kalidas Chattopadhyay, Jyotindranath Chattopadhyay, and Bibhuti Bhusan Chattopadhyay jointly sold out their property in favour of Suryakanta Chakraborty which was duly Registered before District Sub Registry Office Howrah and recorded as Deed No. 2863 for the year 1921 and thereby Suryakanta Chakraborty became the absolute owner of the total property and continue to enjoy the same in an absolutely peaceful manner.
- E. During the course of such absolute peaceful enjoyment of the property by the execution of Registered Deed of Sale on 03.11.1921 said Suryakanta Chakraborty sold out his property in favour of Narayani Dasi which was duly Registered before District Sub Registry Office Howrah and recorded as Deed No. 3795, for the year 1921 and thereby Narayani Dasi became the absolute owner of her purchased property and continue to enjoy the same in a absolute peaceful manner.

Advocate  
HIGH COURT

High Court :  
10, K.S. Roy Road, 2nd Floor  
Kolkata - 700 001

Howrah Chamber :  
90/7, Shibpur Road,  
Howrah - 711 102

Residence :  
104/B/1, Shibpur Road,  
Howrah - 711 102 • Phone : 2678 3766

MOBILE : 9831639731

- F. During the course of such absolute peaceful enjoyment of the property by the execution of Registered Deed of Sale on 26.09.1945 said Narayani Dasi sold out her property in favour of Nripendranath Nandy which was duly Registered before District Sub-Registry Office Howrah and recorded as Deed No. 964, for the year 1927 and thereby Nripendranath Nandy became the absolute owner of his purchased property and continue to enjoy the same in a absolute peaceful manner.
- G. During the course of enjoyment of the property said Nripendranath Nandy duly mutated his name before then Howrah Municipality and the Holding no. 139, Shibpur Road was recorded in the name of Nripendranath Nandy before Howrah Municipality.
- H. During the course of enjoyment of the property said Nripendranath Nandy for his legal need of money executed an Agreement for Sale on 24.09.1945 in favour of Anath Nath Mukhopadhyay in connection to the property at 139, Shibpur Road, P.S. Shibpur, District Howrah measuring 1.5 Bigha of Bastu land with structure standing thereon and received advance amount of Rs.101/- out of total value settled therein Rs.22,000/-
- I. Subsequently Nripendranath Nandy executed a Registered Deed of Sale dated 25.10.1945 being Deed No. 1979 in favour of Anathnath Mukhopadhyay and transferred 1.5 Bigha of Bastu land in a single plot in respect to Holding No. 139, Shibpur Road, P.S. Shibpur Road, presently within Howrah Municipal Corporation Ward No. 33, P.S. Shibpur, District Howrah and since the purchase the said Anathnath Mukhopadhyay was in absolute right title and interest over the property.
- J. During the course of enjoyment of the property said Anath Nath Mukherjee died leaving behind his four sons namely Dulal Chand Mukherjee, Arobinda Mukherjee, Ashok Jiban Mukherjee, Arani Mohan Mukherjee and accordingly by dint of Hindu Law of Succession the aforesaid sons became the joint owners of the property left by Anath Nath Mukherjee within 139, Shibpur Road, P.S. Shibpur Road, P. S. Shibpur, District Howrah, measuring about 1.5 Bigha of Bastu land with structure thereon.
- K. During the course of such joint peaceful enjoyment of the property left by Anath Nath Mukherjee his legal heirs i.e. his four sons namely Dulal Chand Mukherjee Arobindo Mukherjee, Ashok Jiban Mukherjee, Arani Mohan Mukherjee for the better enjoyment of the property apportion of the property in two parts and also transferred some portion of their property to the intending purchaser. After subdivision of the property all the aforesaid four sons duly mutated their names before Howrah Municipal Corporation and as per Municipal

record the Holding No. 139, Shibpur Road, P.S. Shibpur Road, District Howrah, measuring 13 Cottahs 10 Chittacks 30, Sq. ft. with structure thereon was recorded in the name of aforesaid four sons And the Holding No. 139/1, Shibpur Road, measuring 9 Cottahs 8 Chittacks 42 Sq. ft. with structure thereon was recorded in the name of aforesaid four sons. That, after sub division of the property all the aforesaid sons of Late Anath Nath Mukherjee continue to enjoy the aforesaid two holdings in a joint peaceful manner without any interruption from anybody else.

- L. During the course of joint enjoyment of the property one of the sons of Late Anath Nath Mukherjee i.e. Dulal Chand Mukherjee died leaving behind his wife Ashoka Debi, one son Anup Mukherjee and one daughter Aparna Chatterjee accordingly the undivided 1/4<sup>th</sup> share of Dulal Chand Mukherjee jointly devolved upon the legal heirs of him i.e. Ashoka Debi, Anup Mukherjee and Aparna Chatterjee in a joint manner and they continue to enjoy the same jointly along with other co-owners. Subsequently, by the death of Ashoka Debi that is the wife of Dulal Chand Mukherjee her share devolved upon Anup Mukherjee and Aparna Chatterjee and accordingly they jointly became the owner of undivided 1/4<sup>th</sup> share within the total property at 139 and 139/1, Shibpur Road, by way of inheritance from their predecessors in interest Dulal Chand Mukherjee.
- M. Anup Mukherjee died on 16.02.2012 leaving behind his wife Bani Mukherjee, only daughter Anindita Mukherjee, only son Anirban Mukherjee. Accordingly, the undivided share of Anup Mukherjee vested upon Bani Mukherjee, Anindita Mukherjee, Anirban Mukherjee and they continue to enjoy the same.
- N. The other son of Late Anath Nath Mukherjee i.e. Ashoke Jiban Mukherjee died leaving behind his wife Kamala Mukherjee. Accordingly, the undivided 1/4<sup>th</sup> shares of Ashoke Jiban Mukherjee devolved upon Kamala Mukherjee and thereby being the owner Kamala Mukherjee started joint peaceful enjoyment of the undivided property along with other co-owners.
- O. Kamala Mukherjee the wife of Late Ashoke Jiban Mukherjee (son of Late Anath Nath Mukherjee) died issueless and intESTATES accordingly her undivided 1/4<sup>th</sup> share devolved upon her legal heirs i.e. the three nephews and niece of her late husband Ashoke Jiban Mukherjee thereof.
- P. The other son of Late Anath Nath Mukherjee i.e. Arani Mohan Mukherjee died leaving behind his wife Gita Mukherjee and two sons Arup Mukherjee and Amiya Mukherjee and accordingly the undivided 1/4<sup>th</sup> shares out of the total property they continued to enjoy the same in a joint peaceful manner along with other Co-owners.

Advocate  
HIGH COURT

High Court :  
10, K.S. Roy Road, 2nd Floor  
Kolkata - 700 001

Howrah Chamber :  
90/7, Shibpur Road,  
Howrah - 711 102

MOBILE : 9831639731  
Residence :  
104/B/1, Shibpur Road,  
Howrah - 711 102 • Phone : 2678 3766

- Q. By the death of Gita Mukherjee, the wife of Arani Mohan Mukherjee her share devolved upon her two sons Arup Mukherjee and Amiya Mukherjee.
- R. Arabindo Mukherjee the other son of Late Anath Mukherjee died leaving behind his wife Suniti Mukherjee as his only legal heir and accordingly the undivided 1/4<sup>th</sup> share of Arabindo Mukherjee devolved upon his wife Suniti Mukherjee and thus being the owner of undivided 1/4<sup>th</sup> share she continued to enjoy the same jointly with other Co-owners.
- S. Suniti Mukherjee executed a registered Will in respect to her share of property within Holding No. 139 & 139/1, Shibpur Road in favour of Anirban Mukherjee, son of Anup Mukherjee and subsequently by the death of Suniti Mukherjee, on 03.10.2011 in terms of the Will Anirban Mukherjee duly applied for the grant of probate of the said will duly executed by Suniti Mukherjee before the Ld. District Delegate at Howrah being Probate Case No.72 of 2012 and on 23<sup>rd</sup> June 2015 the said probate was granted in favour of Sri Anirban Mukherjee thereof.
- T. In the aforesaid manner Arup Mukherjee, Amiya Mukherjee, Aparna Chatterjee, Bani Mukherjee, Anindita Banerjee and Anirban Mukherjee are the joint owners of the total property situated at 139 & 139/1, Shibpur Road, Ward No. 33 measuring 23 Cottah 2 Chittack 30 Sq.ft. of bastu land with structure thereon.

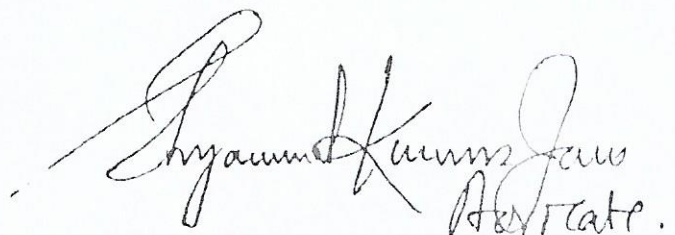
The said Sri/Smt : Sri Amiya Mukherjee, Sri Arup Mukherjee, Smt. Anindita Banerjee, Smt. Aparna Chatterjee, Smt. Bani Mukherjee, Sri Anirban Mukherjee after purchasing the aforesaid property became the absolute owner of the aforesaid area of 23 Cottahas 2 Chattaks 30sq.ft. of land as mentioned above/also mutated as a recorded owner in JLRO Office and Municipal Office and paid the relevant tax upto date.

I hereby certify that the above mentioned land of Sri/Smt : Sri Amiya Mukherjee, Sri Arup Mukherjee, Smt. Anindita Banerjee, Smt. Aparna Chatterjee, Smt. Bani Mukherjee, Sri Anirban Mukherjee is free from all sorts of encumbrances, charges, liabilities lines and dispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not Subjected to any restriction of 'Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipt for the relevant searches are enclosed herewith.

February 2014 \*

  
Anirban Mukherjee  
Advocate.

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN X 740792

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application ..... 20469/16487
2. Date of application ..... 31-05-18
3. Search for the year(s) ..... 2004-2018
4. Name of office to which the record to be searched or inspected relates ..... OR + ADSCR How
5. Name of person or property to be searched ..... 139 Shibpur Road
6. Nature of document ..... PS Shibpur How
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 10 (5010)
8. From whom received ..... S.K. Bera
9. Fees paid under Article ..... Rs. 32.00
- F (1) (i)
- F (1) (ii)
- F (2)



West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN Y 190999

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 62299  
2. Date of application..... 30-5-18  
3. Search for the year(s)..... 2004-18  
4. Name of office to which the record to be searched or inspected relates..... PSUL

Name of person or property to be searched.....

Nature of document.....

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... PS - 139, Shilapm Row

From whom received..... PS - Shilapm  
Rajesh

9. Fees paid under Article—

F (1) (i)

F (1) (ii)

F (2)

166  
[Signature]

Register of.....

Asit Bera

<p>District Howrah, PS. Shibpur, Municipality, HOWRAH MUNICIPAL CORPORATION, Premises 129 Road, Shibpur Road, , Ward: 33</p> <p>Deed Registered in: A.D.S.R. HOWRAH</p>	<p>Property Type Apartment Transaction: [0101] Sale Sale Document</p>	<p>Flat/Apartment 1200 Sqft</p>	<p>Deed No. 1450101272017 Page: 155177 - 155176 Date of Registration: 22/08/2017 Date of Completion: 23/08/2017</p> <p>Query No. 05021000290913/2017 Serial No. 0502100031/2017</p>
<p>District Howrah, PS. Shibpur, Municipality, HOWRAH MUNICIPAL CORPORATION, Premises 139 Road, Shibpur Road, , Ward: 33</p> <p>Deed Registered in: A.D.S.R. HOWRAH</p>	<p>Property Type Apartment Transaction: [0101] Sale Sale Document</p>	<p>Flat/Apartment 750 Sqft</p>	<p>Deed No. 1450101273017 Page: 155175 - 155174 Date of Registration: 26/08/2017 Date of Completion: 28/08/2017</p> <p>Query No. 05011000290890/2017 Serial No. 0501100032/2017</p>
<p>District Howrah, PS. Shibpur, Municipality, HOWRAH MUNICIPAL CORPORATION, Premises 139 Road, Shibpur Road, , Ward: 33</p> <p>Deed Registered in: D.S.R.-I HOWRAH</p>	<p>Property Type Land Transaction: [0901] Declaration, Declaration relating to immovable property</p> <p>Khatian: 00000</p>	<p>Area of Land: 28.02500010 decimal/23 Katha 2 Chatak 30 Sqft.</p>	<p>Deed No. 1050105105/2015 Page: 39, 31, 29, 08 Date of Registration: 07/09/2015 Date of Completion: 09/09/2015 Date of Delivery: 10/09/2015 Query No. 05011000249829/2015 Serial No. 0501100030/2015</p>
<p>District Howrah, PS. Shibpur, Municipality, HOWRAH MUNICIPAL CORPORATION, Premises 129 Road, Shibpur Road, , Ward: 33</p> <p>Deed Registered in: D.S.R.-I HOWRAH</p>	<p>Property Type Land Transaction: [0203] Gift, Gift in /to Local bodies</p> <p>Khatian: 00000</p>	<p>Area of Land: 1.71734729 decimal/749.805 Sqft.</p>	<p>Deed No. 1050105110/2015 Page: 09205 - 09218 Date of Registration: 07/09/2015 Date of Completion: 09/09/2015 Date of Delivery: 10/09/2015 Query No. 05011000249829/2015 Serial No. 0501100030/2015</p>
<p>District Howrah, PS. Shibpur, HOWRAH MUNICIPAL CORPORATION, Premises: 139 Road, Shibpur Road, Ward: 33</p> <p>Deed Registered in: A.D.S.R. HOWRAH</p>	<p>Property Type Land Transaction: Sale, Development Agreement or Construction agreement</p>	<p>Area of Land: 1 Katha, 2 Chatak, 10 Sq. Ft. (1 Katha 2 Chatak, 10 Sqft.) Area of Structure: 200 Sq Ft.</p>	<p>Deed No. 1050105097/2015 Page: 0388 - 4407 Date of Registration: 19/08/2015 Date of Completion: 20/08/2015 Date of Delivery: 20/08/2015 Query No. 05011000249829/2015 Serial No. 0501100030/2015</p>
<p>District Howrah, PS. Shibpur, HOWRAH MUNICIPAL CORPORATION, Premises: 139 Road, Shibpur Road, Ward: 33</p> <p>Deed Registered in: A.D.S.R. HOWRAH</p>	<p>Property Type Land Transaction: Sale, Development Power of Attorney after Registered, Development Agreement</p>	<p>Area of Land: 1 Katha, 2 Chatak, 10 Sq. Ft. (1 Katha 2 Chatak, 10 Sqft.) Area of Structure: 200 Sq Ft.</p>	<p>Deed No. 1050105098/2015 Page: 0388 - 4407 Date of Registration: 19/08/2015 Date of Completion: 20/08/2015 Date of Delivery: 20/08/2015 Query No. 05011000249829/2015 Serial No. 0501100030/2015</p>



# Sunil Kumar Bera

Deed Writer & Searcher  
Howrah District Register Office

Mob: 9333946863  
Res: Vill - Jyotkalyan  
P.O. - Amta, Dist-Howrah

Ref No.....

## Searching Report

Date.....

Holding No.:- 139 Shibpur Rd P.S. Nhibpur for the year 2014 to  
office. O.S.R. Howrah + A.O.S.R. Howrah

### O.S.R. Howrah

2014. Nil (Page Torn)

2015. Nil

2016. Nil

2017. Nil (Computer Search)

2018. Nil

2019. Nil

2010. Nil

2011. Nil

2012. Nil

2013. Nil

2014. Nil

2015. printing Report Attach

2016. Nil

2017. Nil

2018. Nil (date:- 31/5/18)

### A.O.S.R. Howrah

2014 - Nil (Page Torn)

2015. Nil

2016. Nil

2017. Nil (Computer Search)

2018. Nil

2019. Nil

2010. Nil

2011. Nil

2012. Nil

2013. printing Report Attach

2014. Nil

2015. Nil

2016. Nil

2017. printing Report

2018. Nil (date:- 31/5/18)

S.K. Bera  
31/5/18