

SUMIT SEN

Advocate
Calcutta High Court

Court Hours :
Law Book Stall
6, Old Post Office Street,
Kolkata - 700 001
Mobile : 92300 79069
94330 78267

Residence & Chamber :
P-284, C.I.T. Road,
Scheme IV (M)
Kolkata - 700 054
Phone : 2373 1561

Date : 25/03/2024

NON ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : ALL THAT be piece and parcel of partly land measuring about 28 Cottah and tank measuring about 12 Cattah be the same a little more or less lying and situated at 30 Matilal Basak Lane (formerly Matilal Basak Garden Lane), P.S. Phoolbagan, Kolkata 700054, Ward No. 31, within the area of Kolkata Municipal Corporation District of 24-Parganas (South).

OWNER/ VENDOR : SUPRIYA CHAKRABORTY, ANIMA BANERJEA, JOYDEEP BANERJEA, RAMA BHATTACHARYA, MRS. MAHASWETA BANERJEA, SUMITA BANERJEE and SUKANYA GANGULY jointly became the absolute owners of the Premises No. 30, Motilal Basak Lane, Ward No. 31, Borough -III, Kolkata - 700054, P.S.-Phoolbagan.

WHEREAS one late Jatindra Nath Banerjee was the original owner of the Schedule mentioned property by virtue of a Deed of Sale registered in the office of the sub registrar Sealdah being No. 37 of 1944 died on 29.02.1958 leaving behind his wife (1) Siborani Devi five sons (2) Ajit Kumar Banerjee, (3) Amiya Kumar Banerjee, (4) Asim Coomar Banerjee, (5) Anup Kumar Banerjee, (6) Basudeb Banerjee and only daughter (7) Smt. Kalpana Ganguly as his legal heirs.

Ajit Kumar Banerjee sold his undivided proportionate share of the property in favour of Amiya Kumar Banerjee on 01.10.1959 which was registered in the office of the sub registrar Sealdah, recorded in Book No.I, Volume no. 51, pages 12 to 18, being No. 2298 for the year 1959.

Amiya Kumar Banerjee died intestate on 21.06.1997 leaving behind his wife Sabita Banerjee and only daughter Supriya Chakraborty and two unmarried sons Indranil Banerjee and Biswajit Banerjee as his legal heir. Wife of Amiya Kumar Banerjee died on 30.07.2000 Indranil Banerjee died on 19.10.1999 and Biswajit Banerjee died on 11.06.2006.

RADHASHREE APARTMENTS PVT. LTD.

W. Dandekar

Authorised Signatory / Director

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Asim Coomar Banerjea died intestate on 01.12.1997 leaving behind his wife Anima Banerjea and only son Joydeep Banerjea as his legal heirs.

Anup Kumar Banerjee sold his share in favour of M/s Ghar Grihasthi on 21.11.1990 which was registered in the office of the ADSR Sealdah and recorded in Book No.I, being No. 1633 for the year 1990.

Thereafter M/s Ghar Grihasthi and Anup Kumar Banerjee made a declaration regarding their area of property which was registered in the office of the ADSR Sealdah and being No. 01307 for the year 2012. Thereafter M/s Ghar Grihasthi sold his undivided proportionate share in favour of Rama Bhattacharya which was registered in the office of the ADSR Sealdah and being No. 2098 for the year 2012.

Siborani Devi died intestate on 04.07.1980 leaving behind his grandson (1) Dr. Ranjit Banerjee (Ajit Kumar Banerjee being father of Dr. Ranjit Banerjee and son of Siborani Devi died on 01.04.1995) four sons (1) Amiya Kumar Banerjee, (2) Asim Coomar Banerjea, (3) Anup Kumar Banerjee, (4) Basudeb Banerjee and only daughter (1) Smt. Kalpana Ganguly as her legal heirs. As per Hindu succession Act all of them became owner of undivided equal proportionate share of her property. Dr. Ranjit Banerjee executed a Deed of Gift in favour of Mrs. Mahasweta Banerjea which was registered in the office of the ARA -I, Kolkata and being No. 4633 for the year 2013. Be it noted that Dr. Ranjit Banerjee executed that Deed of Gift by virtue of a General Power of Attorney registered in the office of the ADSR Sealdah and being No. 2102 for the year 2012.

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Basudeb Banerjee died intestate on 02.01.1987 leaving behind his wife Namita Banerjee and only daughter Sumita Banerjee as his legal heirs. Namita Banerjee died intestate on 01.08.2013 leaving behind her only daughter Sumita Banerjee as her legal heirs.

Kalpna Ganguly died intestate on 13.12.2006 leaving behind her daughter Sukanya Ganguly as her legal heir.

On this way Supriya Chakraborty, Anima Banerjee, Joydeep Banerjee, Rama Bhattacharya, Mrs. Mahasweta Banerjee, Sumita Banerjee and Sukanya Ganguly jointly became the absolute owners of the Premises No. 30, Motilal Basak Lane, Ward No. 31, Borough -III, Kolkata - 700054, P.S.-Phoolbagan.

II. SEARCHES:

A. District and District Sub-Registry Office and RA Kolkata : I have caused online searches at the various Registration Offices through my clerk who had conducted searches in the records of District Registrar at Alipore and ADSR at Sealdah for the period of 1991 to 2020 and Registrar of Assurance, Kolkata for the period from 1999 to 2020 and the said Clerk has not come across any entry/ entries in the respect of the aforesaid property except the following:-

a) Anup Kumar Banerjee sold his share in favour of M/s Ghar Grihasthi on 21.11.1990 which was registered in the office of the ADSR Sealdah and recorded in Book No.I, being No. 1633 for the year 1990.

b) M/s Ghar Grihasthi and Anup Kumar Banerjee made a declaration regarding their area of property which was registered in the office of the ADSR Sealdah and being No. 01307 for the year 2012.

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W. Pandar
Authorised Signatory / Director

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Advocate
Calcutta High Court

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c) M/s Ghar Grihasthi sold his undivided proportionate share in favour of Rama Bhattacharya which was registered in the office of the ADSR Sealdah and being No. 2098 for the year 2012.

d) Dr. Ranjit Banerjee executed a Deed of Gift in favour of Mrs. Mahasweta Banerjee which was registered in the office of the ARA -I, Kolkata and being No. 4633 for the year 2013.

e) Dr. Ranjit Banerjee executed that Deed of Gift by virtue of a General Power of Attorney registered in the office of the ADSR Sealdah and being No. 2102 for the year 2012.

By which Supriya Chakraborty, Anima Banerjee, Joydeep Banerjee, Rama Bhattacharya, Mrs. Mahasweta Banerjee, Sumita Banerjee and Sukanya Ganguly jointly became the absolute owners of the Premises No. 30, Motilal Basak Lane, Ward No. 31, Borough - III, Kolkata - 700054, P.S.-Phoolbagan the absolute owner of the above referred property and as such the said property is free from all encumbrances and marketable.

III. **CERTIFICATE:**

On perusal of the said documents which provided upon me and also based on the report given by my clerk I am of the opinion:

- A. That the said Supriya Chakraborty, Anima Banerjee, Joydeep Banerjee, Rama Bhattacharya, Mrs. Mahasweta Banerjee, Sumita Banerjee and Sukanya Ganguly are the present owners of the aforesaid property.
- B. That the said Supriya Chakraborty, Anima Banerjee, Joydeep Banerjee, Rama Bhattacharya, Mrs. Mahasweta Banerjee, Sumita Banerjee and Sukanya Ganguly have disposal right in respect of the aforesaid property.
- C. That the aforesaid property is free from all encumbrances, charges, liabilities, liens and lispendents attachment of any kind whatsoever and the property has an absolutely clear, free and marketable title.

SR

M. R. S.

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D. That I also hereby certify that the abovementioned property 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.

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

The receipt for the relevant searches are enclosed herewith.

Sumit Sen

SUMIT SEN
Advocate
High Court, Calcutta
Registration No. WB/2308/1999

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