

Santanu Singha
Advocate

Alipore Judges' Court
Bar Library No. 2
Kolkata – 700 027
Ph. 9007084625
e-mail: santanuadv@yahoo.in

Date :29.05.2019

No encumbrances certificate and detailed report on title

Ref: ALL THAT the piece and parcel of the land measuring 5 cottah 11 chittack be the same or a little more or less, in the Kolkata Municipal Corporation preemies no. 35/6/20, Mina Para Road, the Kolkata Municipal Corporation ward No. 95, Police Station – Jadavpur, Kolkata - 700 078, District – South 24-Parganas,, District : South 24-Parganas.

Present Owners : (1) SMT. RATNA CHAKRABORTY, wife of Sri Biplab Kumar. Chakraborty, residing at 128/4, Mahendra Banerjee Road, Behala, Kolkata – 700 060 (2) SRI RANJIT KUMAR GOSWAMI, son of late late Nilmoni Goswami (3) SMT KHUKU CHOWDHURY, wife of late Benoy Bhusan Chowdhury (4) SMT MIRA BOSE, wife of late Chittaranjan Bose (5) SMT BIJALI GOSWAMI, wife of late Anil Kumar Goswami, all owners no. 2,3,4,and 5 are residing at 6/83B, Bijoygarh, Kolkata – 700 032. (6) SMT BANANI LASKAR, daughter of late Anil Kr. Goswami, residing at 15, Regent Place, Kolkata – 700 040, (7) SRI SOMNATH GUHA, son of late Sukhoranjan Guha, residing 84A, Pallisree, Kolkata – 700 092, (8) SRI PRABIR SENGUPTA, son of Sri Ranjit Sengupta, residing at G-97, Baghajatin Colony, Kolkata – 700 086

Devolution of Title :

1. The Government of the State of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired a vast quantity of land including the plot as hereunder in CS Dag (plot) no. 2228(P), Mouza - Arakpur, Police Station – Sonarpur in the District South 24-Parganas under the provisions of LDP Act 1948/LA Act I of 1894.

2. By an Indenture (of Gift) executed on 19.07.2000 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part and Smt. Ratna Chakraborty, referred to therein as the donee of the other part, registered in the office of

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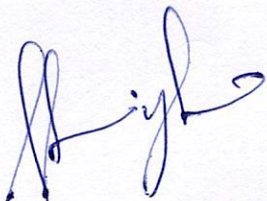
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Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No. II, Pages 117 to 120, Being No. III for the year 2000, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donee therein, all that the homestead land measuring about 13 chittack 04 square feet appertaining to E/P No. 1073B, SP 2365/2, CS Plot No. 2228(P), J.L. No. 39, Mouza Arakpur, Police Station - Jadavpur, District South 24-Parganas (hereinafter be referred to as the SAID PLOT NO-I).

3. By an Indenture (of Gift) executed on 19.07.2000 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part and Anil Kumar Goswami since deceased, referred to therein as the donee of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No. II, Pages 109 to 112, Being No. 112 for the year 2000, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donees therein, all that the homestead land measuring about 12 chittack 19 square feet appertaining to E.P. No. 1073D, S.P. 2365/4, CS Plot No. 2228(P), J.L. No. 39, Mouza Arakpur, Police Station - Jadavpur, District South 24-Parganas (hereinafter be referred to as the SAID PLOT NO-II).

4. By an Indenture (of Gift) executed on 19.07.2000 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part Sri Ranjit Goswami, referred to therein as the donee of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No. II, Pages 105 to 108, Being No. 111 for the year 2000, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donees therein, all that the homestead land measuring about 13 chittack 13 square feet appertaining to E/P No. 1073C, S/P 2365/3, CS Plot No. 2228(P), J.L. No. 39, Mouza Arakpur, Police Station - Jadavpur, District South 24-Parganas (hereinafter be referred to as the SAID PLOT NO-III).

5. By an Indenture (of Gift) executed on 20.03.2004 made between the Governor of the



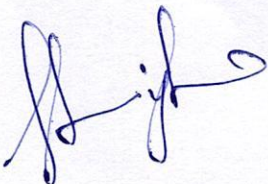
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State of West Bengal, referred to therein as the donor of the one part and Dilip Kumar Goswami since deceased, Kukhu Chowdhury and Mira Bose, all collectively referred to therein as the donees of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No. III, Pages 81 to 84, Being No. 171 for the year 2004, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donees therein, all that the homestead land measuring about 01 cottah 02 chittack 24 square feet appertaining to E/P No. 1073, SP 2365, CS Plot No. 2228(P), J.L. No. 39, Mouza - Arakpur, Police Station - Jadavpur, District South 24-Parganas (hereinafter be referred to as the SAID PLOT NO-IV).

6. By an Indenture (of Gift) executed on 19.07.2000 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part and Murari Mohan Goswami referred to therein as the donee of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No. II, Pages 112 to 116, Being No. 113 for the year 2000, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donees therein, all that the homestead land measuring about 13 chittack 02 square feet appertaining to E/P No. 1073A, S.P. No. 23651, CS Plot No. 2228(P), J.L. No. 39, Mouza – Arakpur, Police Station - Jadavpur, District South 24-Parganas (hereinafter be referred to as the SAID PLOT NO -V).

7. By an indenture for sale executed on 04.01.2015 made between the said Murari Mohan Goswami, referred to therein as the vendor of the one part and Sri Somnath Guha, referred to therein as the purchaser of the other part, registered in the office of Addl. Dist. Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 18, Pages 813 to 825, Being No. 04028 for the year 2015, the vendor therein, for the consideration mentioned therein, agreed to sell, transfer, grant, assign and assure to and in favour of the purchaser therein, all his 1/4th undivided share of the SAID PLOT NO. V). Prior to that deed of sale the parties in the indenture entered into an agreement for sale executed on 01.07.2009 which was registered in the office of Addl. Dist. Sub-Registrar at Alipore and recorded in Book No. I,



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CD Volume No. 18, Pages 813 to 825, Being No. 04028 for the year 2009.

8. The said Anil Kumar Goswami died intestate on 26.11.2002 leaving behind him and survived by his wife Smt. Bijali Goswami and only daughter Smt. Banani Laskar. Under the Dayabhanga school of the Hindu Law, upon the death of the said Anil Kumar Goswami, the said plot No. II in entirety devolved upon his legal heiresses as aforesaid in proportion of undivided $\frac{1}{2}$ share each.

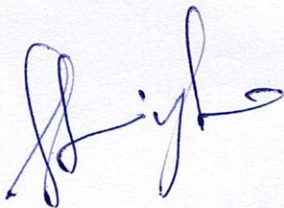
9. Thus Dilip Kumar Goswami, since deceased Khuku Chowdhury and Mira Bose became owners of land in the said premises in proportion of undivided $\frac{1}{3}$ rd share each in the said plot No. IV.

10. Dilip Kumar Goswami, as aforesaid, a confirmed bachelor till his death, died intestate on 04.02.2006 leaving behind him and survived by his following heirs :-

- i) Murari Mohan Goswami (full blood brother),
- ii) Ranjit Kumar Goswami (full blood brother)
- iii) Khuku Chowdhury (full blood sister) and
- iv) Mira Bose (full blood sister)

11. Under the provisions of the Dayabhaga Schools of Hindu Law of succession after demise of Dilip Kumar Goswami as aforesaid, his undivided $\frac{1}{3}$ rd share in the said premises devolved upon his heirs and heiresses as aforesaid in proportion .of undivided $\frac{1}{4}$ th share each.

12. By an indenture for sale executed on 25.01.2015 made between the said Murari Mohon Goswami, referred to therein as the vendor of the one part and Sri Prabir Sengupta referred to therein as the purchaser of the other part, registered in the office of Dist. Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 7, Pages 276 to 288,



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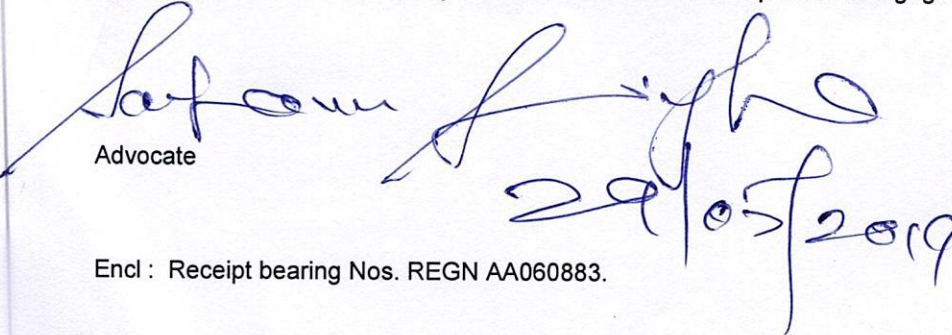
Being No. 01409 for the year 2015, the vendor therein, for the consideration mentioned therein, agreed to sell, transfer, grant, assign and assure to and in favour of the purchaser therein, all his 1/4th undivided share of the SAID PLOT NO. IV). Prior to that deed of sale the parties in the indenture entered into an agreement for sale executed on 25.02.2010 which was registered in the office of Addl. Dist. Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 7, Pages 276 to 288, Being No. 01409 for the year 2010.

13. Total area of land scattered in plot no. I, plot no. II, plot no. III, plot no. IV and plot no. V comes in aggregate ALL THAT the piece and parcel of the land measuring 5 cottah 11 chittack be the same or a little more or less, in the Kolkata Municipal Corporation preemies no. 35/6/20, Mina Para Road, the Kolkata Municipal Corporation ward No. 95, Police Station – Jadavpur, Kolkata - 700 078, District – South 24-Parganas

14. I have caused searches in the offices of Dist. Registrar and Addl. Dist-Sub Registrar at Alipore for the period of 2003 – 2019 (May , 2019) in respect of the said property.

4. The searches have not disclosed any new entry contrary to the title of the present owners in respect of the said property.

I, considering the searches and record available hereby certify that the said property is free from encumbrances and the property has a marketable title for equitable mortgage.


Advocate

Encl : Receipt bearing Nos. REGN AA060883.

No. REGN AA 060883

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 221897

Date of application 28/5/11

Search for the year(s) 2003 - 11

Name of office to which the record to be searched or inspected relates Pr. + Sealipur.

Name of person or property to be searched 35/6/20, Kina para Rd.

Nature of document R. Jadavpur.

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Rel 78.

From whom received T. Day.

Fees paid under Article —
(i) 36h
(ii)



Registrar of

383000

11/2/88

Forwarded to D.S.R./A.D.S.R.
For searching from to

8

11/2/88

Forwarded to D.S.R./A.D.S.R.
For searching from to

9

11/2/88