

No Encumbrances Certificate and detailed report on title

Ref: **ALL THAT** piece or parcel of revenue free land by ad-measurement containing an area of about **05 Cottahs** a little more or less together with old dilapidated R.T. Shed structure standing thereon lying and situate at and being Holding No. 293, Touzi No. 2833, in Division VI, Dihi Panchannagram, Mouza Beltola, District 24 Parganas, Thana Bhowanipore and now within the local limits of the Kolkata Municipal Corporation and Known and renumbered as **Premises No. 3, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South).**

Present owner of the said plot : Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee

I have caused necessary searches in the D.R. Alipore, S.R. Alipore and Additional Registrar of Assurances I, Kolkata through my clerk Alamgir for the period from 1937 to 2017 and have inspected the settlement Records, Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:-

A. WHEREAS by a Sale Deed dated April 17th, 1989 duly registered in the office of the Additional District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 28, Pages 239 to 254 and Being No. 1169 for the year 1989 and made between One Dharendra Nath Mukherjee, therein called and referred to as the Vendor of the One Part and One Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee, therein collectively called and referred to as the Purchasers of the Other Part, the said Vendor for the consideration therein mentioned sold transferred and conveyed **ALL THAT** divided and demarcated 5/24th share in **ALL THAT** piece or parcel of revenue free land by ad-measurement containing an area of about 05 Cottahs a little more or less lying and situate at and being Holding No. 293, Touzi No. 2833, in Division VI, Dihi Panchannagram, Mouza Beltola, District 24 Parganas, Thana Bhowanipore and now within the local limits of the Kolkata Municipal Corporation and Known and renumbered as Premises No. 3, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas

(South), more fully and particularly described in Schedule "B" there under written, unto and in favour of the said Purchasers.

B. AND WHEREAS by a Sale Deed dated April 17th, 1989 duly registered in the office of the Additional District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 28, Pages 255 to 270 and Being No. 1170 for the year 1989 and made between One Sourendra Nath Mukherjee, therein called and referred to as the Vendor of the One Part and One Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee, therein collectively called and referred to as the Purchasers of the Other Part, the said Vendor for the consideration therein mentioned sold transferred and conveyed **ALL THAT** divided and demarcated 11/24th share in **ALL THAT** piece or parcel of revenue free land by ad-measurement containing an area of about 05 Cottahs a little more or less lying and situate at and being Holding No. 293, Touzi No. 2833, in Division VI, Dihi Panchannagram, Mouza Beltola, District 24 Parganas, Thana Bhowanipore and now within the local limits of the Kolkata Municipal Corporation and Known and renumbered as Premises No. 3, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), more fully and particularly described in Schedule "B" there under written, unto and in favour of the said Purchasers.

C. AND WHEREAS by a Sale Deed dated April 17th, 1989 duly registered in the office of the Additional District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 30, Pages 153 to 172 and Being No. 1171 for the year 1989 and made between One Jamini Bhusan Mukherjee, therein called and referred to as the Vendor of the One Part and One Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee, therein collectively called and referred to as the Purchasers of the Other Part, the said Vendor for the consideration therein mentioned sold transferred and conveyed **ALL THAT** divided and demarcated 8/24th share in **ALL THAT** piece or parcel of revenue free land by ad-measurement containing an area of about 05

Cottahs a little more or less lying and situate at and being Holding No. 293, Touzi No. 2833, in Division VI, Dihi Panchannagram, Mouza Beltola, District 24 Parganas, Thana Bhowanipore and now within the local limits of the Kolkata Municipal Corporation and Known and renumbered as Premises No. 3, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), more fully and particularly described in Schedule "B" there under written, unto and in favour of the said Purchasers.

D. AND WHEREAS thus the Owners herein namely Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee became the joint and absolute owners in respect of **ALL THAT** piece or parcel of revenue free land by ad-measurement containing an area of about 05 Cottahs a little more or less lying and situate at and being Holding No. 293, Touzi No. 2833, in Division VI, Dihi Panchannagram, Mouza Beltola, District 24 Parganas, Thana Bhowanipore and now within the local limits of the Kolkata Municipal Corporation and Known and renumbered as Premises No. 3, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South) and got their names mutated and/or recorded in the records of the Kolkata Municipal Corporation in respect of the Said Property and have also paid the relevant taxes upto date.

I hereby certify that the above mentioned land of Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee is free from all sorts of encumbrances, charges, liabilities lines and dependencies 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.

Abhishek Chowdhary

No Encumbrances Certificate and detailed report on title

Ref: **ALL THAT** piece or parcel of land by ad-measurement containing an area of about **01 Cottah 02 Chittaks 22 Sq. Ft.** a little more or less together with G+I storied old dilapidated structure standing thereon lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as **Premises No. 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South)**, together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025.

Present owner of the said plot : Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee

I have caused necessary searches in the D.R. Alipore, S.R. Alipore and Additional Registrar of Assurances I, Kolkata through my clerk Alamgir for the period from 1937 to 2017 and have inspected the settlement Records, Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:-

- A. WHWREAS** one Uma Charan Mukhopadhyay was the sole and absolute owner and/or seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of Land by ad-measurement containing an area of about 05 Cottahs 03 Chittaks a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and being Premises No. 2, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, District 24 Parganas (South), hereinafter for the sake of brevity referred to as the Said Land.
- B. AND WHEREAS** the said Uma Charan Mukhopadhyay, a Hindu governed by the Hindu Law died intestate leaving behind him surviving his two sons

namely Surapati Mukhopadhyay and Sripati Mukhopadhyay, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Uma Charan Mukhopadhyay and/or the Said Land.

C. AND WHEREAS the said Surapati Mukhopadhyay, a Hindu, governed by the Hindu Law died intestate on 23.08.1946 leaving behind him surviving his two sons namely Bimala Charan Mukhopadhyay and Radhika Charan Mukhopadhyay and his two wives namely Tarangini Debi and Durgamoni Debi, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Surapati Mukhopadhyay and/or his share and/or interest in the Said Land.

D. AND WHEREAS by a Deed of Partition dated April 25th, 1951 duly registered in the office of the Sadar Joint Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 81, Pages 12 to 80 and Being No. 4315 for the year 1951 and made between (1) the said Sripati Mukhopadhyay, therein called and referred to as the Party of the First Part, (2) the said Bimala Charan Mukhopadhyay, therein called and referred to as the Party of the Second Part, (3) Radhika Charan Mukhopadhyay, therein called and referred to as the Party of the Third Part, (4) the said Tarangini Debi, therein called and referred to as the Party of the Fourth Part and (5) the said Durgamoni Debi, therein called and referred to as the Party of the Fifth Part, and all the parties therein have jointly and amicably divided and/or partitioned the said land and for assuring more better and perfect title to the Party of the Second Part being Bimala Charan Mukhopadhyay and the Party of the Third Part being Radhika Charan Mukhopadhyay, the parties of the Fourth Part and Fifth Part join the deed of partition.

E. AND WHEREAS by a Deed of Partition dated April 25th, 1951 duly registered in the office of the Sadar Joint Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 81, Pages 12 to 80 and Being No. 4315 for the year 1951 and made between (1) the said Sripati Mukhopadhyay, therein called and

referred to as the Party of the First Part, (2) the said Bimala Charan Mukhopadhyay, therein called and referred to as the Party of the Second Part, (3) Radhika Charan Mukhopadhyay, therein called and referred to as the Party of the Third Part, (4) the said Tarangini Debi, therein called and referred to as the Party of the Fourth Part and (5) the said Durgamoni Debi, therein called and referred to as the Party of the Fifth Part, and all the parties therein have jointly and amicably divided and/or partitioned the said land and the Party of the Second Part Bimala Charan Mukhopadhyay out of the said Land, was allotted **ALL THAT** piece or parcel of divided and demarcated revenue paying land being the South East side together with Structures standing thereon by ad-measurement containing an area of about 01 Cottah 02 Chittaks 22 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and being portion of Premises No. 2, Mullick Lane, P.S. Bhowanipore, Calcutta and now within the local limits of the Kolkata Municipal Corporation and on separation known and renumbered as Premises No. 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), more fully and particularly described in Schedule "GA" there under written, together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed and hereinafter for the sake of brevity referred to as the "SAID LAND AND PREMISES".

- F. AND WHEREAS** the said Bimala Charan Mukherjee, a Hindu, governed by the Hindu Law died intestate on 11.08.1996 leaving behind him surviving his only wife Maya Rani Mukherjee as his only heir and legal representative and



none else who solely inherited the estate of the said Bimala Charan Mukherjee and/or the said Land and Premises.

- G. AND WHEREAS** the said Maya Rani Mukherjee by a Deed of Settlement dated 13.08.1999 duly registered in the office of the District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 7, Pages 51 to 59 and Being No. 235 for the year 2000 gave devise bequeath and transfer **ALL THAT** piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 01 Cottah 02 Chittaks 22 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed, unto and in favour of Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee, the Vendors herein, with condition of her life interest and after her death, the said Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee shall become the joint and absolute owners in respect of the Said Land and Premises.
- H. AND WHEREAS** the said Maya Rani Mukherjee, a Hindu, governed by the Hindu Law died intestate on 30.06.2006 without having any issue as her heir and/or legal representatives.
- I. AND WHEREAS** thus the Owners herein Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee became the joint and



absolute owners in respect of **ALL THAT** piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 01 Cottah 02 Chittaks 22 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 and got their names mutated and/or recorded in the records of the Kolkata Municipal Corporation in respect of the Said Property and have also paid the relevant taxes upto date.

I hereby certify that the above mentioned land of Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee is free from all sorts of encumbrances, charges, liabilities lines and dependencies 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.

Abhishek Chowdhary

No Encumbrances Certificate and detailed report on title

Ref: **ALL THAT** piece or parcel of land by ad-measurement containing an area of about **01 Cottah 06 Chittaks 18 Sq. Ft.** a little more or less together with G+I storied old dilapidated structure standing thereon having Cement Flooring and measuring approximately 1600 Sq. Ft. (900 Sq. Ft. on the ground floor and 700 Sq. Ft. on the 1st floor) lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as **Premises No. 2B, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South)**, together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025,

Present owner of the said plot : Pradip Kumar Mukherjee

I have caused necessary searches in the D.R. Alipore, S.R. Alipore and Additional Registrar of Assurances I, Kolkata through my clerk Alamgir for the period from 1937 to 2017 and have inspected the settlement Records, Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:-

- A. WHWREAS** one Uma Charan Mukhopadhyay was the sole and absolute owner and/or seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of Land by ad-measurement containing an area of about 05 Cottahs 03 Chittaks a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and being Premises No. 2, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, District 24 Parganas (South), hereinafter for the sake of brevity referred to as the Said Land.
- B. AND WHEREAS** the said Uma Charan Mukhopadhyay, a Hindu governed by the Hindu Law died intestate leaving behind him surviving his two sons

namely Surapati Mukhopadhyay and Sripati Mukhopadhyay, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Uma Charan Mukhopadhyay and/or the Said Land.

C. AND WHEREAS the said Surapati Mukhopadhyay, a Hindu, governed by the Hindu Law died intestate on 23.08.1946 leaving behind him surviving his two sons namely Bimala Charan Mukhopadhyay and Radhika Charan Mukhopadhyay and his two wives namely Tarangini Debi and Durgamoni Debi, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Surapati Mukhopadhyay and/or his share and/or interest in the Said Land.

D. AND WHEREAS by a Deed of Partition dated April 25th, 1951 duly registered in the office of the Sadar Joint Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 81, Pages 12 to 80 and Being No. 4315 for the year 1951 and made between (1) the said Sripati Mukhopadhyay, therein called and referred to as the Party of the First Part, (2) the said Bimala Charan Mukhopadhyay, therein called and referred to as the Party of the Second Part, (3) Radhika Charan Mukhopadhyay, therein called and referred to as the Party of the Third Part, (4) the said Tarangini Debi, therein called and referred to as the Party of the Fourth Part and (5) the said Durgamoni Debi, therein called and referred to as the Party of the Fifth Part, and all the parties therein have jointly and amicably divided and/or partitioned the said land and for assuring more better and perfect title to the Party of the Second Part being Bimala Charan Mukhopadhyay and the Party of the Third Part being Radhika Charan Mukhopadhyay, the parties of the Fourth Part and Fifth Part join the deed of partition.

E. AND WHEREAS by a Deed of Partition dated April 25th, 1951 duly registered in the office of the Sadar Joint Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 81, Pages 12 to 80 and Being No. 4315 for the year 1951 and made between (1) the said Sripati Mukhopadhyay, therein called and



referred to as the Party of the First Part, (2) the said Bimala Charan Mukhopadhyay, therein called and referred to as the Party of the Second Part, (3) Radhika Charan Mukhopadhyay, therein called and referred to as the Party of the Third Part, (4) the said Tarangini Debi, therein called and referred to as the Party of the Fourth Part and (5) the said Durgamoni Debi, therein called and referred to as the Party of the Fifth Part, and all the parties therein have jointly and amicably divided and/or partitioned the said land and the Party of the Third Part Radhika Charan Mukhopadhyay out of the said Land, was allotted **ALL THAT** piece or parcel of divided and demarcated revenue paying land being the South East side together with Structures standing thereon by ad-measurement containing an area of about 01 Cottah 06 Chittaks 18 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and being portion of Premises No. 2, Mullick Lane, P.S. Bhowanipore, Calcutta and now within the local limits of the Kolkata Municipal Corporation and on separation known and renumbered as Premises No. 2B, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), more fully and particularly described in Schedule "GHA" there under written, together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed and hereinafter for the sake of brevity referred to as the "SAID LAND AND PREMISES".

F. AND WHEREAS the said Radhika Charan Mukhopadhyay by a Deed of Settlement dated 28.06.1988 duly registered in the office of the Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 191, Pages 224 to 233 and Being No. 7070 for the year 1988 gave devise bequeath and transfer

ALL THAT piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 01 Cottah 06 Chittaks 18 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2B, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed, unto and in favour of his son Pradip Kumar Mukherjee, the Vendor herein, with condition of his and wife life interest and after their death his son Pradip Kumar Mukherjee shall become the sole and absolute owner in respect of the Said Land and Premises.

- G. AND WHEREAS** the said Radhika Charan Mukherjee, a Hindu, governed by the Hindu Law died intestate on 29.08.1996.
- H. AND WHEREAS** the said Radha Rani Mukherjee, a Hindu, governed by the Hindu Law died intestate on 20.03.1999.
- I. AND WHEREAS** thus the Owner Pradip Kumar Mukherjee became the sole and absolute owners in respect of **ALL THAT** piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 01 Cottah 06 Chittaks 18 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2B, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and

Abhishek Chowdhary

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High Court, Calcutta

87/15, Jyotish Roy Road, New Alipore, Kolkata 700 053

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interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 and got his name mutated and/or recorded in the records of the Kolkata Municipal Corporation in respect of the Said Land and Premises and also paid the relevant taxes upto date.

I hereby certify that the above mentioned land of Pradip Kumar Mukherjee is free from all sorts of encumbrances, charges, liabilities and dependencies 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.

Abhishek Chowdhary

No Encumbrances Certificate and detailed report on title

Ref: **ALL THAT** piece or parcel of land by ad-measurement containing an area of about **02 Cottahs 04 Chittaks 08 Sq. Ft.** a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as **Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South)**, together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025,

Present owner of the said plot : Arun Kumar Mukherjee, Ashis Mukherjee, Sucharita Banerjee, Juthika Mukherjee, Pranab Kumar Mukherjee and Prabir Mukherjee

I have caused necessary searches in the D.R. Alipore, S.R. Alipore and Additional Registrar of Assurances I, Kolkata through my clerk Alamgir for the period from 1937 to 2017 and have inspected the settlement Records, Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:

- A. WHWREAS** one Uma Charan Mukhopadhyay was the sole and absolute owner and/or seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of Land by ad-measurement containing an area of about 05 Cottahs 03 Chittaks a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and being Premises No. 2, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, District 24 Parganas (South), hereinafter for the sake of brevity referred to as the Said Land.
- B. AND WHEREAS** the said Uma Charan Mukhopadhyay, a Hindu governed by the Hindu Law died intestate leaving behind him surviving his two sons

namely Surapati Mukhopadhyay and Sripati Mukhopadhyay, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Uma Charan Mukhopadhyay and/or the Said Land.

C. AND WHEREAS the said Surapati Mukhopadhyay, a Hindu, governed by the Hindu Law died intestate on 23.08.1946 leaving behind him surviving his two sons namely Bimala Charan Mukhopadhyay and Radhika Charan Mukhopadhyay and his two wives namely Tarangini Debi and Durgamoni Debi, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Surapati Mukhopadhyay and/or his share and/or interest in the Said Land.

D. AND WHEREAS by a Deed of Partition dated April 25th, 1951 duly registered in the office of the Sadar Joint Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 81, Pages 12 to 80 and Being No. 4315 for the year 1951 and made between (1) the said Sripati Mukhopadhyay, therein called and referred to as the Party of the First Part, (2) the said Bimala Charan Mukhopadhyay, therein called and referred to as the Party of the Second Part, (3) Radhika Charan Mukhopadhyay, therein called and referred to as the Party of the Third Part, (4) the said Tarangini Debi, therein called and referred to as the Party of the Fourth Part and (5) the said Durgamoni Debi, therein called and referred to as the Party of the Fifth Part, and all the parties therein have jointly and amicably divided and/or partitioned the said land and the Party of the First Part Sripati Mukhopadhyay out of the said Land, was allotted **ALL THAT** piece or parcel of divided and demarcated revenue paying land being the Western side together with Structures standing thereon by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and being portion of Premises No. 2, Mullick Lane, P.S. Bhowanipore, Calcutta and now within the local limits of the Kolkata

Municipal Corporation and on separation known and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), more fully and particularly described in Schedule "KHA" there under written together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed and hereinafter for the sake of brevity referred to as the "SAID LAND AND PREMISES".

- E. AND WHEREAS** the said Sripati Mukhopadhyay, a Hindu, governed by the Hindu Law died intestate on 30.09.1966 leaving behind him and surviving his wife Prabhabati Mukherjee and two sons namely Kamala Charan Mukherjee and Ambika Charan Mukherjee as his only heirs and legal representatives and none else who jointly inherited the estate of the said Sripati Mukhopadhyay and/or his share and/or interest in the said Land and Premises.
- F. AND WHEREAS** the said Prabhabati Mukherjee, a Hindu, governed by the Hindu Law died intestate on 05.10.1973 leaving behind her and surviving her two sons namely Kamala Charan Mukherjee and Ambika Charan Mukherjee as her only heirs and legal representatives and none else who jointly inherited the estate of the said Prabhabati Mukherjee and/or each having undivided half share and/or interest in the said Land and Premises.
- G. AND WHEREAS** the said Kamala Charan Mukherjee, a Hindu, governed by the Hindu Law died intestate on 13.11.1989 leaving behind him surviving his wife Santi Mukherjee and two sons namely Arun Kumar Mukherjee and Ashis Mukherjee and three daughter namely Sucharita Banerjee, Nandita

Bandhopadhyay and Chhanda Chattopadhyay as his only heirs and legal representatives and none else who jointly inherited the estate of the said Kamala Charan Mukherjee and/or his undivided share and/or interest in the said Land and Premises.

H. AND WHEREAS by a registered Deed of Gift dated 18.10.2000 and duly registered in the office of the D.S.R. I, Alipore and recorded in Book No. I, Volume No. 35, Pages 239 to 248 and Being No. 1286 for the year 2000 and made between the said Santi Mukhopadhyay, therein called and referred to as the Donor of the One Part and the said Arun Kumar Mukhopadhyay (Mukherjee) and Ashis Mukhopadhyay (Mukherjee), therein jointly called and referred to as the Donees of the Other Part, the said Donor out of her natural love and affection which she bears for the Donees, gifted and/or transferred her entire right, title and interest in respect of **ALL THAT** undivided 1/12th share and/or interest in **ALL THAT** piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (1/12th share being 135 Sq. Ft. a little more or less) together with undivided proportionate right title and interest in common passage lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), unto and in favour of the said Donees.

I. AND WHEREAS by a registered Deed of Gift dated 23.10.2000 and duly registered in the office of the D.S.R. I, Alipore and recorded in Book No. I, Volume No. 35, Pages 249 to 260 and Being No. 1287 for the year 2000 and made between the said Nandita Bandhopadhyay and Chhanda Chattopadhyay, therein jointly called and referred to as the Donors of the One Part and the said Arun Kumar Mukhopadhyay (Mukherjee) and Ashis



Mukhopadhyay (Mukherjee), therein jointly called and referred to as the Donees of the Other Part, the said Donors out of their natural love and affection which they bear for the Donees, gifted and/or transferred their entire right, title and interest in respect of **ALL THAT** undivided 1/6th share and/or interest in **ALL THAT** piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (1/6th share being 270 Sq. Ft. a little more or less) together with undivided proportionate right title and interest in common passage lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), unto and in favour of the said Donees.

J. AND WHEREAS the said Ambika Charan Mukherjee, a Hindu, governed by the Hindu Law died intestate on 30.06.1996 leaving behind him surviving his wife Juthika Mukherjee and two sons namely Pranab Kumar Mukherjee and Prabir Mukherjee as his only heirs and legal representatives and none else who jointly inherited the estate of the said Ambika Charan Mukherjee and/or each having undivided 1/6th share and/or interest in the said Land and Premises.

K. AND WHEREAS thus the said Arun Kumar Mukherjee, Ashis Mukherjee, Sucharita Banerjee, Juthika Mukherjee, Pranab Kumar Mukherjee and Prabir Mukherjee became the joint and absolute owners in respect of **ALL THAT** piece or parcel of land by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No.

SP

2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed and got their names mutated and/or recorded in the records of the Kolkata Municipal Corporation in respect of the Said Land and Premises and also mutated as recorded owners in the KMC and paid the relevant taxes upto date.

I hereby certify that the above mentioned land of Arun Kumar Mukherjee, Ashis Mukherjee, Sucharita Banerjee, Juthika Mukherjee, Pranab Kumar Mukherjee and Prabir Mukherjee is free from all sorts of encumbrances, charges, liabilities lines and dependencies 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.

Abhishek Chowdhary

No Encumbrances Certificate and detailed report on title

Ref: **ALL THAT** piece or parcel of land measuring an area of about **03 Cottahs 12 Chittaks 30 Sq. Ft.** a little more or less together with G+II storied structure standing thereon situate and being a portion of old Municipal Premises No. 8 and 8/1, Mullick Lane and being a Part of Holding No. 325 (formerly No. 301) and Holding No. 325 (formerly No. 354), being Plot No. 98 of surplus land of Improvement Scheme No. 5, in Division VI, Sub Division M, Dihi Panchannagram, in the District of 24 Parganas, Thana Bhowanipore, and renumbered as Premises No. 22 and 24, Priya Nath Mullick Road, P.S. Bhowanipore, District 24 Parganas, and the said two Premises being adjacent to each other have been amalgamated into one premises and the said two premises are now known and numbered as **24, Priya Nath Mullick Road, P.S. Bhowanipore, within the local limits of the Kolkata Municipal Corporation, Ward No. 72, Kolkata 700 025, District 24 Parganas (South).**

Present owner of the said plot : ANJU SENGUPTA, ARCHANA SENGUPTA, DOLAN NIYOGI, ANANYA BHATTACHARYA, NAYANA HAJRA, HIMENDU KUMAR NIYOGI, MAHADEB NIYOGI, KOOSAL SEN, SUNIPA DASGUPTA, SUSMITA DASGUPTA, APARNA NIYOGI and RAMOLA SEN NIYOGI.

I have caused necessary searches in the D.R. Alipore, S.R. Alipore and Additional Registrar of Assurances I, Kolkata through my clerk Alamgir for the period from 1987 to 2017 and have inspected the settlement Records, Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:-

A. WHEREAS by a Deed of Conveyance dated March 03rd, 1937 duly registered in the office of the District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 20, Pages 159 to 164 and Being No. 716 for the year 1937 and made between one Surapati Mukhopadhyay and Sriparti Mukhopadhyay, therein jointly called and referred to as the Vendors of the One Part and One Subodh Kumar Niyogi, Sudhendu Kumar Niyogi, Saradindu Kumar Niyogi and Himangshu Kumar Niyogi, therein collectively called and referred to as the Purchasers of the Other Part, the said Vendors for the valuable consideration therein mentioned sold transferred and conveyed **ALL THAT**

piece or parcel of revenue free land by ad-measurement containing an area of about 01 Cottah 01 Chittak 10 Sq. Ft. a little more or less situate and being a portion of Premises No. 8/1, Mullick Lane and being a Part of Holding No. 325 (formerly No. 301), in Division VI, Sub Division M, Dihi Panchannagram, in the District of 24 Parganas, Thana Bhowanipore, and renumbered as Premises No. 24, Priya Nath Mullick Road, P.S. Bhowanipore, District 24 Parganas, and also **ALL THAT** piece or parcel of revenue paying land being Plot No. "C" by ad-measurement containing an area of 02 Cottahs 13 Chittaks and 3.33 Square feet more or less situate and being old Municipal Premises No. 8 and portion of 8/1, Mullick Lane, being a Part of Holding No. 325 (formerly No. 354), being Plot No. 98 of surplus land of Improvement Scheme No. 5, in Division VI, Sub Division M, Dihi Panchannagram, in the District of 24 Parganas, Thana Bhowanipore, and renumbered as Premises No. 22, Priya Nath Mullick Road, P.S. Bhowanipore, District 24 Parganas, more fully and particularly described in the Schedule there under written, unto and in favour of the said Purchasers.

- B. AND WHEREAS** the said Subodh Kumar Niyogi, Sudhendu Kumar Niyogi, Saradindu Kumar Niyogi and Himangshu Kumar Niyogi became the joint and absolute owners in respect of **ALL THAT** piece or parcel of land measuring an area of about 03 Cottahs 12 Chittaks 30 Sq. Ft. a little more or less (along with/besides the common passage) situate and being a portion of old Municipal Premises No. 8 and portion of 8/1, Mullick Lane and being a Part of Holding No. 325 (formerly No. 301) and Holding No. 325 (formerly No. 354), being Plot No. 98 of surplus land of Improvement Scheme No. 5, in Division VI, Sub Division M, Dihi Panchannagram, in the District of 24 Parganas, Thana Bhowanipore, and renumbered as Premises No. 22 and 24, Priya Nath Mullick Road, P.S. Bhowanipore, District 24 Parganas, and the said two Premises being adjacent to each other have been amalgamated into one premises and the said two premises are now known and renumbered as 24, Priya Nath Mullick Road, P.S. Bhowanipore, within the local limits of the

Kolkata Municipal Corporation, Ward No. 72, Kolkata 700 025, hereinafter for the sake of brevity referred to as the **Said Entire Property**, free from all encumbrances, liens, charges, lispendences, trusts and attachments whatsoever and howsoever.

- C. AND WHEREAS** the said Subodh Kumar Niyogi, a Hindu, governed by the Hindu Law died intestate on 22.12.1983 leaving behind him surviving his wife Bela Niyogi, two daughters namely Anju Sengupta and Archana Sengupta and one son Sadhan Niyogi (since deceased) as his only heirs and legal representatives and none else who jointly inherited the estate of the said Subodh Kumar Niyogi and/or the undivided 1/4th share and/or interest in the Said Entire Property.
- D. AND WHEREAS** the said Bela Niyogi, a Hindu, governed by the Hindu Law died testate on 27.03.1986 after executing her last Will and Testament dated 21.09.1984 whereby and where under she gave, devised and bequeathed her undivided 1/16th share and/or interest in the said entire property in its entirety to his only son Sadhan Kumar Niyogi.
- E. AND WHEREAS** after the death of the said Bela Niyogi, the Legatee/executor namely Sadhan Kumar Niyogi duly applied for grant of probate vide Act 39 Case No. 364 of 1986 in respect of her said last Will dated 21.09.1984 and the Ld. District Delegate at Alipore in its Testamentary and Intestate Jurisdiction vide Order dated 01.03.1990 duly granted probate in respect of her last Will and testament.
- F. AND WHEREAS** the said Sadhan Kumar Niyogi, a Hindu, governed by the Hindu Law died intestate on 16.08.2012 leaving behind him surviving his wife Dolan Niyogi and his two daughters namely Ananya Bhattacharya and Nayana Hajra as his only heirs and legal representatives and none else who jointly inherited the estate of the said Sadhan Kumar Niyogi and/or the undivided 1/8th share and/or interest in the Said Entire Property.

- G. AND WHEREAS** the said Sudhendu Kumar Niyogi, a Hindu, governed by the Hindu Law died intestate on 26.04.1984 leaving behind him surviving his wife Jhunu Niyogi, four daughters namely Manika Sen (since deceased), Sunipa Dasgupta, Purabi Sengupta and Susmita Dasgupta and two sons namely Himendu Niyogi and Mahadeb Niyogi as his only heirs and legal representatives and none else who jointly inherited the estate of the said Sudhendu Kumar Niyogi and/or the undivided 1/4th share and/or interest in the Said Entire Property.
- H. AND WHEREAS** the said Jhunu Niyogi, a Hindu, governed by the Hindu Succession Act, 1956 died intestate on 26.10.1985 leaving behind her surviving her four daughters namely Manika Sen (since deceased), Sunipa Dasgupta, Purabi Sengupta and Susmita Dasgupta and two sons namely Himendu Kumar Niyogi and Mahadeb Niyogi as her only heirs and legal representatives and none else who jointly inherited the estate of the said Jhunu Niyogi and/or the undivided 1/4th share and/or interest in the Said Entire Property left by the said Sudhendu Kumar Niyogi.
- I. AND WHEREAS** the said Manika Sen, a Hindu, governed by the Hindu Law died intestate on 04.01.2014 leaving behind her surviving her only son Koosal Sen as her only heir and legal representative and none else who inherited the estate of the said Manika Sen and/or the undivided share and/or interest in the Said Entire Property. Her husband Shyamal Sen predeceased her on 07.07.1994.
- J. AND WHEREAS** by a Deed of Gift dated 17th June, 2016 and duly registered in the office of the Additional District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 1605-2016, Pages 113811 to 113828 and Being No. 160504192 for the year 2016 and made between the said Purabi Sengupta, therein called and referred to as the Donor of the One Part and the said Himendu Kumar Niyogi, therein called and referred to as the Donee of the Other Part, the said Donor for the love and affection which she bears and had

for the donee gifted and/or transferred her undivided 1/24th share and/or interest and/or her entire right title and interest in **ALL THAT** piece or parcel of land lying and situate at Premises No. 24, Priya Nath Mullick Road, P.S. Bhowanipore, within the local limits of the Kolkata Municipal Corporation, Ward No. 72, Kolkata 700 025, District 24 Parganas (South), unto and in favour of the said Donee.

- K. AND WHEREAS** the said Saradindu Niyogi, a Hindu, governed by the Hindu Law died testate on 27.11.1979 after executing his last Will and Testament whereby and where under he gave, devised and bequeathed his undivided 1/4th share and/or interest in the said entire property in its entirety to his only son Amitava Niyogi.
- L. AND WHEREAS** after the death of the said Saradindu Niyogi, the said Legatee/executor namely Amitava Niyogi duly applied for grant of probate vide Act 39 Case No. 176 of 1981 in respect of his said last Will and the Hon'ble High Court at Calcutta in its Testamentary and Intestate Jurisdiction vide Order dated 23.09.1981 duly granted probate in respect of his last Will and testament.
- M. AND WHEREAS** the said Amitava Niyogi, a Hindu, governed by the Hindu Law died intestate on 05.09.2014 leaving behind him surviving his Wife Aparna Niyogi and his mother Ramola Niyogi as his only heirs and legal representatives and none else who jointly inherited the estate of the said Amitava Niyogi and/or his undivided share and/or interest in the Said Entire Property.
- N. AND WHEREAS** the said Himangshu Kumar Niyogi, a Hindu bachelor, governed by the Hindu Law died testate on 11.02.2001 after executing his last Will and Testament dated 15.02.1969 whereby and where under he gave, devised and bequeathed his undivided 1/4th share and/or interest in the said Entire property in its entirety to his nephew Mahadeb Niyogi.

- O. AND WHEREAS** after the death of the said Himangshu Kumar Niyogi, in the absence/non-availability of the executor, the Legatee under the said Will duly applied for Letter of Administration vide O.S. No. 06 of 2004 in respect of the said last Will dated 15.02.1969 and the Ld. Additional District Judge 6th Court, Alipore vide Order dated 07.02.2008 duly granted Letter of Administration in respect of the said last Will and testament dated 15.02.1969. and got their names mutated and/or recorded in the records of the Kolkata Municipal Corporation in respect of the Said Property and have also paid the relevant taxes upto date.
- P. AND WHEREAS** thus the Owners herein namely ANJU SENGUPTA, ARCHANA SENGUPTA, DOLAN NIYOGI, ANANYA BHATTACHARYA, NAYANA HAJRA, HIMENDU KUMAR NIYOGI, MAHADEB NIYOGI, KOOSAL SEN, SUNIPA DASGUPTA, SUSMITA DASGUPTA, APARNA NIYOGI and RAMOLA SEN NIYOGI became the joint and absolute owner in respect of **ALL THAT** piece or parcel of land measuring an area of about 03 Cottahs 12 Chittaks 30 Sq. Ft. a little more or less together with G+II storied structure standing thereon situate and being a portion of old Municipal Premises No. 8 and 8/1, Mullick Lane and being a Part of Holding No. 325 (formerly No. 301) and Holding No. 325 (formerly No. 354), being Plot No. 98 of surplus land of Improvement Scheme No. 5, in Division VI, Sub Division M, Dihi Panchannagram, in the District of 24 Parganas, Thana Bhowanipore, and renumbered as Premises No. 22 and 24, Priya Nath Mullick Road, P.S. Bhowanipore, District 24 Parganas, and the said two Premises being adjacent to each other have been amalgamated into one premises and the said two premises are now known and numbered as 24, Priya Nath Mullick Road, P.S. Bhowanipore, within the local limits of the Kolkata Municipal Corporation, Ward No. 72, Kolkata 700 025, District 24 Parganas (South).



Abhishek Chowdhary

Advocate

High Court, Calcutta

87/15, Jyotish Roy Road, New Alipore, Kolkata 700 053

(Mob) No. 98318 59471

I hereby certify that the above mentioned land of ANJU SENGUPTA, ARCHANA SENGUPTA, DOLAN NIYOGI, ANANYA BHATTACHARYA, NAYANA HAJRA, HIMENDU KUMAR NIYOGI, MAHADEB NIYOGI, KOOSAL SEN, SUNIPA DASGUPTA, SUSMITA DASGUPTA, APARNA NIYOGI and RAMOLA SEN NIYOGI are free from all sorts of encumbrances, charges, liabilities lines and lispendents 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.

Abhishek Chowdhary