

ANUKUL KUMAR CHOUDHURY

Advocate
High Court, Calcutta

Chamber

Durga Residency, Ground Floor,

E/E-2 Hatihara Road, Jyangra Kalitala

P.O. Jyangra, Kolkata- 700 059

Ref. No.

Date : 12.08.2018

NONENCUMBRANCES CERTIFICATE

SCHEDULE OF PROPERTY :

ALL THAT piece or parcel of land measuring an area of 9 (Nine) Cotthas 1 (One) Chittacks 20 (Twenty) sq.ft. be the same little more or less lying and situated at Mouja JYANGRA, J.L. No. 16, Re.Sa. No. 114, Touzi No. 3027 comprised in C.S. Dag Nos. 182 and 183 corresponding to R.S. Dag No. 228 appertaining to R.S. Khatian No. 461/381 under Police Station- Rajarhat now Bagulati in the District of North 24 Parganas .

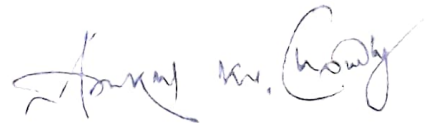
Present Owners : (1) Aditya Jyoti Roy (2) Debjyoti Roy (3) Debjaní Roy and Bishnupriya Gupta.

I have caused to necessary searches of the schedule property at the offices of ADSRO, Bidhanagar Salt Lake City for the period of 2007 to 2012 , ADSRO, Rajarhat for the period of 2012 to 2021 , DSR Barasat for the period of 2007 to 2021 and ARA, Kolkata for the period of 2007 to 2021 and my findings are as under.

That One Aditya Jyoti Roy has purchased a plot of land measuring an area of 4 Cotthas 8 Chittacks be the same little more or less at Mouja Jyangra, J.L. No. J.L. No. 16, Re.Sa. No. 114, Touzi No. 3027 comprised in C.S. Dag Nos. 182 and 183 corresponding to R.S. Dag No. 228 appertaining to R.S. Khatian No. 461/381 under Police Station- Rajarhat now Bagulati in the District of North 24 Parganas and registered before SRO, Cossipore Dum Dum and recorded in Book No. I Volume No. 63 pages from 01 to 07 Being No. 2828 for the year 1976 .

That the said Aditya Jyoti Roy transferred, conveyed a portion of the said land measuring an area of 1 (One) Cotthas 5 (Five) Chittacks 20 (Twenty) sq.ft. be the same little more or less of the said property unto and in favour of his wife Smt. Sukla Roy by virtue of Deed of Gift and registered before ADSRO, Bidhanagar Salt Lake City and recorded in Book No. I Being No. 5055 for the year 2008 dated 16th day of March.

That the said Sukla Roy died intestate as on 14th day of November, 2010 leaving behind her husband Aditya Jyoti Roy only son Sebbyoti Roy and only daughter Smt. Swati Chakrabarty and the said aditya Jyoti Roy, Debjyoti Roy and Smt. Swati Chakrabarty became the absolute owners of the said property left by the said Smt. Sukla Roy since deceased.



Anukul Kumar Choudhury
Advocate
High Court, Calcutta

12/8/2018

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That the said Smt. Swati Chakraborty transferred her share of land unto and in favour of her only brother Sri Debjyoti Roy by virtue of Deed of Gift and registered before DSRO, Barasat and recorded in Book No. 1 CD Volume No. 1502-2019 pages from 56205 to 56223 Being No. 150201896 for the year 2019 and the land measuring an area of 7 Chittacks 7 sq.ft. be the same little more or less at Mouja Jyangra, J.L. No. 16, Re.Sa. No. 114, Touzi No. 3027 comprised in C.S. Khatian No. 354 corresponding to R.S. Khatian No. 461/381 corresponding to L.R. Khatian No. 3358 appertaining to C.S. dag No. 182 and 183 corresponding to R.S. Dag No. 228 corresponding to L.R. Dag No. 3542 under Police Station- Baguiati in the District of North 24 Parganas.

That Aditya Jyoti Roy become the owner of a plot of land measuring an area of 3 (Three) Cotthas 10 (Ten) Chittacks 18 (Eighteen sq.ft. be the same little more or less , Debjyoti Roy become the owner of a plot of land measuring an area of 14 Chittacks 14 sq.ft. be the same little more or less at Mouja Jyangra, J.L. No. 16, Re.Sa. No. 114, Touzi No. 3027 comprised in C.S. Khatian No. 354 corresponding to R.S. Khatian No. 461/381 corresponding to L.R. Khatian No. 3358 appertaining to C.S. dag No. 182 and 183 corresponding to R.S. Dag No. 228 corresponding to L.R. Dag No. 3542 under Police Station- Baguiati in the District of North 24 Parganas.

That One Shyama Prasanna Roy son of Late Prasanta Nath Roy transferred a plot of land measuring an area of 4 (Four) Cotthas 8 (Eight) Chittacks 33 sq.ft. be the same little more or less lying and situated at at Mouja Jyangra, J.L. No. 16, Re.Sa. No. 114, Touzi No. 3027 comprised in C.S. Khatian No. 354 corresponding to Zamindari Khatian No. 341 corresponding to R.S. Khatian No. 461 corresponding to L.R. Khatian No. 3358 appertaining to C.S. dag No. 182 and 183 corresponding to R.S. Dag No. 228 corresponding to L.R. Dag No. 3542 under Police Station- Baguiati in the District of North 24 Parganas by virtue of Deed of Gift dated 4th day of November, 1986 and registered before ADSRO, Bidhanagar Salt Lake City and recorded in Book No. 1 Volume No. 53 pages from 129 to 138 Being No. 7975 for the year 1986 unto and in favor of his youngest son Sasanka Sekhar Roy.

That the said Sashanka Sekhar Roy died intestate as on 14th day of Marchy, 2019 leaving behind him his only 2 daughters namely Debjani Roy and Bishnupriya Gupta and the said Debjani Roy and Bishnupriya Gupta become the absolute owners of the property left by the said Sashanka Sekhar Roy since deceased.

Anukul K. Choudhury
Amikul Kumar Choudhury
High Court, Calcutta

12/8/2019

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That as per records available in the said offices, it is recorded that the said Aditya Jyoti Roy, Debjyoti Roy, Debjani Ray and Bishrupriya Sengupta become the joint owners of the property and no adverse entry yet been bound and I do hereby certify that the property is free from all encumbrances, liens, charges and the property is fit for equitable mortgage.

A.K. Choudhury,
Advocate
High Court, Calcutta

Anukul Kumar Choudhury
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High Court, Calcutta