

NO ENCUMBRANCES CERTIFICATE

DATE:- 21.02.2020

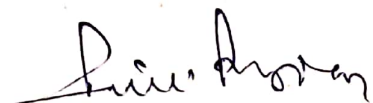
DESCRIPTION OF THE PROPERTY

ALL THAT piece and parcel of land measuring a little more or less 06 Cottahs 08 Chittaks 24 Square feet with proposed G+III storied building, lying and situated at Mouza – Purba Barisha, Pargana – Khaspur, Collector Touzi No – 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975, P.S Thakurpukur now Haridevpur, being Kolkata Municipal Corporation Premises no. 2865J Vidya Sagar Sarani, under Ward No. 124, Kolkata - 700063, District- South 24 Parganas.

PRESENT OWNER:- (1) **AMALESH KUMAR DAS** (PAN – ADBPD4129R) son of Sri Amulya Kumar Das, by faith Hindu, by occupation Service, nationality-Indian, residing at 19/5, Barisha Purba Para Road, P.O-Thakurpukur, P.S-Haridevpur, Kolkata700063, (2) **SRI ASHIM KUMAR BHATTACHARJEE** (PAN – AEEP7277A) s/o Late Asutosh Bhattacharjee, by faith Hindu, by occupation Service, residing at 14/1, Barisha Purba Para Road, P.O-Thakurpukur, P.S-Haridevpur, Kolkata700063, Kolkata - 700063 (3) **SMT KRISHNA BISWAS** (PAN – ANEPB0741L) wife of Late Sitanshu Biswas, by occupation – House Wife, (4) **MISS ANWESHA BISWAS** (PAN – BHXPB2118M) daughter of Late Sitanshu Biswas, by occupation –self employed (5) **SRI SHAYAK BISWAS**, (PAN – CEYPB5368G) son of Late Sitanshu Biswas, by occupation- service, all by faith Hindu, all are residing at 31A, Becharam Chatterjee Road, P.S. – Behala now Parnashree, Kolkata - 700034,,

SEARCH & INVESTIGATION

Certified after investigation and search Index II through my searcher Subrarta Naskar under my instruction in the records of D.R.O Alipore and A.D.S.R.O Behala from the year 2000 to 2020 up to date entry in respect of the said property under Dag no 1697 and being KMC Premises no. 2865L, Vidya Sagar Sarani, & 2865J, Vidya Sagar Sarani, and 2865M, Vidyasagar Sarani, under Ward No. 124 of the present owners. On perusal of the relevant documents regarding the said property one entry was found at the office of the A.D.S.R Behala, and recorded in Book No. I, Volume No. 61, Pages 137 to 146, Being No. 2636, for the year 2002, AND Book No. I, Volume No. 62, Pages 257 to 266, Being No. 2635, for the year 2002 AND Book No. I, Being No. 2637, for the year 2002 sale entry.



PINAKI RANJAN DAS

Advocate

Res. : 20, Thakurtala Road, Purba
Barisha, Kolkata - 700008
Chamber : Alipore Criminal Court
Bar Association, Kolkata - 700027
Contact : 9433100811

Save and except the above entry he finds no other entry during the period of searched as per records available from the offices are concern.

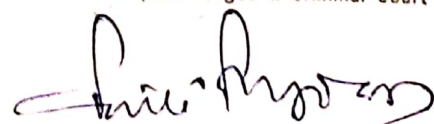
Certified after investigation and search Index II through my searcher Subrata Naskar under my instruction in the records of R.A Kolkata from the year 2000 to 2020 up to date entry in respect of the said property under Dag No. 2975 and being KMC Premises no. KMC Premises no. 2865L, Vidya Sagar Sarani, & 2865J, Vidya Sagar Sarani, and 2865M, Vidyasagar Sarani, under Ward No. 124 of the present owner, but found no entry. And have inspected the settlement Records, JLRO mutation and all other relevant documents in respect of the aforesaid property.

FLOW OF TITLE

WHEREAS One Sri Amalesh Kumar Das purchased a landed property measuring more or less 2 Cottahs 2 Chittaks 38 sqft lying and situated at Mouza – Purba Barisha, Pargana – Khaspur, Collector Touzi No – 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975 from one Sri Swarup Mallick and others by way Saf Bikroy Kobala on dated 05/07/2002 which was registered in the office of the Adl. sub register office Behala and recorded in Book No. I, Volume No. 61, Pages 137 to 146, Being No. 2636, for the year 2002.

AND WHEREAS Sri Amalesh Kumar Das mutated his name in the record of Kolkata Municipal Corporation and the property known and number as Premises No. 2865L, Vidya Sagar Sarani, under Ward No. 124, being Assessee No. 41-124-08-5566-9 and possessing and enjoying by constructing 100 sqft RTS.

AND WHEREAS One Sri Ashim Kumar Bhattacharjee purchased a landed property measuring more or less 2 Cottahs 3 Chittaks 15 sqft lying and situated at Mouza – Purba Barisha, Pargana – Khaspur, Collector Touzi No – 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975, P.S-Behala thereafter Thakurpukur now Haridevpur, District-South 24 Parganas, from one Sri Swarup Mallick and other by way Saf Bikroy Kobala on dated 05/07/2002 which was registered in the office of the sub register office Behala and recorded in Book No. I, Volume No. 62, Pages 257 to 266, Being No. 2635, for the year 2002.



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AND WHEREAS Sri Ashim Kumar Bhattacharjee mutated his name in the record of Kolkata Municipal Corporation and the property known and number as Premises No. 2865J, Vidya Sagar Sarani, under Ward No. 124, being Assessee No. 41-124-08-4606-1, and possessing and enjoying by constructing 100 sqft RTS.

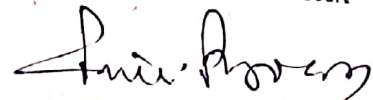
AND WHEREAS One Sri Sitanshu Biswas purchased a landed property measuring more or less 2 Cottahs 2 Chittaks 16 sqft lying and situated at Mouza – Purba Barisha, Pargana – Khaspur, Collector Touzi No – 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975 from one Sri Swarup Mallick and other by way Saf Bikroy Kobala on dated 05/07/2002 which was registered in the office of the sub register office Behala and recorded in Book No. I, Being No. 2637, for the year 2002.

AND WHEREAS Sri Sitanshu Biswas mutated his name in the record of K.M.C and the property known and number as Premises No. 2865M, Vidyasagar Sarani, under Ward No. 124.

AND WHEREAS the said Sri Sitanshu Biswas died intested on 15/06/2006 leaving behind his widow Krishana Biswas and one son Shayak Biswas and one daughter Anwasha Biswas as his only legal heirs and successors.

AND WHEREAS now Smt. Krishna Biswas , Miss Anwasha Biswas and Sri Shayak Biswas became the joint owner of the landed property measuring more or less 2 Cottahs 2 Chittaks 16 sqft lying and situated at Mouza – Purba Barisha, Pargana – Khaspur, Collector Touzi No – 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975, P.S-Thakurpukur now Haridevpur, and mutated their names in the record of Kolkata Municipal Corporation and the property known and number as KMC Premises No. 2865M, Vidyasagar Sarani, under Ward No. 124, being Assessee No. 41-124-08-5567-0, and possessing and enjoying by constructing 100 sqft RTS.

AND WHEREAS the said SRI AMALESH KUMAR DAS gifted undivided 04 (four) Chittaks along with undivided 50 sqft RTS to SRI ASHIM KUMAR BHATTACHARJEE, SMT KRISHNA BISWAS, MISS ANWESHA BISWAS and SRI SHAYAK BISWAS by way of a registered gift deed, registered in the office of A.D.S.R



Behala on 30/08/2017, and recorded in Book No. I, Volume No. 1607-2017, Pages 232675 to 232699, being no. 160707928 for the year 2017.

AND WHEREAS the said SRI ASHIM KUMAR BHATTACHARJEE gifted undivided 04 (four) Chittaks along with undivided 50 sqft RTS to SRI AMALESH KUMAR DAS, SMT KRISHNA BISWAS, MISS ANWESHA BISWAS and SRI SHAYAK BISWAS by way of a registered gift deed, registered in the office of A.D.S.R Behala on 30/08/2017, and recorded in Book No. I, Volume No. 1607-2017, Pages 232720 to 232744, being no. 160707930 for the year 2017.

AND WHEREAS the said SMT KRISHNA BISWAS, MISS ANWESHA BISWAS and SRI SHAYAK BISWAS gifted undivided 04 (four) Chittaks along with undivided 50 sqft RTS to SRI AMALESH KUMAR DAS, SRI ASHIM KUMAR BHATTACHARJEE by way of a registered gift deed, registered in the office of A.D.S.R Behala on 30/08/2017, and recorded in Book No. I, Volume No. 1607-2017, Pages 232745 to 232769, being no. 160707929 for the year 2017.

AND WHEREAS the said SRI AMALESH KUMAR DAS , SRI ASHIM KUMAR BHATTACHARJEE, SMT KRISHNA BISWAS, MISS ANWESHA BISWAS and SRI SHAYAK BISWAS are become the absolute Owners of the landed property measuring more or less 06 Cottahs 08 Chittaks 24 Square feet with 300 sqft RTS, and mutated their names in the record of Kolkata Municipal Corporation and the property known as Premises no. 2865J Vidya Sagar Sarani, under Ward No. 124 lying and situated at Mouza – Purba Barisha, Pargana – Khaspur, Collector Touzi No – 1-6,8-10,12-16, R.S. No. 43, J.L. No. 23, Khatian No. 324, Dag No. 2975, P.S Thakurpukur now Haridevpur, District of South 24 Parganas .

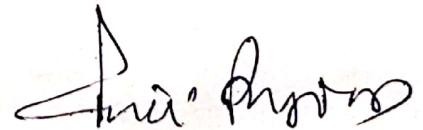
OPINION ON PROPERTY

1. The said SRI AMALESH KUMAR DAS , SRI ASHIM KUMAR BHATTACHARJEE, SMT KRISHNA BISWAS, MISS ANWESHA BISWAS and SRI SHAYAK BISWAS is holding a valid and marketable title to the said property.
2. This property is free from registered encumbrances.
3. This property falls within the Kolkata Municipal Corporation and this land is non agricultural land.

4. This property is not a Government Vested land.
5. This property falls under urban agglomeration and is not affected by the provisions of Urban Land (Ceiling and Regulation) Act 1976.
6. This property is not under any claim of Kolkata Municipal Development Authority and Kolkata Improvement Trust and any other authority and is fit for any kind of mortgage, inter alia, equitable mortgage.

Hence in my opinion the present owner has got good clear and marketable title over the above matter as per records of the above registration offices concerned.

PINAKI RANJAN DAS
ADVOCATE
Regd. No.-WB/1342/2003
Alipore Judges & Criminal Court



21/02/2020