



AMIT KARMAKAR

Advocate

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4/2 Omda Raja Lane,
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Ref. No. :

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Date : 13th Sept 2019

AND

Sale by Kumar Shankar Dey and others:- The Owners namely Kumar Sankar Dey, Uday Sankar Dey, Kanai Dey, Balai Dey, Shyamal Dey, Lila Singha Roy, Gouri Biswas, Gita Dey Dhara, Reazbat Hossain @ Raja Hossain, Rehana Hossain, Enayet Hossain, Kousik Dey and Kakuli Dey sold, transfer and convey the said property in favour of **Javed Ahmed Khan** duly registered in the Office of the District Sub-Registrar III of Alipore District 24-Pargana (S) recorded in Book No.1, Volume No. 08, pages 5979 to 6009, **Being No. 05702 for the year 2007**, further one residential Flat measuring **972 sq.ft. (more or less) on the Ground Floor** has been transferred by **Hossain Ali Hazari** in favour of **Javed Ahmed Khan** by virtue of **The Indenture of Conveyance** dated **02.02.2011** against consideration entered in Book No. I, Volume No. 2, Pages 4517 to 4531, **Being No. 00803 for the year 2011**. **Be it mentioned the said** Hossain Ali Hazari purchased the aforesaid Flat from Kumar Sankar Dey, Kiron Kumar Dey, Uday Sankar Dey, Kanai Dey, Balai Dey, Shyamal Dey, Lila Singha Roy, Gouri Biswas, Uma Dey and Gita Dey Dhara sold, transfer and convey the said Flat **972 sq.ft. (more or less)** on the Ground Floor by virtue of Deed of Indenture dated 8th July, 1991, morefully described in Book No. 1, Volume No. 18, Pages 62 to 73, being No. 859 for the year 1991 registered with A.D.S.R., Sealdah. Be it mentioned one Hossain Ali Hazari addressed Letters to the tenants of the portion of the ground floor of the said four storied building informing them that said **Kiran Sankar Dey, Uday Sankar Dey and Kanai Dey** purportedly executed a **Deed of Lease** for a period of 99 years in favour of said **Hossain Ali Hazari** in respect of their undivided 1/10 share each in the aforesaid property Being No. 00854 for the year 1991, Being No. 00071 for the year 1993 and Being No. 00112 for the year 1993 all registered with A.D.S.R. Sealdah, 24 Parganas (South), thereafter disputes and differences has been cropped up by and between Lessors and Lessee, the said matter has been moved before the Ld Court of Law for its disposal. The said Hossain Ali Hazari executed the **Indenture for Surrender of Lease** in favour of **Javed Ahmed Khan** being the lawful Owner and handed over possession thereof, henceforth relinquish right, title and interest in respect of the schedule property and free from all encumbrances in any manner whatsoever.

Be it mentioned **Deed of Exchange** mentioned in the aforesaid **3 Deed of Lease** is incorrect and the correct is **Indenture of Sale**. Henceforth it shall be read as Indenture of Sale. Be it mentioned **Deed of Exchange** mentioned in the aforesaid **Indenture for Surrender of Lease** is incorrect and the correct is Indenture of Sale. Henceforth it shall be read as **Indenture of Sale**. Be it mentioned **Deed of Exchange** mentioned in the aforesaid **The Indenture of Conveyance** is incorrect and the correct is **Indenture of Sale**. Henceforth it shall be read as **Indenture of Sale**. **That I have** necessary searches through my searcher before A.D.S.R Sealdah, D.S.R III Alipore and A R.A. Kolkata morefully described in the receipt annexed herewith. I hereby certify that that the above mentioned land of **JAVED AHMED KHAN, (PAN AIYPA1310P)** son of Late Karim Buksh Khan, by faith Muslim, by Occupation Business, by Nationality Indian residing at 1, Golam Jilani Khan Road, Post Office and Police Station Tiljala, Kolkata:- 700039 is free from all sorts of encumbrances, charges, liabilities liens and lispendents attachments of any kind whatsoever and the said property has absolutely clear, free and marketable title. I also hereby certify that the above mentioned land is not subject 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 receipts for the relevant searches are enclosed herewith.

Amit Karmakar
Advocate



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NO ENCUMBERANCES CERTIFICATE AND DETAIL REPORT ON TITLE

Ref:- ALL THAT piece and parcel of land containing an area **12 Cottahs 12 Chittaks 3 sq.ft. (more or less)** lying or situate at and being Plot No. 296 of the Surplus land of the Improvement Scheme No. VIII previously 16, Darga Road thereafter renumbered and known as Premises No.296, Darga Road, at present municipal premises No. 296, C.I.T. Scheme VIII, Calcutta 700017, Assessee No.11-064-09-0019-2, Police Station Beniapukur, Dihi Panchannagram, being a part of Holding No. 56, Division IV, Sub Division 'A', Ward No. 64 within the ambit of Addl District Sub-Registry office, Sealdah, District South 24-Parganas.

Present Owner of the said Plot: JAVED AHMED KHAN, (PAN AIYPA1310P) son of Late Karim Buksh Khan, by faith Muslim, by Occupation Business, by Nationality Indian residing at 1, Golam Jilani Khan Road, Post Office and Police Station Tiljala, Kolkata:-700039

My reports are as follows:-

WHEREAS:-

Absolute Ownership of Asmat Bibi:- by on **Indenture of Sale** dated 28th day of April 1950 made in between **Asmat Bibi** therein referred to as the "**Vendor**" **AND** Swarnalata Dey therein referred to as the "**Purchaser**" duly registered in the Office of the Sub-Registrar of Sealdah 24-Pargana recorded in Book No.1, Volume No.5, pages 296 to 300, **Being No. 627 for the year 1950.**

AND

Mutation and Separation:- The said **Swarnalata Dey** mutated and separated her name in the Assessment records in the Calcutta Municipal Corporation and the aforesaid property i.e. the said plot No. 296 of C.I.T. Scheme VIII, known and numbered as premises No. 296, Darga Road, bearing Assessee No.11-064-09-0019-2 and the said Swarnalata Dey also obtained a building Plan duly sanctioned by the Calcutta Municipal Corporation bearing **Sanction No: B/BS 83**, dated 29.09.1984 and constructed a IV storied building thereon.

AND

Demise of Swarnalata Dey:- the said Swarnalata Dey died intestate on 24.01.1991 leaving behind surviving her **six sons and four daughters** namely **Kiran Sankar Dey, Kumar Sankar Dey, Uday Sankar Dey, Kanai Dey, Balai Dey, Shyamal Dey, Lila Singha Roy, Gouri Biswas, Gita Dey and Uma Dey** as the legal heirs and successors, who jointly inherited the aforesaid property being premises No. 296, Darga Road, left by their mother said Swarnalata Dey since deceased.

AND

Demise of Kiran Sankar Dey:- said **Kiran Sankar Dey** died intestate on **28.10.1999** leaving behind her only son and daughter namely **Kousik Dey and Kakuli Dey** as the heirs and successors who jointly acquired the undivided share and interest into and over aforesaid property left by **Kiran Sankar Dey** since deceased, as his wife pre-deceased him.

AND

Demise of Uma Dey:- The said **Uma Dey** died intestate on **31.07.1998** leaving behind her husband namely **Reazat Hossain @ Raj Hossain** and only son and daughter namely, **Rehana Hossain and Enayet Hossain** as the heirs and successors who jointly acquired the undivided share and interest into and over aforesaid property left by **Uma Dey** since deceased.

Amit Karmakar
Advocate