

NON-ENCUMBRANCE CERTIFICATE AND REPORT ON TITLE:

Client Reference: "Biswanath Roy Chowdhury & 6 ors" of Reckjoani, Police Station- Rajarhat, Kolkata- 700135, North 24 Parganas.

Property Reference: Mouza- Reckjoani, R.S. Dag no- 1268 corresponding to L.R. Dag no- 1268, under L.R. Khatian no- 5174, Police Station- Rajarhat, J.L.no- 13, under Rajarhat Bishnupur- 1 Gram Panchayat, Kolkata- 700135 within the limit of District- 24 Pargana (North).

Land Area- 0.96 Acres.

REPORT ON TITLE:

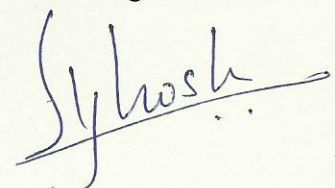
WHEREAS one KALIPADA ROY CHOWDHURY son of Late Nakur Roy Chowdhury was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 0.96 Acres more or less, lying and situated at Mouza- Reckjoani, J.L. no- 13, R.S Dag No- 1268 corresponding to L.R. Dag no- 1268 under L.R. Khatian- 5174, Police Station- Rajarhat, within District 24 Parganas (North). (Annexure- 1 A & 1B)

AND WHEREAS the said KALIPADA ROY CHOWDHURY son of Late Nakur Roy Chowdhury died intestate on 30/05/1990 leaving behind his sole wife namely PRATIMA ROY CHOWDHURY and 06(six) sons namely 1) BISWANATH ROY CHOWDHURY, 2) MUKTINATH ROY CHOWDHURY, 3) DILIP ROY CHOWDHURY, 4) PRADIP ROY CHOWDHURY, 5) MALAY ROY CHOWDHURY, 6) KISHOR ROY CHOWDHURY and 01(one) daughter namely 1) SHIKHA BARMAN ROY wife of Ajoy Barman Roy as his legal heirs and successors. (Annexure- 2)

AND WHEREAS the said PRATIMA ROY CHOWDHURY wife of Late Kalipada Roy Chowdhury died intestate on 29/05/2008 leaving behind her 06(six) sons namely 1) BISWANATH ROY CHOWDHURY, 2) MUKTINATH ROY CHOWDHURY, 3) DILIP ROY CHOWDHURY, 4) PRADIP ROY CHOWDHURY, 5) MALAY ROY CHOWDHURY, 6) KISHOR ROY CHOWDHURY and 01(one) daughter namely 1) SHIKHA BARMAN ROY wife of Ajoy Barman Roy as her legal heirs and successors. (Annexure- 3 & 3A)

AND WHEREAS the said 1) BISWANATH ROY CHOWDHURY, 2) MUKTINATH ROY CHOWDHURY, 3) DILIP ROY CHOWDHURY, 4) PRADIP ROY CHOWDHURY, 5) MALAY ROY CHOWDHURY, 6) KISHOR ROY CHOWDHURY and 7) SHIKHA BARMAN ROY wife of Ajoy Barman Roy, was seized and possessed or otherwise well and sufficiently entitled as absolute undivided owners in equal share of **ALL THAT** piece and parcel of land measuring 0.96 Acres more or less, lying and situated at Mouza- Reckjoani, J.L. no- 13, R.S Dag No- 780 corresponding to L.R. Dag no- 1268, Police Station- Rajarhat, within District 24 Parganas (North).

AND WHEREAS the said 1) BISWANATH ROY CHOWDHURY, 2) MUKTINATH ROY CHOWDHURY, 3) DILIP ROY CHOWDHURY, 4) PRADIP ROY CHOWDHURY, 5) MALAY ROY CHOWDHURY, 6) KISHOR ROY CHOWDHURY and 7) SHIKHA BARMAN ROY, had been enjoying the right, title, interest and possession in respect of the aforesaid land measuring more or less 0.96 Acres comprising in L.R. Dag- 1268 in Mouza-



Reckjoani, mutated their names before the BL&LRO, Rajarhat vide L.R. Khatian- 5636, 5637, 5638, 5639, 5640, 5642 and they has been paying their khazana regularly. (Annexure- 4a, 4b, 4c, 4d, 4e, 4f, 4g)

AND WHEREAS while the said 1) BISWANATH ROY CHOWDHURY, 2) MUKTINATH ROY CHOWDHURY, 3) DILIP ROY CHOWDHURY, 4) PRADIP ROY CHOWDHURY, 5) MALAY ROY CHOWDHURY, 6) KISHOR ROY CHOWDHURY and 7) SHIKHA BARMAN ROY, had been enjoying the right, title, interest and possession in respect of the aforesaid land measuring more or less 0.96 Acres comprising in L.R. Dag- 1268 in Mouza-Reckjoani, mutated their name before the authority of Rajarhat Bishnupur- 1 Gram Panchayet and they has been paying their taxes regularly. (Annexure- 5a, 5b, 5c, 5d, 5e, 5f, 5g)

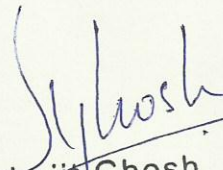
I have caused necessary searches in the office of A.D.S.R. Rajarhat, D.S.R. Barasat and Registrar of Assurances- II, Kolkata, for a period from 1981 to 2014, through concern Searcher in the said registry offices and perused the documents connected with the said property supplied by the respective owners.

My report is as follows:

As per the available records of the offices concern, I found no entry in respect of the aforesaid land and upon inspection of the other documents regarding title, I am in opinion that the above-mentioned land admeasuring 0.96 Acres recorded in the above named clients, is free from all sorts of encumbrances, charges, liabilities, liens, lispensens, attachments of any kind whatsoever and the owners got clear, absolute free and marketable title in respect of the said land.

The report for the relevant searches is enclosed herewith.

Dated: 24.06.2014


Sarbojit Ghosh
Advocate
High Court, Calcutta