

Subhabrata Bhaduri M.A. LL.B

Advocate  
Howrah Judges' Court

Residence and Chamber

11/1, Kabiraj Idris Mondal Lane

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West Bengal

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Dated 05/03/2013

NON-ENCUMBRANCE CERTIFICATE.

TO WHOM IT MAY CONCERN

Ref- ALL THAT the property comprised in Holding No -184, Shibpur Road, P.S- Shibpur, Dist- Howrah, Ward No- 37, Borough- iv measuring an area about 73(Seventy Three) Cottahs 8 (eight) Chittaks 36(Thirty Six) Sq.ft be the same a little more or less at present owners Smt. Ashoka Mukherjee, Sri. Kaustubh Lal Mukherjee, Smt. Nandini Mukherjee and Smt. Ela Roy.

This is to certify that I have gone through and examined the Probate Case No-275/80 in respect of Grant of Probate of Will ( I ) granted by the District Delegate on 23/06/1988 and found that Sri Aukshoy Lal Mukherjee son of Subodh Lal Mukherjee was given the property of 184,Shibpur Road, P.S-Shibpur, Dist-Howrah, by his father (since deceased)on lifetime interest on condition that Sri Ajoy Lal Mukherjee would inheritate the same property after the death of Sri Aukshoy Lal Mukherjee .

That thereafter it further transpires that Sri Ajoy Lal Mukherjee son of Sri Aukshoy Lal Mukherjee - who expired on 24/12/1993, at Ramkrishna Mission Ashram,Kashi,Uttarpradesh, as appears from the Affidavit being no-555/13 dated 18/02/13 executrd before the First Class Executive Magistrate, at Howrah- was granted the Probate of the Will executed by Subodh Lal Mukherjee . It further transpires from the General Power of Attorney executed on 12/12/2008, in the office of the D.S.R.Howrah. ( Book No-iv, CD Volume No:4, Pages From 1617 to 1631 being No 01707 for the year 2008).that (1) Smt Ashoka Mukherjee , (2)Sri Kaustubh Lal Mukherjee , (3) Smt. Nandini Mukherjee and (4) Smt Ela Roy

S. Bhaduri

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(2)

are the legal heir and heires of Late Ajoy Lal Mukherjee, who died on 06/12/2003, are the joint owners of the property as mentioned in the schedule since serial no-1 being the wife and from serial no-2 to serial no-4 being the son and daughters of Late Ajoy Lal Mukherjee.

That in view of the above , it appears from the available records that Smt. Ashoka Mukherjee , Sri Kaustubh Lal Mukherjee , Smt. Nandini Mukherjee and Smt. Ela Roy have a good, clear and marketable title to the said property. The searching reports of the searcher from the records of the D.R.O and S.R.O Howrah for a period of 30 years from 1983 to 2012 are attached hereto which speak for themselves. Moreover by adjoining the plots/holding, nos.180+184,184,184+182,185+186,(185+186)/1,(185+186)/2,(185+186)/3,(185+186)/5 Shibpur Road the present property has been created as it transpires from the available records.

### SCHEDULE OF PROPERTY

*S. Bhaduri*  
**ALL THAT** the piece and parcel of Bastu Land measuring about more or less 73 ( Seventy Three) Cotth, 8 ( Eight ) Chittaks, 36( Thirty Six) Sqft. be the same a little more or less together with old building thereupon comprised in H.M.C Holding No-184, Shibpur Road P.S-Shibpur, Dist -Howrah, under H.M.C Ward No-37 within the jurisdiction of the office of the D.R.Howrah and A.D.S.R. Howrah which is butted , bounded and measured as follows:-

North:- Avg 7100mm wide Shibpur Road.

South:- 185/186/3/4 Shibpur Road and Kheyali Sangha Club.

East :- 184/185/4 Shibpur Road , 1800 mm wide common passage.

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(3)

West:- Shiibpur Public Library.

Measurement.

North- 21019mm, 6354mm, 18212 mm, 3276mm & 30149mm.  
South-15892mm,5623mm,1941mm,929mm,11896mm,124mm,  
16972mm & 6556mm.  
East- 37040mm, 16610mm, 9598mm, 2755mm, & 28899mm.  
West- 48652mm, 12768mm, 19084mm, 676mm & 10601mm.

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