

Mr. Biswajit Chatterjee LL.B.

Advocate.

Residence & Chamber :
140/2, Sarat Chatterjee Road,
P.S. Shibpur, Howrah.
Phone : 9339154435

Judge's Court, Howrah.

Ref. No. :

Dated :

NON ENCUMBRANCE CERTIFICATE

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, Nandini Mukherjee and Smt. Ela Roy.

I have made necessary searches in the DSR, ADSR office at Howrah and in the office of the RA Kolkata from the period 2004 to 2019 and have inspected all the relevant documents in respect of the afore said property.

I have gone through the 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.

Ajoylal Mukherjee, since deceased, was the owner of the property comprised in 184, Shibpur Road, under, P.S – Shibpur, which was the amalgamation of several contiguous plots, ultimately containing an area of 73 Cottahs 8 Chittaks 36 Sq.Ft.

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The said Ajoylal Mukherjee during his lifetime decided to develop the property and hence entered into two Development Agreements, one in the year 1993 and another in the year 2000 with Paramount Apartments Private Limited and accordingly plan was sanctioned.

In the meantime Ajoylal Mukherjee died leaving behind his widow Ashoka Mukherjee, Sri Kaustubh Lal Mukherjee, Nandini Mukherjee and Smt. Ela Roy. As there arose differences between the legal heirs of Ajoylal Mukherjee and the Developer, the developer M/s. Paramount Apartment Private Limited filed an application before the Hon'ble High Court which was registered as A.P.No 290 of 2007.

In the said A.P No.290 of 2007 a terms of settlement was filed on 03.09.2008 and the entire dispute and differences between the owners and developer were settled in terms of the said terms of settlement.

The Owners Ashoka Mukherjee, Sri Kaustubh Lal Mukherjee, Nandini Mukherjee and Smt. Ela Roy executed a General Power of Attorney in the name of Anjani Kumar Mishra which was registered, 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).

One another Agreement was entered by and between the said four heirs of Late Ajoy Lal Mukherjee and the said Developer on 19.01.2016 which was registered in the office of D.S.R. Howrah in Book No. I, Volume

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No. 0501-2016, Pages from 13704 to 13731, Being Deed No. 050100587 for the year 2016, wherein the Owner's allocation of the said individuals being the said heirs of Late Ajoy Lal Mukherjee were defined and recorded and the said Agreement has been accepted by all concerned including the four heirs of Late Ajoy Lal Mukherjee and pursuant to the said Agreement full vacant possession in a fully finished and habitable condition of the owner's allocation had been delivered possession of by the said developer to the said four heirs of Late Ajoy Lal Mukherjee and duly accepted by them.

That in view of the above, it appears from the available records, that Smt. Ashoka Mujherjee, Sri Kaustubh Lal Mukherjee, Nandini Mukherjee and Smt. Ela Roy have a good, clear and marketable title to the said property.

I hereby certify that the aforesaid property is free from any registered encumbrances, charges of any kind as it appears from the Search Report and the present owner has an absolute, marketable title over the property.

Biswajit Chatterjee ✓

(Mr. Biswajit Chatterjee)

No. REGN AA 414121

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 19022/15073
- 2. Date of application 19/6/19
- 3. Search for the year(s) 2007-2019
- 4. Name of office to which the record to be searched or inspected relates DROH + 82012
- 5. Name of person or property to be searched
- 6. Nature of document Ind m
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 184, Shipun Road
PS- Shipun
- 8. From whom received M. Ch. Pakir
- 9. Fees paid under Article —
F (1) (i) 28/-
F (1) (ii)
F (2)



I-050100587/2016
3704 - 13731
Registration: 21/01/2016
Completion: 21/01/2016
Delivery: 22/01/2016
No. 05011000021580/2016
No. 0501000632/2016

I-050109560/2010
3728 - 3770
Registration: 22/09/2010
Completion: 23/09/2010
Delivery: 08/10/2010
No. 0501023367 /2010
No. 050110763/2010

I-050111972/2010
3630 - 3672
Registration: 16/12/2010
Completion: 16/12/2010
Delivery: 23/12/2010
No. 0501029106 /2010
No. 050113430/2010

I-050111973/2010
3673 - 3715
Registration: 16/12/2010
Completion: 16/12/2010
Delivery: 30/12/2010
No. 0501029104 /2010
No. 050113431/2010

I-050100375/2011
7805 - 7847
Registration: 19/01/2011
Completion: 20/01/2011

NAYAN CHAND PAKIRA

Surveyor Regd . No . Junior – 15238/Senior- 438 &
Record Searcher District Registry Office
(Sadar),Howrah .

Residence:

Vill & Post – Bangalpur
P.S – Bagnan
Distict – Howrah
Pin - 711303

Ref. No. :

Date : 12/6/2019

Index – II Mouza

Khatian No

Dag No

Holding No . 184, Shubpur Road

P.S. Shubpur

D.S.R.O. Howrah

A.D.S.R.O. Howrah

From 2007 to 2019

From 2007 to 2019

2004 -

2004 -

2005 -

2005 -

2006 -

2006 -

2007 - Nil Computer

2007 - Nil Computer

2008 - 3

2008 - 3

2009 - 3

2009 - 3

2010 -

2010 - 3

2011 -

2011 - 3

2012 -

2012 - 2

2013 -

2013 - 3

2014 -

2014 - 2

2015 -

2015 - 3

2016 -

2016 - 3

2017 -

2017 - 3

2018 -

2018 - 3

2019 -

2019 - 3

Computer
Print

Nayan Chand Pakira
12/6/2019

No. REGN AA 479886

Receipt for Fees Deposited for Search or Inspection

Resic

Vill & Post - Bar

P.S -

Distict - t

Pin -

Date : 12/6/19

to

- 1. Serial Number of application 61682
- 2. Date of application 10/6/19
- 3. Search for the year(s) 2017-19
- 4. Name of office to which the record to be searched or inspected relates R
- 5. Name of person or property to be searched [Handwritten]
- 6. Nature of document [Handwritten]
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 184 Shubpur Pal
- 8. From whom received S. Shubpur
- 9. Fees paid under Article —
 F (1) (i) 147
 F (1) (ii)
 F (2)

N. C. Patan

Registrar of

Nayan Chand Pakira

Surveyor Regd . No . Junior – 15238/Senior- 438 &
Record Searcher District Registry Office
(Sadar) , Howrah .

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Ref. No. :

Date : 12/6/2019

Index – II Mouza

Khatian No

Dag No

Holding No 184, Shilpur Road

P.S. Shilpur

R.A. KOLKATA

From 2nd to 2019

2004 -

2005 -

2006 -

2007 - Nil (Computer)

2008 - 3

2009 - 3

2010 - 3

2011 - 3

2012 - 3

2013 - 3

2014 - 3

2015 - 3

2016 - 3

2017 - 3

2018 - 3

2019 - 3


12/6/2019