

**No Encumbrances Certificate**

**Re:** All that the piece and parcel of land containing an area of 4 Bighas 12 cottahs 15 chittacks 21 sq.ft. be the same or a little more or less together with construction made thereon lying situate at and being Premises No. 59, Pramatesh Barua Sarani (formerly 59, Ballygunge Circular Road), Police Station-Ballygunge, Ward No.69 within the limits of the Kolkata Municipal Corporation, Kolkata-700019 (said Property).

**Owner: Maharaja Pradyot Bikram Kishore Deb Burman.**

I have caused necessary searches through my representatives in respect of the abovementioned property at the office of the Registrar of Assurances, Kolkata, District Registrar Alipore and Sub-Registrar at Sealdah for the period from 1986 to 2017, Land Acquisition Collector, Kolkata, Thika Controller, Kolkata, Kolkata Metropolitan Development Authority, the Competent Authority under the ULC Act, 1976, the Kolkata Improvement Trust and courts at Alipore having proper jurisdiction AND have inspected and perused copies of all other relevant in respect of the said Property.

**My report is as follows:-**

A. By a Merger Agreement dated the 9<sup>th</sup> day of September, 1949 made between Manikya Kirit Bikram Kishore Deb Burman the then minor under age of 18 years, represented through the Regent Maharani Seba of Tripura and the then governor General of India, the administration of the Estate of Tripura was transferred to the Government of India and the Maharaja of Tripura ceded to the dominion of the Union of India on the terms and conditions mentioned there under.

B. By and under Article III of the said Merger Agreement the said Maharaja became entitled to the full ownership, uses and enjoyment of all private properties belonging to him as on the date of the said agreement.



# GANESH MANNA

Advocate

Office  
6, Old Post Office Street, Ground Floor  
Room No. 31, Kolkata - 700 001  
Ph.: (O) 2248-1296 / 4600  
Mob.: 9830373048, 9674445672, 98361 52516  
E-mail : gmanna98@gmail.com

C. The said Maharaja of Tripura was seized and possessed of and/or otherwise well and sufficiently entitled to, inter alia, All That the piece and parcel of land containing an area of 7 bighas 6 cottahs 10 chittacks be the same or little more or less together with buildings and/or dwelling houses standing thereon or on part thereof lying situate at and being premises No.59, Ballygung Circular Road, within the limits of the then Corporation of Calcutta (hereinafter referred to as the **said larger property**).

D. The said Manikya Kirit Bikram Kishore Deb Burman commonly known as Maharaja of Tripura subsequently recorded and mutated his name in respect of the said larger property in the corporation assessment records under Assessee No. 110690800834.

E. By an agreement dated the 7<sup>th</sup> day of December, 1988 made between the said Manikya Kirit Bikram Kishore Deb Burman therein referred to as the Owner of the One Part and one Mayavati Trading Private Limited therein referred to as the Developer of the Other Part, the Owner therein appointed the Developer therein as the Developer of a piece and parcel of land containing an area of 2 Bighas 13 cottahs 10 chittaks 24 sq.ft. be the same or a little more or less being part of the said larger property (hereinafter referred to as the **said portion**) as mentioned in Schedule B of the said agreement on the terms, conditions and consideration mentioned therein.

F. The said Manikya Kirit Bikram Kishore Deb Burman who during his lifetime was a Hindu Governed by the Dayabhaga School of Law died on the 27<sup>th</sup> day of November, 2006 after making a publishing his Last Will and Testament dated the 11<sup>th</sup> March, 2002 and a Codicil dated the 10<sup>th</sup> May, 2005 whereby and where under he appointed his wife Rajmata Maharani Bibhu Kumari Devi as the sole Executrix to the said Will and Codicil.

G. By an under the said Last Will and Testament dated 11<sup>th</sup> March, 2002 the testator gave devised and bequeathed unto and in favour of his wife Maharani Bibhu Devi all his moveable and immoveable properties-both known and unknown-in the State of Tripura, Shillong, Kolkata and elsewhere.

H. Thereafter by and under the said Codicil dated 10<sup>th</sup> May, 2005 the Testator modified the said Will and Testament and, *inter-alia*, provided for the following:-

"I bequeath to my wife Maharani Bibhu Kumar Devi 3 (three) flats constructed in North Eastern Corner of 59, Ballygung Circular Road, named Tripura Enclave as also two storied building constructed at the rear of the said constructed building including the land Adjacent thereto.



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E-mail : gmanna98@gmail.com

I give & bequeath to my son Yuvraj Pradyot Bikram Kishore Deb Burman the rest of entire estate both moveable and immoveable wherever situate absolute."

I. Rajmata Maharani Bibhu Kumari Devi, the sole executrix applied for grant of probate of the said Last Will and Testament and the Codicil before the Hon'ble High Court at Calcutta in its Testamentary and Intestate Jurisdiction in PLA Case No.215 of 2008.

J. The Hon'ble Justice Indira Banerjee was pleased to grant Probate in the said PLA Case No.215 of 2008 on 19<sup>th</sup> February, 2010 in favour of the said Executrix.

K. After the grant of Probate as aforesaid, the said portion containing an area of 2 Bighas 13 cottahs 10 chittaks 24 sq.ft. together with the ground plus two storied building having incomplete units together with open car parking spaces at the north-east side of the building and being the rear side of the said portion together with the other the constructions erected on the said portion or on the part thereof was segregated from the said larger property, freshly assessed and numbered as Premises No. 59A, Ballygunge Circular Road, Kolkata-700 019 in the name of the said Rajmata Maharani Bibhu Kumari Devi in the assessment records of the Kolkata Municipal Corporation under the Assessee No. 11-069-08-0862-6.

L. Thus the said Pradyot Bikram Kishore Deb Burman became seized and possessed of and/or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 4 Bighas 12 cottahs 15 chittacks 21 sq.ft. be the same or a little more or less together with dwelling house, outhouse, servants' quarter constructed thereon or on the part thereof being balance portion of the aid larger property (herein after referred to as the **said Property**) free from all encumbrances, charges, liabilities, liens, trust, lispens and attachment of any kind whatsoever.

## Certification

Considering the abovementioned documents, papers and searches, I hereby certify that the above mentioned Property is free from all encumbrances, charges, liabilities, liens, trust, lispens and attachment of any kind whatsoever and the said abovementioned owner has absolutely clear, free and marketable title.

I also hereby certify that the abovementioned property presently is not effected by any provision of the Urban Land (Ceiling and Regulation) Act, 1976.



**GANESH MANNA**

Advocate

Office :

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Room No. 31, Kolkata - 700 001

Ph.: (O) 2248-1296 / 4600

Mob.: 9830373048, 9674445672, 98361 52516

E-mail : gmanna98@gmail.com

I also hereby further certify that the abovementioned property presently is not effected by any scheme or claim of Kolkata Metropolitan Development Authority.

I also hereby further certify that the abovementioned property presently is not effected by any scheme or claim of Kolkata Improvement Trust.

I also hereby further certify that the abovementioned property presently is not effected by any acquisition or requisition proceedings under the Land Acquisition Act.

I also hereby further certify that the abovementioned property presently is not effected by any money suit, money execution case, title suit and/or title execution case filed in the abovementioned courts during last twelve years.

Yours faithfully,

*Ganesh Manna*

(GANESH MANNA)

Advocate

No. REGN X 333527

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 45527
- 2. Date of application..... 20-4-77
- 3. Search for the year(s)..... 1986-77
- 4. Name of office to which the record to be searched or inspected relates..... RM
- 5. Name of person or property to be searched..... D
- 6. Nature of document..... Sn
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 59, Ballygunge Circular Rd. P. S. - Ballygunge.
- 8. From whom received.....
- 9. Fees paid under Article—

FF (1) (i)  
FF (1) (ii)  
FF (2)

307

S. Halder

Registrar of.....

No. REGN X 333526

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 45526
- 2. Date of application..... 20-4-72
- 3. Search for the year(s)..... 1985-12
- 4. Name of office to which the record to be searched or inspected relates..... RM

5. Name of person or property to be searched..... D

6. Nature of document.....

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Pre-59, Premaltes Barua Sarani, P.S. Ballygunge

8. From whom received.....

9. Fees paid under Article— S. Halder

F (1) (i)

F (1) (ii)

F (2)

24/-


Registrar of.....

No. REGN X 256380

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 19489
- 2. Date of application..... 20/4/17
- 3. Search for the year(s)..... 1986 - 17
- 4. Name of office to which the record to be searched or inspected relates..... D R + Sealda.
- 5. Name of person or property to be searched.....
- 6. Nature of document..... 59, Ballygunge Circular Rd.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... PS - Ballygunge.
- 8. From whom received..... T. Ghosh.
- 9. Fees paid under Article—
  - F (1) (i) 65/-
  - F (1) (ii)
  - F (2)

..... Registrar of .....



No. REGN X 256300

Receipt for Fees Deposited for Search or Inspection

- Number of application..... 1949 D.
- of application..... 2014/17
- search for the year(s)..... 1995 - 17
- Name of office to which the record to be searched or inspected relates..... DR + Bealdal.
- 5. Name of person or property to be searched..... 59 Pramattes Barua
- 6. Nature of document..... Jansoni
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... PS - Ballygunge.
- 8. From whom received..... T. Ghosh.
- 9. Fees paid under Article— 48/-
- F (1) (i)
- F (1) (ii)
- F (2)

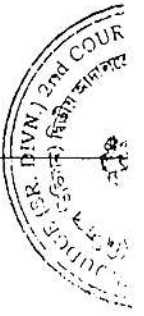
Registrar of.....



HIGH COURT FORM NO. (M) 55 Civil/ (M) 30 (Criminal)

APPLICATION FOR INFORMATION

Serial No. & Date	Name & residence of the applicant	Nature of information is required	Date on which information is to be ready	Signature of Officer receiving the application	REMARKS
1	2 Ganesh Manna Advocate Small Causes Court at Calcutta, Bar Association, 4 <sup>th</sup> floor, Kolkata-1	3 In the Court of Learned 2 <sup>nd</sup> Civil Judge (Sr. Div.) at Alipore  Whether any <del>THE</del> <i>Execution</i> has been filed against or on behalf of <u>Maharaja Pradyot Bikram Kishore Deb Burman</u> , son of <u>Manikya Kirt Bikram Kishore Deb Burman</u> in respect of No. 59, <u>Pramatesh Barua Sarani</u> (formerly 59, Ballygunge Circular Road), Police Station-Ballygunge, Ward No.69 within the limits of the Kolkata Municipal Corporation, Kolkata-700019, District South 24-Parganas, for the period of 2006 to 2017, if any number of the suit, name of the party latest position of the suit?  What is the next date of the suit?	4	5	6  No Such <del>THE</del> <i>Execution</i> has been filed in this Court during the year <u>2006 to 2017</u> appears from the filing books. AS 27/11/17



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West Bengal Form No. 870

HIGH COURT FORM NO. (M) 55 Civil/ (M) 30 (Criminal)

APPLICATION FOR INFORMATION

Serial No. & Date	Name & residence of the applicant	Nature of information is required	Date on which information is to be ready	Signature of Officer receiving the application	REMARKS
1	Ganesh Manna Advocate Small Causes Court at Calcutta, Bar Association, 4 <sup>th</sup> floor, Kolkata-1	3 In the Court of Learned 2 <sup>nd</sup> Civil Judge (Sr. Div.) at Alipore Whether any <i>money Saculution</i> has been filed against or on behalf of <i>Maharaja Pradyot Bikram Kishore Deb Burman</i> , son of <i>Manikya Kirit Bikram Kishore Deb Burman</i> in respect of No. 59, <i>Pramatesh Barua Sarani</i> (formerly 59, Ballygunge Circular Road), Police Station-Ballygunge, Ward No.69 within the limits of the Kolkata Municipal Corporation, Kolkata-700019, District South 24-Parganas, for the period of 2006 to 2017, if any number of the suit, name of the party latest position of the suit?  What is the next date of the suit?	4 <i>14/11/17</i>	5 <i>14/11/17</i>	6 No Such <i>Money Saculution</i> has been filed in this Court during the year <i>2016/17</i> it appears from the filling registers. <i>14/11/17</i>



*14/11/17*


*14/11/17*

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27/11/17

### HIGH COURT FORM NO. (M) 55 Civil/ (M) 30 (Criminal)

#### APPLICATION FOR INFORMATION

Serial No. & Date	Name & residence of the applicant	Nature of information is required	Date on which information is to be ready	Signature of Officer receiving the application	REMARKS
1	2 Ganesh Manna Advocate Small Causes Court at Calcutta, Bar Association, 4 <sup>th</sup> floor, Kolkata-1	3 In the Court of Learned 2 <sup>nd</sup> Civil Judge (Sr. Div.) at Alipore  Whether any <u>TITLE Suit</u> has been filed against or on behalf of <u>Maharaja Pradyot Bikram Kishore Deb Burman</u> , son of <u>Manikya Kirit Bikram Kishore Deb Burman</u> in respect of No. 59, Pramatesh Barua Sarani (formerly 59, Ballygunge Circular Road), Police Station-Ballygunge, Ward No.69 within the limits of the Kolkata Municipal Corporation, Kolkata-700019, District South 24-Parganas, for the period of 2006 to 2017, if any number of the suit, name of the party latest position of the suit?  What is the next date of the suit?	4	5 	6  No Such <u>TITLE Suit</u> has been filed in this Court for the year <u>2006 to 17</u> . It appears from the filing d.t. 3.  AS 27/11/17



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165-11/17-20

**HIGH COURT FORM NO. (M) 55 Civil/ (M) 30 (Criminal)**

**APPLICATION FOR INFORMATION**

Serial No. & Date	Name & residence of the applicant	Nature of information is required	Date on which information is to be ready	Signature of Officer receiving the application	REMARKS
1	<p>2 Ganesh Manna Advocate Small Causes Court at Calcutta, Bar Association, 4<sup>th</sup> floor, Kolkata-1</p>	<p>3 In the Court of Learned 2<sup>nd</sup> Civil Judge (Sr. Div.) at Alipore  Whether any <u>Money Suit</u> has been filed against or on behalf of <u>Maharaja Pradyot Bikram Kishore Deb Burman</u>, son of <u>Manikya Kirit Bikram Kishore Deb Burman</u> in respect of No. 59, <u>Pramatesh Barua Sarani</u> (formerly 59, Ballygunge Circular Road), Police Station-Ballygunge, Ward No.69 within the limits of the Kolkata Municipal Corporation, Kolkata-700019, District South 24-Parganas, for the period of 2006 to 2017, if any number of the suit, name of the party latest position of the suit?  What is the next date of the suit?</p>	4  /A	5  /A	6  No Such <u>Money Suit</u> has been filed in this during the year <u>2006-07</u> . As it appears from the file. <u>AA</u> <u>27/11/17</u>

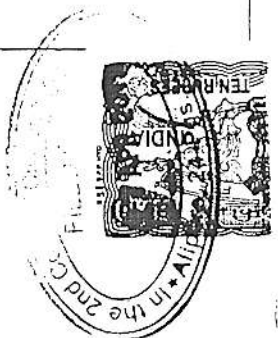
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**HIGH COURT FORM NO. (M) 55 Civil/ (M) 30 (Criminal)**


APPLICATION FOR INFORMATION

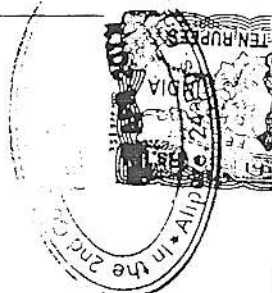
Serial No. & Date	Name & residence of the applicant	Nature of information is required	Date on which information is to be ready	Signature of Officer receiving the application	REMARKS
<p>1</p> <p><i>328/17</i></p> <p><i>S/S</i></p>	<p>2</p> <p>Ganesh Manna Advocate Small Causes Court at Calcutta, Bar Association, 4<sup>th</sup> floor, Kolkata-1</p>	<p>3</p> <p>In the Court of Learned 2<sup>nd</sup> Civil Judge (Jr. Div.) at Alipore</p> <p>Whether any <i>interlocutory</i> has been filed against or on behalf of <u>Maharaja Pradyot Bikram Kishore Deb Burman</u>, son of <u>Manikya Kirit Bikram Kishore Deb Burman</u> in respect of No. 59, <u>Pramatesh Barua Sarani</u> (formerly 59, Ballygunge Circular Road), Police Station-Ballygunge, Ward No.69 within the limits of the Kolkata Municipal Corporation, Kolkata-700019, District South 24-Parganas, for the period of 2006 to 2017, if any number of the suit, name of the party latest position of the suit?</p> <p>What is the next date of the suit?</p>	<p>4</p> <p><i>27-04-17</i></p>	<p>5</p> <p><i>AS</i></p>	<p>6</p> <p>No such. The suit has been filed in the name of the applicant. The name as specified in the application is <i>2006</i> <i>AS</i> <i>27-04-17</i></p>



**HIGH COURT FORM NO. (M) 55 Civil/ (M) 30 (Criminal)**

APPLICATION FOR INFORMATION

Serial No. & Date 1	Name & residence of the applicant 2	Nature of information is required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	REMARKS 6
<p>389/17  </p>	<p>Ganesh Manna                      Advocate                      Small Causes                      Court at Calcutta,                      Bar Association,                      4<sup>th</sup> floor, Kolkata-1</p>	<p>In the Court of Learned 2<sup>nd</sup> Civil Judge (Jr. Div.) at Alipore                      Whether any <u>Money Security</u> has been filed against or on behalf of <u>Maharaja Pradyot Bikram Kishore Deb Burman</u>, son of <u>Manikya Kirit Bikram Kishore Deb Burman</u> in respect of No. 59, <u>Pramatesh Barua Sarani</u> (formerly 59, Ballygunge Circular Road), Police Station-Ballygunge, Ward No.69 within the limits of the Kolkata Municipal Corporation, Kolkata-700019, District South 24-Parganas, for the period of 2006 to 2017, if any number of the suit, name of the party latest position of the suit?                      What is the next date of the suit?</p>	<p>27-04-17</p>	<p>AS</p>	<p>M. &amp; X.                      2006                      Bill date                      27-04-17</p>

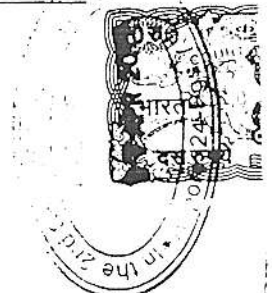


West Bengal Form No. 870

**HIGH COURT FORM NO. (M) 55 Civil/ (M) 30 (Criminal)**

**APPLICATION FOR INFORMATION**


Serial No. & Date	Name & residence of the applicant	Nature of information is required	Date on which information is to be ready	Signature of Officer receiving the application	REMARKS
1 27/01/17	2 Ganesh Manna Advocate Small Causes Court at Calcutta, Bar Association, 4 <sup>th</sup> floor, Kolkata-1	3 In the Court of Learned 2 <sup>nd</sup> Civil Judge (Jr. Div.) at Alipore Whether any <i>Trade Suit</i> has been filed against or on behalf of Maharaja Pradyot Bikram Kishore Deb Burman, son of Manikya Kirit Bikram Kishore Deb Burman in respect of No. 59, Pramatesh Barua Sarani (formerly 59, Ballygunge Circular Road), Police Station-Ballygunge, Ward No.69 within the limits of the Kolkata Municipal Corporation, Kolkata-700019, District South 24-Parganas, for the period of 2006 to 2017, if any number of the suit, name of the party latest position of the suit?  What is the next date of the suit?	4 27-01-17	5 AS	6 Table suit was filed in the court of the learned JUDGE on 27/01/17. AS



27/01/17

**HIGH COURT FORM NO. (M) 55 Civil/ (M) 30 (Criminal)**

**APPLICATION FOR INFORMATION**

Serial No. & Date	Name & residence of the applicant	Nature of information is required	Date on which information is to be ready	Signature of Officer receiving the application	REMARKS
1 30/11/17 27/12/17	Ganesh Manna Advocate Small Causes Court at Calcutta, Bar Association, 4 <sup>th</sup> floor, Kolkata-1	<p>3</p> <p>In the Court of Learned 2<sup>nd</sup> Civil Judge (Jr. Div.) at Alipore</p> <p>Whether any <i>Money Suit</i> has been filed against or on behalf of Mahataja Pradyot Bikram Kishore Deb Burman, son of Manikya Kirit Bikram Kishore Deb Burman in respect of No. 59, Pramatesh Barua Sarani (formerly 59, Ballygunge Circular Road), Police Station-Ballygunge, Ward No.69 within the limits of the Kolkata Municipal Corporation, Kolkata-700019, District South 24-Parganas, for the period of 2006 to 2017, if any number of the suit, name of the party latest position of the suit?</p> <p>What is the next date of the suit?</p>	27-04-17		<p>6</p> <p>Remedy suit was filed in the court of learned 2nd Civil Judge (Jr. Div.) at Alipore on 27.04.17. The suit is pending for trial.</p> <p>2006</p> <p>AS</p> <p>27-04-17</p>

