

**TANMOY NATH B.A.LLB,
ADVOCATE**

Residence & Chamber :
18/11, B.B. Aditya Lane, Banksara,
District-Howrah - 711110,
Mob. No. 9836668863
Email. - adv.tanmoy18@gmail.com

Ref. :

Date: 11.12.17.

NON-ENCUMBRANCE CERTIFICATE

NAMES & ADDRESS OF PRESENT OWNERS:

MRS. SUMITRA BHATTACHARJEE, SRI AVIK BHATTACHARYYA, Son of Late Arun Kumar Bhattacharyya, both residents of 54/2, Hindustan Park, Millennium Court, Third Floor, P.O. Hindustan Park, P.S. Gariahat Kolkata-700029 & MRS. ANAMIKA DAS BHATTACHARYYA, Wife of Mr. Debopriyo Das, resident of 12, Jatin Bagchi Road, "Das Villa", P.O. Dover Lane, P.S. Lake, Kolkata-700029.

DESCRIPTION OF TITLE DEEDS & OTHER DOCUMENTS:

1. Registered Deed of Sale dated 16.12.1963 vide Deed no. 5221 for the Year 1963, registered in the Office of the Sub-Registrar, Howrah.
2. Registered Deed of Sale dated 19.09.1990 vide Deed no. 4688 for the Year 1990, registered in the Office of the District Sub-Registrar, Howrah.
3. Registered Deed of Partition dated 07.12.1990 vide Deed no. 05823 for the Year 1990, registered in the Office of the District Sub-Registrar, Howrah.
4. Registered Deed of Sale dated 10.04.1992 vide Deed no. 8419 for the Year 1992, registered in the Office of the Registrar of Assurances, Calcutta.
5. Registered Deed of Sale dated 10.04.1992 vide Deed no. 8420 for the Year 1992, registered in the Office of the Registrar of Assurances, Calcutta.
6. Registered Deed of Sale dated 10.04.1992 vide Deed no. 8421 for the Year 1992, registered in the Office of the Registrar of Assurances, Calcutta.
7. Registered Deed of Sale dated 10.04.1992 vide Deed no. 8422 for the Year 1992, registered in the Office of the Registrar of Assurances, Calcutta.
8. Registered Deed of Sale dated 10.04.1992 vide Deed no. 8423 for the Year 1992, registered in the Office of the Registrar of Assurances, Calcutta.
9. Certified Copy of Order dated 17.07.1989 passed by the Competent Authority & S.D.O., Sadar, Howrah.
10. L.R.R.O.R.s dated 18.01.2016 in respect of the Schedule mentioned property standing in the names of Avik Bhattacharyya & Others.
11. Khajna Dakhila dated 26.02.2016 in respect of the Schedule mentioned property standing in the names of Avik Bhattacharyya & Others.
12. Tax clearance certificate dated 31.01.2017 of H.M.C.
13. Original Howrah Municipal Corporation Tax Bill & receipt dated 31.01.2017 in respect of the Schedule mentioned Property.

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14. Mutation Certificate dated 04.02.2017 of Howrah Municipal Corporation standing in the names of Avik Bhattacharyya & Others.
15. Original Searching report with Govt. receipts caused by the searcher in the concerned Registry Offices for the period of 1998 to 2017.

DESCRIPTION OF THE PROPERTY:

ALL THAT piece and parcel of Mokorari Mourashi Bastu land having a total area of 1 (One) Bigha 1 (One) Cottah 14 (Fourteen) Chittaks 36 (Thirty Six) Sq Ft together with 300 Square feet R.T. Shed structure standing thereupon, alongwith other property comprised in Howrah Municipal Corporation Ward No. 44 and Holding No. 58 at present 58/3, Bhattacharjee Para Lane, Police Station Shibpur, District Howrah within the ambit of District Sub-Registrar and Additional District Sub-Registrar, Howrah.

The total property is butted and bounded by:-

North: - Remaining portion of 58, Bhattacharjee Para Lane.

South: - 1, Mahesh Paul Lane.

East: - Sastri Narendra Nath Ganguly Road.

West: - Premises nos. 57/8, 57/2 & 56/6, Bhattacharjee Para Lane.

FLOW OF TITLE:

WHEREAS, ALL THAT piece and parcel of Mokorari Mourashi Bastu land having a total area of 1 (One) Bigha 1 (One) Cottah 14 (Fourteen) Chittaks 36 (Thirty Six) Sq Ft togetherwith 300 Square feet R.T. Shed structure standing thereupon, alongwith other property comprised in Howrah Municipal Corporation Ward No. 44 and Holding No. 58 now 58/3, Bhattacharjee Para Lane, Police Station Shibpur, District Howrah alongwith all rights over common passages, spaces, entrances, messuages, tenements and easements annexed thereto i.e. the Schedule mentioned Property originally belonged to one Kamala Rani Moitra. The said Kamala Rani Moitra got the ownership of the abovesaid property by way of inheritance from her father Durgadas Bhattacharjee, since deceased, as the said Kamala Rani Moitra was only legal heiress and successor of her father Durgadas Bhattacharjee;

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AND WHEREAS being the exclusive owner of the said property said Kamala Rani Moitra sold out the same to Amarendra Nath Bhattacharyya, Birendra Nath Bhattacharjee, Rabindra Nath Bhattacharjee, Narendra Nath Bhattacharjee, Biswa Nath Bhattacharjee, Somenath Bhattacharjee and Baidyanath Bhattacharjee by virtue of a Registered Deed of Conveyance dated 16.12.1963 and recorded in Book No. I, Volume No. 73, Being No. 5221 for the year 1963, Registered in the Office of the Sub-Registrar at Howrah;

AND WHEREAS after purchasing the said property and after getting their names mutated in the records of concerned authorities the said Amarendra Nath Bhattacharyya made some construction over the same and were in joint possession with other Owners;

AND WHEREAS in the meantime the Court of the Competent Authority & S.D.O. Sadar Howrah in U.L.C. Case No. 6(i)/1986/76 has already passed an order that the Schedule mentioned property is below the ceiling limit upon disposing an application under the U.L.C. Act, made by Sri Birendra Nath Bhattacharjee;

AND WHEREAS subsequently the said Amarendra Nath Bhattacharyya died intestate leaving behind him his widow Smt. Gita Bhattacharyya, three sons Alok Bhattacharjee, Arun Bhattacharyya and Asit Bhattacharjee as his only legal heirs, who jointly inherited the undivided 1/7th Share left by the said Amarendra Nath Bhattacharyya out of the above said property;

AND WHEREAS thereafter the said Rabindra Nath Bhattacharjee also died intestate leaving behind him only his widow Smt. Nirmala Bhattacharjee as his only legal heir, who inherited the undivided 1/7th share left by her husband out of the above said property;

AND WHEREAS the above said Nirmala Bhattacharjee being the exclusive owner of her 1/7th share sold out the same in favour of the said Alok Bhattacharjee and Arun Bhattacharyya by a Registered Deed of Conveyance being Deed No. 4688 for the year 1990, registered in the Office of the District Sub-Registrar at Howrah;

AND WHEREAS subsequently the said Biswanath Bhattacharjee and Narendra Nath Bhattacharjee also died intestate, whereas Biswanath Bhattacharjee died leaving behind him his widow Smt. Uma Bhattacharjee and only son Sri Kumar Bhattacharjee and his only legal heirs, who jointly

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inherited the undivided 1/7th share left by the said Biswanath Bhattacharjee out of the above said property and the said Narendra Nath Bhattacharjee died bachelor;

AND WHEREAS all the said joint owners i.e. Birendra Nath Bhattacharjee, Somenath Bhattacharjee and Baidyanath Bhattacharjee, the legal heirs of Amarendra Nath Bhattacharyya and the legal heirs of Biswanath Bhattacharjee for their better enjoyment amicably made partition of the abovesaid property by virtue of a Registered Deed of Partition, Recorded in Book No. I, Deed No. 5823 for the year 1990, Registered in the Office of D.S.R. at Howrah;

AND WHEREAS in terms of the said Deed of Partition the Holding No. 58, Bhattacharjee Para Lane i.e. the Schedule mentioned property was allotted to Birendra Nath Bhattacharjee, Somenath Bhattacharjee, Srikumar Bhattacharjee and Baidyanath Bhattacharjee (each got 1/5th share) and Alok Bhattacharjee (1/10th Share) and Arun Kumar Bhattacharjee (1/10th Share) jointly;

AND WHEREAS subsequently out of the above said Six Owners except Arun Kumar Bhattacharjee the other owners jointly sold out their undivided share out of the Schedule mentioned property to the said Mr. Arun Kumar Bhattacharjee, the Sole Proprietor of "M/S. Steel & Metal Crafts" by five respective Deeds of Conveyance dated 10.04.1992 and vide Deed Nos. 8421, 8422, 8423, 8420, 8419 for the year 1992, all registered in the Office of the A.D.S.R., at Howrah;

AND WHEREAS in the abovesaid way the said Arun Kumar Bhattacharyya became the absolute owner and occupier of the Schedule mentioned property;

AND WHEREAS during possession the said Arun Kumar Bhattacharyya died intestate on 11.04.2005 leaving behind him his wife Mrs. Sumitra Bhattacharyya, one Son Avik Bhattacharyya and one Daughter Mrs. Anamika Das Bhattacharyya i.e. the present Land Owners as his only legal heirs, who jointly inherited the Schedule mentioned property and after getting the same they got their names mutated in the record of Howrah Municipal Corporation and after mutation the Holding (in respect of the Schedule mentioned property) has been renumbered as 58/3, Bhattacharjee Para Lane. The Present Owners also got their names mutated in the record

Handwritten signature

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of Settlement Office and got New L.R. Khatian Nos. 521, 520 & 522 respectively;

Therefore, the flow of title is absolutely in order having the history of devolution of interest for more than 54 Years.

LEGAL OPINION:

As per the facts and circumstances mentioned above I am of the opinion that the Present Owners Sri Avik Bhattacharyya & Others jointly have all the good, valid, marketable, mortgageable right, title, interest in respect of the Schedule mentioned Property, which is free from all registered encumbrances.

Searching caused by me for the period of 1998 to 2017 in the Concerned Registry Offices (D.S.R. & A.D.S.R., Howrah & A.R.A.-I, Kolkata) in respect of the Schedule mentioned Property does not show any registered encumbrance as yet.

Date: 11.12.17.

Tanmoy Nath

.....
Signature of the Advocate.

No. REGN X 709822

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 50757/37729
- 2. Date of application..... 28/11/17
- 3. Search for the year(s)..... 1998-2017
- 4. Name of office to which the record to be searched or inspected relates..... Prof. Adroth
- 5. Name of person or property to be searched.....
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Ho/ no - 58, Bhatt charge
para lane
- 8. From whom received..... S. Lahini
- 9. Fees paid under Article—
 - F (1) (i) 42/-
 - F (1) (ii)
 - F (2)



Registrar of.....

Holding no - 58, Bhattacharjee para case. P-8. Shibpur.
Howrah. Index - 2. For the year = 1998 - to 2017 (20 years)
Howrah - DRO & Howrah - ADSRO.

Howrah - DRO.

Howrah - ADSRO.

1998- Nil (Total)

1998- Nil (Total)

1999- Nil "

1999- Nil "

2000- Nil "

2000- Nil "

2001- Nil "

2001- Nil "

2002- Nil "

2002- Nil "

2003- Nil "

2003- Nil "

2004- Nil "

2004- Nil "

2005- Nil "

2005- Nil

2006- Nil

2006- Nil

2007- Nil (Complete Searching)

2007- Nil (Complete Searching)

2008- Nil

2008- Nil

2009- Nil

2009- Nil

2010- Nil

2010- Nil

2011- Nil

2011- Nil

2012- Nil

2012- Nil

2013- Nil

2013- Nil

2014- Nil

2014- Nil

2015- Nil

2015- Nil

2016- Declassa Hat. 10322 - 0501 - 2016

2016- Nil

~~259468~~ 259468 - 259480
(21 K. 14 ch 36 ch)

2017- Nil

2017 - Development Agreement - 10190 - 0501 - 2016
280287 - 280933

(1 Bigha 9K 2ch)

2017 - Development Power - 10508 - 0501 - 2016

259468 - 259480
(1 Bigha 9K 2ch)

Stam
8/12/17

No. REGN X 709823

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 50758/37730
- 2. Date of application..... 28/11/17
- 3. Search for the year(s)..... 2016-2017
- 4. Name of office to which the record to be searched or inspected relates..... DTRO Hm + ADDRO Hm
- 5. Name of person or property to be searched.....
- 6. Nature of document..... Sale D
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Holna - 58/3 Bhakt Charje Pare lane
- 8. From whom received..... S. Lahiri
- 9. Fees paid under Article—
 - F (1) (i) 6/-
 - F (1) (ii)
 - F (2)



Registrar of.....

ph. 9831021765

Utra Lahiri
wrah Judges Court

Dist no. 58/3, Bhattacharjee Para Lane, Shibpur, Howrah,
Index - A. For the year 2016-2017.

Howrah - DRO.

2016 - Nil (Computer Searching)

2017 - ~~Nil~~

Howrah - ADR.

2016 - Nil (Computer Searching)

2017 - ~~Nil~~

Kolkata - RA

2016 - Nil (Computer Searching)

2017 - ~~Nil~~

2017
8/12/17