

Atpal Chakraborty

Advocate

JUDGES' COURT, HOWRAH
CIVIL BAR LIBRARY, ROOM No. 1
&
CHINSURAH COURT, HOOGHLY

Resi. & Chamber :

1. Shibsohagini Colony

P.O. : Tribeni,

Dist. : Hooghly-712503

Mobile : 9831144236

Ph. Howrah Court : 2641-2646

Ref. No. _____

Dated _____

01/09/2013

NON-ENCUMBRANCES CERTIFICATE AND DETAILED TITLE REPORT

Ref: All that the piece and parcel of Bastu Land containing an area measuring about 1 Bigha 5 Cottahs 4 Chittacks 08 Sq.ft. be the same a little more or less together with structure standing thereon comprised within Portion of Howrah Municipal Corporation Premises No. 360, G. T. Road (South), Police Station Shibpur, District Howrah, Howrah Municipal Corporation Ward No. 40 within the jurisdiction of the Office of the District and Additional District Sub-Registrar, Howrah - Present Owners : Sri Rabindra Nath Dutta and Others of 20, Chintamani Dey Road, Post Office, Police Station & District Howrah - 711101:

I have caused necessary searches in both the Office of the District Sub-Registrar, Howrah and Additional District Sub-Registrar, Howrah for the period of 1983 to 2013 i.e. 62 years through Licensed Searcher Sri Dipak Chakraborty and on perusal of Xerox copies of all the related documents in respect of the aforesaid property, my report is as follows :-

That the present Owners/Landlords are the joint owners and occupiers now seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Bastu Land containing an area measuring about 1 Bigha 5 Cottahs 4 Chittacks 08 Sq.ft. be the same a little more or less together with old dilapidated structure standing thereon comprised in Howrah Municipal Corporation Premises No. 360, G. T. Road (South), Police Station - Shibpur, District Howrah, Howrah Municipal Corporation Ward No. 40 within the jurisdiction of the Office of the District and Additional District Sub-Registrar, Howrah hereinafter referred to as the said property.

That the said property along with other properties belonged originally to one Sukumar Roy Chowdhury, Kalohari Roy Chowdhury, Bhajahari Roy Chowdhury, Keshab Roy Chowdhury and Nilim Kumar Roy Chowdhury who got right, title and interest in respect of the said property by way of inheritance from their respective predecessors and at the time of enjoyment of the said property on 19/08/1942 corresponding to 2nd Bhadra, 1349 B.S. sold, conveyed and transferred the same in favour of one Santosh Kumar Dutta (since deceased) and Gouripada Mukhopadhyay (since deceased) and the document was registered with the Office of the District Sub-Registrar at Howrah and recorded in Book No. I, Volume No. 30, Pages from 261 to 271, Document being no. 1732 for the year 1942.

For Be. Inst
of M.E.C.

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That at the time of enjoyment of the said property, the said Santosh Kumar Dutta and Gouripada Mukhopadhyay constructed a Cinema Hall upon a portion of the said property and was carrying on their business.

That at the time of enjoyment of their respective shares in the said property, the said Gouripada Mukhopadhyay died intestate and his legal heirs and successors, on 12/12/1962 corresponding to 26th Aghrayan, 1369, sold, conveyed and transferred their shares in favour of Santosh Kumar Dutta (since deceased) and the document was registered with the Office of the Sub-Registrar at Howrah and recorded in Book No. I, Volume no. 89, Pages from 94 to 98, Document being no. 4848 for the year 1962 and thus the said Santosh Kumar Dutta (since deceased) became the sole and absolute owner and occupier then seized and possessed of and/or otherwise well and sufficiently entitled to all that the said property freely, absolutely and free from all encumbrances whatsoever in the demised premises.

That at the time of enjoyment of the said property the said Santosh Kumar Dutta (since deceased) thought desirable to settle all his property in favour of his seven sons (the Owners/Landlords herein along with one Sri Subal Dutta) and five daughters and made and executed a testamental document/Will written in Bengali dated 27/11/1973 corresponding to 11th Aghrayan, 1380 B.S. whereby the said Santosh Kumar Dutta bequeathed his estate property in favour of his seven sons and the said Will was registered with the Office of the Sadar Joint Sub-Registrar, Howrah and recorded in Book No. III, volume No. 4, Pages 3 to 5, Being no. 43 for the year 1973.

That after demise of the said Santosh Kumar Dutta the necessary probate have been obtained by the Owners/Landlords along with one Sri Subal Dutta on 26/07/2007 issued by the District Delegate Judge at Howrah.

That since having their right title and interest, one of the son of Santosh Kumar Dutta (since deceased) namely Sri Subal Dutta on 22/06/2010, due to love and affection, conveyed and transferred a demarcated area measuring about 4 Cottahs 4 Chittacks 40 Sq.ft. be the same a little more or less in favour of his son namely Sri Sudipta Datta in which the present Owners/Landlords herein also have joined as Confirming Parties and the document was registered with the Office of the District Sub-Registrar at Howrah and

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recorded in Book No. I, C.D. Volume No. 14, Pages from 6697 to 6717, being No. 06243 for the year 2010 and thus the present Owners/Landlords became the joint owners and occupiers each having their respective undivided shares now seized and possessed of and/or otherwise well and sufficiently entitled to all that the said property freely, absolutely and free from all encumbrances whatsoever in the demised premises.

I hereby certify that the above mentioned property is free from all sorts of encumbrances, charges, liens, liabilities, lispendents, attachments, acquisition, requisition or in any way whatsoever and the said property has absolutely clear, free and good marketable title. I also hereby certify that the abovementioned property is not subjected to any restriction of Urban Land (Ceiling & Regulations) Act, 1976 and the same is not under any claim of Development Authority, Improvement Trust and any other authority/authorities and the same is fit for equitable mortgage/lease. It is mentioned herewith that this report is not covered under SARFACIE Act and/or any other act likewise.

The receipts for the relevant searches are enclosed herewith.

Utpal Chakraborty

Enclo: As above

(UTPAL CHAKRABORTY)
ADVOCATE