



Ref. No.....

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**NO-ENCUMBRANCE CERTIFICATE**

**Description of the Property**

ALL that Pieces and Parcels of Bastu land admeasuring about 92 Decimal or 55 Kattah 12 Chittaks and 2 sq.ft. more or less with aged old dilapidated structure, in R.S. Dag No. 417, R.S. khatian No. 404, now L.R. Dag No. 446 and L.R. Khatian Nos. 65/1, 408/2, 574/1, 993/1, 1109, 1135/1, 1233/1, 560/1, 560/2, 1109, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512 (previously 1306/3, 1533/1, 198/2, 1145), lying and situated in Mouza-Andul, J.L. No. 29, P.S.-Sankrail, Additional District Sub-Registrar office-Ranihati, District and District Registrar office-Howrah, within the limit of Andul Gram Panchayat.

**Name of the Present Vendors/Owners**

1. Ramesh Mitra,
2. Debi Prasad Mitra,
3. Rita Paul,
4. Debika Mitra,
5. Debrup Mitra,
6. Debraj Mitra,
7. Nandita Basu,
8. Surajit Basu,
9. Partha Bose,
10. Jayanta Basu,
11. Bibek Basu,
12. Archana Sinha,
13. Kalpana Nandi,
14. Alpana Mitra,





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15. Arpana Guha,
16. Kalachand Rakshit,
17. Sampa Sen,
18. Subrata Rakshit,
19. Dipendra Rakshit,
20. Jabarani Bose,
21. Santa Roy Chowdhury,
22. Maya Raha,
23. Anuradha Palit,
24. Suvankar Biswas,
25. Dipankar Biswas,
26. Dipali Biswas,
27. Ranu Ghosh,
28. RDB Realty & Infrastructure Limited,

**Documents Perused:**

1. ROR in the name of Roma Prased Mitra, being no. 1145.
2. ROR in the name of Ramesh Mitra, being no. 1109.
3. ROR in the name of Debika Mitra, being no. 574/1.
4. ROR in the name of Anurani Palit, being no. 65/1.
5. ROR in the name of Ranu Ghosh, being no. 1135/1.
6. ROR in the name of Sova Rani Biswas, being no. 1306/3.
7. ROR in the name of Maya Raha, being no. 993/1.
8. ROR in the name of Joba Rani Bose, being no. 408/2.
9. ROR in the name of Kana Rakshit, being no. 198/2.
10. ROR in the name of Santa Roy Chowdhury, being no. 1233/1.
11. ROR in the name of Smritikona Basu, being no. 1533/1.
12. Dag information of L.R. Dag No. 446.
13. Certified copy of Sale Deed being no. 87 for the year 1982
14. Photocopy of the Sale Deed, being no. 1756 for the year 1956.
15. Certified copy of the Partition Deed, being no. 3038 for the year 1993.





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16. Certified copy Deed of Sale, being no. 1471 for the year 2006.
17. Certified copy Deed of Sale, being no. 589 of the year 2010.
18. Certified copy Deed of Gift, being no. 5888 for the year 2010.
19. Certified copy Deed of Sale, being no. 588 for the year 2010.
20. Deed of Gift dated 11.06.2014, Being No. 02518 of 2014.
21. Deed of Gift dated 29.01.2015, Being No. 01044 of 2015.
22. Deed of Sale dated 19.05.2017, Being No. 050104241 for the year 2017.
23. Khazna receipt being no. 7498360. (Debika Mitra)
24. Khazna receipt being no. 7498361. (Debrup Mitra)
25. Khazna receipt being no. 7498362. (Debraj Mitra)
26. Khazna receipt being no. 7498350. (Roma Prasad Mitra)
27. Khazna receipt being no. 7498351. ( Ramesh Mitra)
28. Khazna receipt being no. 7498352. (Smritikona Bose)
29. Khazna receipt being no. 7498353. (Kona Rakshit)
30. Khazna receipt being no. 7498354. (Joba Rani Bose)
31. Khazna receipt being no. 7498355. (Santa Roy Chowdhury)
32. Khazna receipt being no. 7498356. ( Maya Raha)
33. Khazna receipt being no. 7498357. (Anuradha Palit)
34. Khazna receipt being no. 7498358. (Sova Rani Biswas)
35. Khazna receipt being no. 7498359. (Ranu Ghosh)
36. Panchayat tax receipts, being nos. C/41, C/44 & C/43.
37. Legal-heirs certificate of late Roma Prasad Mitra, issued by local panchayat.
38. Legal-heirs certificate of late Rupen Mitra, issued by local panchayat.
39. Legal-heirs certificate of late Sova Biswas @ Sove Rani Biswas, issued by local Councilor.
40. Legal-heirs certificate of late Smritikona Bose.
41. Legal-heirs certificate of late Pritikona @ Kona Rakshit.
42. Affidavit swear by Avishek Bose, son of Lt. Tapan Kr. Bose.
43. Death certificate of Rama Prasad Mitra.
44. Death certificate of Gita Mitra.
45. Death certificate of Sritikona Bose.
46. Death certificate of Pritikana Rakshit.





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47. Death certificate of Arup Kumar Bose.
48. Death certificate of Sova Biswas.
49. Death certificate of Mridul Kumar Biswas.
50. Death certificate of Ranendra Rakshit.
51. Death certificate of Ava Mitra.
52. Death certificate of Rupen Mitra.
53. Death certificate of Amarendra nath Bose.
54. Death certificate of Dharendra Nath Rakshit.

**Devolution on title of the property in brief**

- A. One Rajendra Nath Mitra since deceased, was the absolute owner and occupier with respect to All the pieces and parcels of Bastu land measuring about 108 Decimal in R.S. Dag No. 417, R.S. Khatian No. 404, Mouza-Andul, J.L. No. 29, P.S.-Sankrail, R.S. No. 2036, Touzi No. 745, District-Howrah.
- B. Said Rajendra Nath Mitra while in peaceful possession and enjoyment of the aforesaid total 108 Decimal of landed property By a registered Deed of Gift in the year 1962, recorded in Book No. I, Volume No. 31, from Pages 164 to 166, Being No. 1338, gifted the specified and demarcated portion of 4 Decimal or 2 Kattah and 8 Chitaks more or less of land out of the total 108 Decimal to Amit nath Mitra and Anjan Nath Mitra, both are sons of Rasbehari Mitra,
- C. By another registered Deed of Sale registered at Sub-Registrar office Domjur, in Book No. I, Volume No. 17, from Pages 282 to 288, Being No. 1303 for the year 1952 said Rajendra Nath Mitra for the consideration mentioned therein sold transferred and convey the specified and demarcated portion of 10 Decimal out of total 108 Decimal of Bastu land to one Akshay Kumar Ghosh.





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- D. In several others occasions said Rajendra Nath Mitra has transferred all the demarcated and specified 4 Decimal and 2 Decimal out of the total 108 Decimal to one Bhadraswar Naskar and Gobinda Lal Bandapadhaya which has been subsequently purchased by one Netai Chandra Dhara and Smt. Rekha Ran Saha.
- E. By dint of the aforesaid Said Rajendra Nath Mitra while in peaceful possession and enjoyment of ALL THAT pieces and parcels and demarcated 88 Decimal of Bastu land out of the aforesaid total 108 Decimal of landed property, died intestate as a Hindu govern by the Dayabhaga School of Hindu Law, leaving behind his three sons namely 1. Roma Prasad Mitra, 2. Rupen Mitra, both are since deceased 3. Ramesh Mitra the present owner no. 1, and the eight daughters namely 1. Smriti kona Bose @ Sritikona Bose wife of Amarendra Nath Bose, 2. Pritikona Rakshit wife of Dharendra Nath Raksit, both are since deceased 3. Joba Rani Bose, wife of Haradhan Bose, the present owner no. 20, 4. Santa Roy Chowdhury, wife of Monoranjan Roy Chowdhury, the present owner no. 21 5. Maya Raha, wife of Biswanath Raha, the present owner no. 22 6. Anuradha Palit, wife of Ashim Palit, the present owner no. 23 7. Sova Rani Biswas, wife of Mridul Kumar Biswas, since deceased and 8. Ranu Ghosh, wife of Bholanath Ghosh, the present owner no. 27 and none else as his surviving legal heirs, and who are inherited the estates of late Rajendra Nath Mitra in equal 1/11 share as per the law of inheritance and recorded their name in the L.R. Record of Right which has been finally recorded and published in L.R. Record of Right Nos. 1306/3 (in the name of Sove Rani Biswas), 1533/1 (in the name of Smritikona Bose), 65/1 (in the name of Anuradha Palit), 198/2 (in the name of Kona Rakshit), 408/2 (in the name of Joba Rani Bose), 574/1 (in the name of Debika Mitra), 993/1, (in the name of Maya Raha), 1109 (in the name of Ramesh Mitra), 1135/1 (in the name of Ranu Ghosh),





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1145 (in the name of Roma Prasad Mitra), 1233/1 (in the name of Santa Ray Chowdhury).

- F. Said Roma Prasad Mitra while jointly with the other legal heirs of late Rajendra Nath Mitra, in peaceful possession and enjoyment of his aforesaid undivided proportioned share upon the said property died intestate on 21/05/2006 as a Hindu govern by the Dayabhaga School of Hindu Law leaving behind his wife Smt. Gita Mitra, since deceased, one son namely Debi Prasad Mitra the present owner no. 2 and one Daughter namely Smt. Rita Paul wife of Surajit Paul, the present owner no. 3 and none else as his surviving legal heirs, thereafter after the demise of said Gita Mitra, said Debi Prasad Mitra and Smt. Rita Paul inherited the aforesaid estates of late Rama Prasad Mitra in equal  $\frac{1}{2}$  share proportionate to  $\frac{1}{22}$  share each upon the estate of late Rajendra Nath Mitra.
- G. Said Rupen Mitra while jointly with the other legal heirs of late Rajendra Nath Mitra, in peaceful possession and enjoyment of his aforesaid undivided proportioned share upon the said property died intestate on 17/12/1985 as a Hindu govern by the Dayabhaga School of Hindu Law leaving behind his wife Smt. Debika Mitra the present owner no. 4 and two sons namely 1. Debrup Mitra the present owner no. 5 and 2. Debraj Mitra the present owner no. 6 and none else who inherited the aforesaid estates of late Rupen Mitra in equal  $\frac{1}{3}$ rd share proportionate to  $\frac{1}{33}$  share each upon the estate of late Rajendra Nath Mitra.
- H. By a registered Deed of Sale executed by said Amit Nath Mitra and Anjan Nath Mitra jointly of the one part and said Debika Mitra of the other part, registered at the District Sub-Registrar office at Howrah in Book No. L, Being No. 87 for the year 1982 said Debika Mitra for the consideration mentioned therein purchased total 4 Decimal or 2 Kattah and 8 Chittaks more or less (more particularly described in Part-II of the First Schedule,





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Schedule 'A' hereunder) of Bastu land within the aforesaid property in R.S. Dag No. 417, R.S. Khatian No. 404 from the said Amit Nath Mitra and Anjan Nath Mitra.

I. Said Smritikona Bose @ Sritikona Bose while jointly with the other legal heirs of late Rajendra Nath Mitra, in peaceful possession and enjoyment of his aforesaid undivided proportioned share upon the said property died intestate on 8/09/1997 as a Hindu govern by the Dayabhaga School of Hindu Law leaving behind her six sons namely 1. Arup Kumar Bose, since deceased 2. Alok Kumar Bose, 3. Tapan Basu, 4. Partha Bose, the present owner no. 9, 5. Jayanta Bose, the present owner no. 10, 6. Bibek Bose the present owner no. 11, and five daughters namely 1. Archana Sinha wife of late Tarun Kumar Sinha the present owner no. 12, 2. Bandana Ghosh, wife of Debobroto Ghosh 3. Kalpana Nandi, wife of Pranab Nandi, the present owner no. 13, 4. Alpana Mitra, wife of Kanchan Mitra, the present owner no. 14, 5. Aparna Guha, wife of Arijit Guha, the present owner no. 15 and none else, said six sons and five daughters of late Smritikona Basu @ Sritikona Bose inherited the aforesaid estates of late Sritikona Basu in equal 1/11<sup>th</sup> share proportionate to 1/121<sup>st</sup> share each upon the estate of late Rajendra Nath Mitra.

J. Said Arup Kumar Bose son of late Sritikona Basu @ Sritikona Bose also died intestate on 11/02/2000 as a Hindu govern by the Dayabagha School of Hindu Law leaving behind his wife namely Nandita Bose the present owner no. 7, and one son namely Sourajit Bose the present owner no. 8, as his surviving legal heirs who inherited the aforesaid estate of late Arup Kumar Bose in equal 1/2<sup>nd</sup> share equivalent to 1/242<sup>nd</sup> share each upon the estate of late Rajendra Nath Mitra.

K. Said Bandana Ghosh, wife of Debobroto Ghosh, while in peaceful enjoyment of her aforesaid 1/121<sup>st</sup> share upon the estate of late Rajendra





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Nath Mitra, by a registered Deed of Gift date 11/06/2014, registered before Additional District Sub-Registrar office at Ranihati, in Book No. I, Being No. 2518 for the year 2014, gifted her undivided share upon the estate of late Rajendra Nath Mitra to the said Debraj Mitra, son of late Rupen Mitra the present owner no. 6 herein.

L. Said Tapan Bose son of Smritikona Bose @ Sritikona Bose who was one of the co-owner among the First Parties herein with respect to the aforesaid property, died intestate on 26.09.2014 as a Hindu governed by Diyabhaga school of Hindu Law leaving behind his son namely Avishek Bose as his only surviving legal-heirs and said Avishek Bose by way of registered Deed of Gift Being No. 01044 of 2015, registered in the office of D.S.R.-Howrah, recorded in Book No. I, CD Volume No. 4, from pages 2681 to 2698, gifted his father's share ALL THE undivided proportionate share of said Tapan Bose measuring about 8 Chittaks and 36.65 sq.ft. or total 396.65 sq.ft. of Bastu land in R.S. Dag No. 417, now L.R. Dag No. 446, in R.S. Khatian No. 404, Mouza-Andul, to Nandita Bose, Alope Kr. Bose, and Partha Bose, Jayanta Bose, Bibek Bose, Archana Sinha, Kalpana Nandi, Alpana Mitra Aparna Guha, the present Owners no. 7 and 9 to 15 jointly.

M. That Said Alope Kumar Bose son of Smritikona Bose @ Sritikona Bose being one of the co-owner with respect to the aforesaid property, following his urgent monetary requirements executed a Deed of Sale on 19<sup>th</sup> May, 2017 and inter aliya for the valuable consideration as mentioned in the Deed, sold, transferred and conveyed his entire undivided share upon the said property measuring about 7 Chittaks and 37.22 Sq.ft. in R.S. Dag No. 417, corresponding to L.R. Dag No. 446, in Mouza-Andul to RDB Realty & Infrastructure Ltd. the present owner no. 28 herein. The said Deed of Sale was registered in the office of the District Sub-Registrar at Howrah and recorded in Book No. I, Volume No. 0501-2017, from Pages 115221 to 115248, Being No. 050104241 for the year 2017.







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- N. Said Pritikona Rakshit @ Kona Rakshit while jointly with the other legal heirs of late Rajendra Nath Mitra, in peaceful possession and enjoyment of her aforesaid undivided proportioned share upon the said property died intestate on 24/04/2012 as a Hindu govern by the Dayabhaga School of Hindu Law leaving behind her two sons namely 1. Ranendra Rakshit, since deceased 2. Kalachand Rakshit, the present owner no. 18, and one daughter namely Sampa Sen, the present owner no. 19, and none else who inherited the aforesaid estates of late Pritikona Rakshit @ Kona Rakshit in equal 1/3<sup>rd</sup> share proportionate to 1/33 share each upon the estate of late Rajendra Nath Mitra.
- O. Sad Ranendra Rakshit son of late Pritikona Rakshit @ Kona Rakshit also died intestate on 16/10/1987 as a Hindu govern by the Dayabagha School of Hindu Law leaving behind his wife namely Subrata Rakshit, and one son namely Dipendra Rakshit, the present owners nos. 16 and 17 herein as his surviving legal heirs who inherited the aforesaid estate of late Ranendra Rakshit in equal 1/2<sup>nd</sup> share equivalent to 1/66<sup>th</sup> share each upon the estate of late Rajendra Nath Mitra.
- P. Said Sova Rani Biswas @ Sova Biswas while jointly with the other legal heirs of late Rajendra Nath Mitra, in peaceful possession and enjoyment of her aforesaid undivided proportioned share upon the said property died intestate on 04/01/2010 as a Hindu govern by the Dayabhaga School of Hindu Law leaving behind her two sons namely 1. Suvankar Biswas 2. Dipenkar Biswas and one daughter namely Dipali Biswas and none else the present owners nos. 24, 25 and 26, who inherited the aforesaid estates of late Sova Rani Biswas @ Sova Biswas in equal 1/3<sup>rd</sup> share proportionate to 1/33 share each upon the estate of late Rajendra Nath Mitra.
- Q. Thus on the basis of the aforesaid, the owners are herein become the absolute owner of ALL the pieces and parcel of Bastu land measuring about





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88 Decimal or 53 kattah 5 Chittaks and 11 Sq.ft. more or less, by way of inheritance from Late Rajendra Nath Mitra and another 4 Decimal or 2 Kattah 8 Chittaks of land by Debika Mitra by way of purchase total 92 Decimal or 55 Kattah 12 Chittaks and 2 sq.ft. more or less of land in R.S. Dag No. 417, R.S. Khatian No. 404, Mouza-Andul, J.L. No. 29, P.S.-Sankrail, District-Howrah, now L.R. Dag No. 446 and L.R. Khatian Nos. 65/1, 408/2, 574/1, 993/1, 1109, 1135/1, 1233/1, 560/1, 560/2, 1109, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512 (previously 1306/3, 1533/1, 198/2, 1145).

**Investigation**

- I. Searching was caused through one Sri Pradip Kumar Hazra, a regular searcher in the Index II in the office of ADSR Ranihati, DSR Howrah from the year 1984 up to 9<sup>th</sup> April, 2014, in Registrar of Assurance, Kolkata from 1984 up to 9<sup>th</sup> April, 2014 (as per available records) although some of the volume of the concern years were in torn and incomplete condition, the fee deposit receipt are enclosed in original, and thereafter on-line searching has been evaluate as available in the web site of wbregistration.gov.in till date and no adverse entries were observed.
- II. Court searching has been made in the 5<sup>th</sup> Civil Judge (Jr. Divn.), 3<sup>rd</sup> Civil Judge (Jr. Divn.) and 3<sup>rd</sup> Civil Judge(Sr. Divn.) all are at Howrah, in the name of the present owners of the property from the year 2013 to 17.07.2017 for ascertaining whether any Title Suit is pending with respect to the property, and as per the report by the courts concerns having jurisdiction over the property no such case is pending, the original court searching counter parts are enclosed in original.



*Pinku Kar* B.A. LL.B. (Cal)

Advocate

JUDGES' COURT AT HOWRAH  
HIGH COURT AT CALCUTTA



Chamber :

"DEWA NEWA" Apartment

(Near 80 No. Bus Stand)

Chunavati More, Podrah, Sankrail,

Howrah-711109

e-mail : advpinkukar@gmail.com

e-mail : kar\_associates@rediffmail.com

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Certificate

On going through the copies of the documents and on relying upon the contents of the same and subject to the investigation cited above, I am hereby certified that the said property is free from all encumbrances and the vendors/owners have a clear and marketable title in the said property above mentioned.

(Pinku Kar, Advocate)

**PINKU KAR**  
Advocate  
High Court at Calcutta