

Prasun Ghosh

Advocate
District Judges' Court
North 24 Parganas, Barasat
&
Barrackpore Court

Residence :

B.C.Sen Road, Tarapukur, Ghoshpara
Agarpara, Kolkata- 700 109
Ph. : 9874541242 (Mob.)
9831711687 (Mob.)
E-mail: advpghosh@gmail.com

Chamber :

DEBESH TOWER, Ground Floor
Tarapukur, Ghoshpara More,
Agarpara, Kolkata- 700 109

Date: 21/06/19

NO ENCUMBRANCES CERTIFICATE
AND DETAILED REPORT ON TITLE

Ref. : An area of Bastu land admeasuring **4 Cottahs 10 Chittaks 15 Sq.ft.** and under construction multi storied building standing thereon lying and situated at Mouja- Udayrajpur, J. L. No. 43, Re. Sa. No. 167, R.S. Dag No. 298, L.R. Dag Nos. 764 & 766, R.S. Khatian No. 638, old L.R. Khatian No. 1757, present L.R. Khatian No. 10752, Holding No. 5, Arabinda Sarani (Pycara Bagan), Ward No. 12 within the jurisdiction of Madhyamgram Municipality, P.S. old Barasat now Madhyamgram, A.D.S.R.O. Barasat, Dist.- North 24 Parganas

Present Owner of the said property :

SRI BISWAJIT DHAR, Son of Late Dharendra Nath Dhar @ Dharendra Chandra Dhar, residing at 1102, Accacia, Hiranandani Estate, Ghodbunder Road, Near Patlipad, Thane West, Chitalsar, Manpada Thane, Maharashtra, Pin- 400607 and present address at Premise No.5, Arabinda Sarani, P.O. and newly P.S.- Madhyamgram, P.S.- Barasat, Kolkata- 700 129 and also 28, Ramlal Banerjee Road, Kolkata- 70036.

I have caused necessary searches through Index- II in the Addl. District Sub-Registry Office at Barasat for the period from 2007 to 2019 AND in the District Registry Office at Barasat for a period from 2007 to 2019 through my searcher and have inspected the settlement records and all other relevant documents in respect of the aforesaid property.

My report is as follows :-

That one Ashwini Kumar Deb, Son of Late Purna Chandra Deb, became the owner of a plot of land measuring more or less 21½ Decimal of Mouza- Udayrajpur, R.S. Dag No. 298, R.S. Khatian No. 638, by virtue of a Deed of Sale being No. 4143, registered at the Office of S.R. Barasat on 07/05/1955, purchased from one Sk. Ali Hussain and others.

FOR ARS CREATION
Dutta Biswas
Partner

Contd..P/2
Partner

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That thereafter while said Ashwini Kumar Deb, lawfully seized and possessed the said plot of land measuring more or less 21½ Decimal, he sold/transferred the same, in favour of one Sri Dharendra Nath Dhar, Son of Late Jagyeshwar Dhar, by virtue of a Sale Deed being No. 1612 for the Year 1961, registered at the Office of SR Barasat on 21/02/1961, and recorded in Book No. 1, Volume No. 26, Pages from 9 to 10.

That thereafter while said Dharendra Nath Dhar, lawfully seized and possessed the aforesaid property, he died intestate on 09/05/1971, leaving behind his wife Smt. Shila Rani Dhar, three Sons Sri Biswajit Dhar, Sri Prasenjit Dhar, Sri Raja Dhar and two daughters Smt. Bina Sarkar & Smt. Mithu Dutta, as his only legal heirs in respect of his aforesaid property.

That by the abovementioned way as per provision of the Hindu Succession Act said Smt. Shila Rani Dhar, Sri Biswajit Dhar, Sri Prasenjit Dhar, Sri Raja Dhar, Smt. Bina Sarkar & Smt. Mithu Dutta, became the joint owners of the aforesaid property and while they jointly lawfully seized and possessed the aforesaid property, they jointly sold maximum of the aforesaid property, excluding an area of a plot of land measuring more or less 4 Cottahs 10 Chittaks 15 Sq.ft. or 3345 Sq.ft. and old building standing thereon.

That thereafter while said Smt. Shila Rani Dhar, Sri Biswajit Dhar, Sri Prasenjit Dhar, Sri Raja Dhar, Smt. Bina Sarkar & Smt. Mithu Dutta, jointly lawfully seized and possessed the aforesaid remaining plot of land measuring more or less 4 Cottahs 10 Chittaks 15 Sq.ft. or 3345 Sq.ft. and old building standing thereon, said Smt. Shila Rani Dhar, died intestate on 07/03/1990, leaving behind her aforesaid three sons Sri Biswajit Dhar, Sri Prasenjit Dhar, Sri Raja Dhar and two daughters Smt. Bina Sarkar & Smt. Mithu Dutta, as her only legal heirs in respect of her share in the aforesaid property.

That by the abovementioned way as per provision of the Hindu Succession Act said Sri Biswajit Dhar, Sri Prasenjit Dhar, Sri Raja Dhar, Smt. Bina Sarkar & Smt. Mithu Dutta, became the

For ARBI CREATION

Mithu Binwas

Cont..P/3

Partner

Partner

Prasun Ghosh

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joint owners of the aforesaid plot of land measuring more or less 4 Cottahs 10 Chittaks 15 Sq.ft. or 3345 Sq.ft. and old building standing thereon, and while they jointly lawfully seized and possessed the aforesaid property, said Sri Prasenjit Dhar, Sri Raja Dhar, Smt. Bina Sarkar & Smt. Mithu Dutta, jointly sold/transferred their undivided 4/5th share in the aforesaid property in favour of their said another co-owner SRI BISWAJIT DHAR, by virtue of a Deed of Sale being No. 06882 for the Year 2003, registered at the Office of ADSR Barasat, North 24 Parganas on 05/12/2003, recorded in Book No. I, Volume No. 211, Pages from 118 to 133.

That by the abovementioned way said **SRI BISWAJIT DHAR**, became the absolute owner of the aforesaid plot of land measuring more or less 4 Cottahs 10 Chittaks 15 Sq.ft. or 3345 Sq.ft. and old building standing thereon.

I hereby certify that the abovementioned property of **SRI BISWAJIT DHAR** is free from all sorts of encumbrances, charges, liabilities, liens and lispendents, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the abovementioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of C.M.D.A. and the C.I.T. and any other authority and is fit for equitable mortgage.

Encl.: The receipts for the relevant searches are enclosed herewith.

For ARBI CREATION
Mithu Biswas
Partner

Partner

Prasun Ghosh
PRASUN GHOSH 21/06/19
Advocate
Dist. Judges' Court
North 24 Parganas, Barasat
PRASUN GHOSH
Advocate
District Judges' Court
North 24 Parganas, Barasat

Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search.
Form - 1566

Date of Application: 19-06-2019

Serial No of Application	1525005020/2019	Search No	1525005020/2019
From to the Year	From 2014 To 2019	Record Available	From 21/02/2014 onwards
Property to be Searched	District: North 24-Parganas. PS: Barasat, Mouza: Udayrajpur. Plot No: RS- 00298		
From whom Received	Mr PRASUN GHOSH		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	

Search Result: No Record Found



Jan

(Mr Ananda Mohan Nandi)
D.S.R. - III NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS

For ARBI CREATION

Hirshy Biswas

Partner

Partner

Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
Form - 1558

Date of Application: 19-06-2019

Serial No of Application 1502008333/2019 Search No 1502008333/2019
Search for the Years From 2007 To 2014 Record Available From 02/02/2010 onwards
Property to be Searched District: North 24-Parganas, PS: Barasat, Mouza: Udayrajpur, , Plot No: RS-00296
From whom Received Mr. Prasan Ghosh
Fees Paid under Articles F1(i) 2/- F1(ii) 7/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24 Parganas, PS: Barasat, Mouza: Udayrajpur, MADHYAMGRAM, Road: Municipal Rd.	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-296 Khatian: 640	Area of Land: 2 Katha, 8 Chatak, 12 Sq. Ft., (2 Katha, 8 Chatak, 12 Sqft) Area of Structure: 1763.22 Sq Ft
Deed Details:		Deed No: I-150208333/2013, Query No: 150201773 /2013, Series No: 150208482/2013 Page: 3508 - 3621, Date of Registration: 06/05/2013, Date of Completion: 14/05/2013, Date of Delivery: 17/05/2013		

Fon
(Mr. Amitava Datta)

D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS



For ARBI CREATION
Katka Biswas
Partner Partner

Government of West Bengal
Office of the BARASAT (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 19-06-2019

Serial No of Application 1503005819/2019 Search No 1503005819/2019
Search for the Years From 2007 To 2019 Record Available From 01/01/1900 onwards
Property to be Searched District North 24-Parganas PS: Barasat, Mouza: Udayrajpur, Plot No: RS- 00298
From whom Received Mr. Prasun Ghosh
Fees Paid under Articles F1(i) 2/- F1(ii) 12/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Barasat, Mouza: Udayrajpur, MADHYAMGRAM	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No: RS 298 Khatian: 640	Area of Land: 2 Katha, 11 Chatak, 6 Sq. Ft. (2 Katha, 11 Chatak, 6 Sq Ft) Area of Structure: 1480 Sq Ft
Deed Details :		Deed No: 1-15030/765/2012, Query No: 1503015659 /2012, Serial No: 150307471/2012, Page: 2895 - 2509, Date of Registration: 27/11/2012, Date of Completion: 28/11/2012, Date of Delivery: 04/12/2012		

(Mr. Sumit Kumar Sinha)
A.D.S.R. BARASAT
OFFICE OF THE A.D.S.R. BARASAT

For ARBI CREATION
Partner

Partner