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Office :

6, Old Post Office Street, 3rd Floor, Room No. - 71, Kolkata - 700 001

HIGH COURT, KOLKATA

Advocate

Ajit Das

Residence :

466 A P.K. Guha Road, 1, No Airport Gate, Dum Dum, Kolkata - 700 028

Chamber :

24/66, Jessore Road, Dum Dum, Kolkata - 700 028

Date: 20/03/2014

Ed. No.

Non Encumbrances Certificate & Detailed Report on Title

Ref: An area of land measuring 4 Cottahs 11 Chittacks 22 1/2 Sq. ft. more or less together with structure measuring about 100 Sq. ft. more or less situated in Mouza - Sultanpur, P.S. Dum Dum, Dag No. 2064, 2065, 2069, Kharian No. 663, 865, 255, R.S. Kharian No. 1637, J.L. No. 10, R.S. No. 148, Touzi No. 173, District : North 24-Parganas, at Holding No. 262, Pulm Avenue, Kolkata-700 081, under Dum Dum Municipality, Ward No. 04.

Present owner of the said Plot: SMT. SUKIA MUKHERJEE.

I have caused necessary searches in the A.D.S.R. Cossipore, Dum Dum, North 24-Parganas for the period from 1999 to 2014 and in the District Registry office at D.R. Barasat for a period from 1999 to 2014 and in the Registrar

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Assurances II for a period from 1999 to 2014 and have inspected the settlement records, J.L.R.O mutation and all other relevant documents in respect of the aforesaid property.

My report is as follows:-

WHEREAS One Narendra Nath Bandyopadhyay purchased a plot of land measuring about 2 Bigha 6 Cottahs 9 Chittacks more or less at present physical measurement of the land 37 Cottahs 12 Chittacks lying and situated at Mouza - Sultanpur, P.S. Dum Dum, Dag No. 2064, 2065, 2069, Khatian No. 663, 865, 255 under Dum Dum Municipality, in the District 24 Parganas by virtue of registered Deed of Conveyance dated 29th October 1954 which was duly registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 79, Pages 83 to 86, Being No. 5840 for the year 1954 from Sri Mohini Mohan Bandyopadhyay.

AND WHEREAS said Narendra Nath Bandyopadhyay died intestate on 22.01.1987 leaving behind him surviving his wife Smt. Sudha Rani Bandyopadhyay, five sons namely Sri Plaban Kumar Bandyopadhyay, Pratik Kumar Banerjee, Probal Kumar Banerjee, Dr. Prabir Kumar Banerjee, Sri Proloy Kumar Banerjee and three daughters Smt. Sukla Mukherjee, Smt. Swati



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Chatterjee and Sri Krishna Ganguly as his only legal heirs and successors to inherit the property left by him .

Date *20/03/2014*

AND WHEREAS thereafter said Smt. Sudha Rani Bandyopadhyay died intestate on 04.06.2011 leaving behind her five sons namely Sri Plaban Kumar Bandyopadhyay, Sri Pratik Kumar Banerjee, Sri Probal Kumar Banerjee, Dr. Prabir Kumar Banerjee, Sri Proloy Kumar Banerjee and three daughters Smt. Sukla Mukherjee, Smt. Swati Chatterjee and Sri Krishna Ganguly as her only legal heirs and successors to inherit the property left by her.

AND WHEREAS the said Sri Plaban Kumar Bandyopadhyay, Sri Pratik Kumar Banerjee, Sri Probal Kumar Banerjee, Dr. Prabir Kumar Banerjee, Sri Proloy Kumar Banerjee, Smt. Sukla Mukherjee, Smt. Swati Chatterjee and Sri Krishna Ganguly jointly became the owners of 2 Bigha 6 Cottahs 9 Chittacks more or less at present physical measurement of the land 37 Cottahs 12 Chittacks lying and situated at Mouza -Sultanpur, P.S. Dum Dum, Dag No. 2064, 2065, 2069, Khatian No. 663, 865, 255 under Dum Dum Municipality, at Holding No. 262, Pulin Avenue, Kolkata-700081, in the District 24 Parganas (North).

AND WHEREAS the Vendor / Owner herein are seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of

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Ref. No.....

Date...20/03/2014...

undivided 1/8th share of total land measuring about 2 Bigha 6 Cottahs 9 Chittacks more or less at present physical measurement of the land 37 Cottahs 12 Chittacks together with structure measuring about 800 Sq. ft. more or less **i.e. land measuring about 4 Cottahs 11 Chittacks 22 ½ Sq. ft. more or less** together with structure measuring about 100 Sq. ft. more or less granted, transferred and assigned to **SMT. SUKLA MUKHERJEE** lying and situated at Mouza -Sultanpur, P.S. Dum Dum, Dag No. 2064, 2065, 2069, Khatian No. 663, 865, 255 under Dum Dum Municipality, at Holding No. 262, Pulin Avenue, Kolkata-700081, in the District 24 Parganas (North).

AND WHEREAS said Vendor/Owner herein mutated their names in the Municipality and paying taxes to date and they have marketable title till date.

I hereby certify that the above mentioned land of Smt. Sukla Mukherjee is free from all sorts of encumbrances and charges liabilities liens and lispendents and attachment of any kind whatsoever and the said property has an absolutely clear and good and marketable till date.


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4, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Residence:

47, A.P.C. Chatterjee Road, No. 2, 3rd Floor,
Dum Dum, Kolkata - 700 029

Chamber:


44/2, 44/3, 44/4, 44/5, 44/6, 44/7,
Kolkata - 700 029

Ref: 20

Date: 20/04/2024

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

The originals for the relevant searches are enclosed herewith.


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