

Kamini Singh
Advocate
High Court, Calcutta.

Chamber:
51/1A/11 Rabindra Sarani
Howrah.

Date-28.03.2014

SUB: Non-Encumbrances Certificate and detailed Report on Title

Searches made:

I have caused necessary searches through searcher M.SETH in the records available with the office of the District Registrar & Sub-Registrar at Bidhanagar at and Registrar of Assurance at Kolkata for the period of 1984 – 2014.

My report:

Based upon the search conducted by me as aforesaid with the said various authorities and having perusal of the records pertaining to the said property i.e. the Deeds, documents and papers relating to the title thereof my report is as follow

Present owner/s of the said property:

CHHOTON KUMAR PODDER

Description of Property

all that piece and parcel of land admeasuring ALL THAT the piece and parcel of plot of land admeasuring 10 (Ten) Cottahs be the same a little more or less, lying and situate at Mouza -Doharia, P.S. Barasat, Pargana – Anowarpore, comprised with J. L. No. 45, Re. Sa. No. 132, Touzi No. 146, sabek Khatian No. 483, R. S. Khatian No. 1002, R. S. Dag No. 1009, A. D. S. R. O. Barasat, within the local limit of Madhayamgram Municipality, ward no.21, having Holding No.820/1, Bidhanpally, in the District of North 24 Paragnas,

DEVOLUTION OF TITLE

WHEREAS one Saiyad Ali and Thakamani Dasi were the joint owner of all that piece and parcel of land 5 Acre, 47 Decimal lying and situated at Mouza-Doharia, comprised with Khatian no.483, Dag no.1007, 1008 and 1009, A.D.S.R.O and Police station Barasat, District North 24 paraganas.

AND WHEREAS the said Saiyad Ali and Thakamani Dasi sold ,transferred and conveyed a portion of land admeasuring 3 Acre, 71 Decimal by registered Deed of sale dated 26.04.1935 unto and infavour of Sachindra Nath Sen and thus Sachindra Nath Sen became the absolute owner of said land .

AND WHEREAS the said Sachindra Nath Sen sold, transferred and conveyed a part of land measuring 1 Acre , 44½ Decimal comprised with Dag no. 1008 and 1009 unto and infavour of Narendra Nath Sen and Nishi kanta Sen by Deed of sale dated 14.08.1957 duly registered with the office of the Sub-Registrar, Alipore, and recorded in Book No. I, Volume No. 65, Pages 139 to 142, being Deed No. 3672 for the year 1957. And thus Narendra Nath Sen and Nishi kanta Sen became the owner of said plot of land.

AND WHEREAS by an Amicable Partition said Nishi Kanta sen got 10 cottahs under Dag no.1009.

AND WHEREAS while in possession, the said Nishi kanta sen executed a registered Deed of Family Settlement dated 29.01.1992 unto and infavour of Smt Anima Sen (niece in- low) duly registered with the office of District Registrar at Barasat and recorded in Book No. I, Volume No. 10, Pages 20 to 26, being Deed No. 656 for the year 1992.

AND WHEREAS Nishi kanta sen died on 11.08.1996 and in terms of the said Deed of family settlement for the purpose of possession ,right, title and interest regarding said land admeasuring an area of 10 cottahs together with structure standing thereon, filed a title suit no.TS.-451 of 2000 in the Court of Ld.1st Civil Judge (Junior Division) at Barasat.

AND WHEREAS said suit has been decided ex-parte infavour of said Anima sen by order no.30 on 27.07.2005 and thus said Anima Sen became the absolute owner of said property and funds.

AND WHEREAS Said Anima sen mutated her name in the record of the Sabek Khatian no.483,R.S khatian no. 1002,R.S Dag no.1009,Touzi no.146,J.L no. 45locale Madhyamgram Municipality having Holding No.821/1,at Bidhanpally,Madhyamgram in Ward No. 21,and seized and possessed the same without any interference and hindrance from any third party and paying rent and taxes to the competent authority,lying and situated at Mouza-Doharia, comprised with, Re sa no.132, A.D.S.R.O and Police station Barasat, District North 24 paragnas.

AND WHEREAS Said Anima Sen sold, transferred and conveyed said land admeasuring an area of 10 cottahs together with structure standing thereon by deed of sale dated 19.04.2013 unto and infavour of Chhoton kumar podder duly registered with the office of Additional District Sub Registrar at Barasat ,North 24 paraganas, and recorded in Book no.1, CD Volume no.10, pages 1126-1143 and being no.02508 for the year 2013 and thus Chhoton kumar Podder became the absolute owner of said properties.

Certificate:

I certify that prima facie and as per the xerox copy of records provided to me the said land of the said **CHHOTON KUMAR PODDER** appears to be free from all sorts of ,encumbrances, charges, liabilities, liens, lis-pendenses, and attachment

whatsoever subject to the verification of original/photocopy of the Title Deed/s and the above mentioned land having absolute clear, free and marketable title.

The receipt/s for the relevant searches is/are enclosed herewith.

Note: 1. That during the period of searching with the office of the District Registrar & Sub-Registrar at Barasat and Registrar of Assurance at Kolkata, we found no adverse entry in index.

Note: 2. Only Index - II Search has been made available in the relevant registry Office. Pending IGR Search is not made available.

Kamini Singh

(Kamini Singh)
Advocate.

Encl: As above.

Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN U 491828

Receipt for Fees Deposited for Search or Inspection

Actual

- 1. Serial Number of application..... 22331
- 2. Date of application..... 25-3-14
- 3. Search for the year(s)..... 1984-2014
- 4. Name of office to which the record to be searched or inspected relates..... DRTR Bst
- 5. Name of person or property to be searched..... M. Doharia
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... kh: 483, 1002
- 8. From whom received..... Desg. 1009, Shree
- 9. Fees paid under Article—
 - F (1) (i)
 - F (1) (ii)
 - F (2)



Registrar of

S.B.P., Calcutta-700 015.

1988 — V

1989 — V

Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN U 434932

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 35432

Date of application..... 25-3-14

Search for the year(s)..... 1984-14

Name of office to which the record to be searched or inspected relates... R.A.C.

Name of person or property to be searched... II

Nature of document... Sale

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)... M-Doharia Das-1009 W-483

From whom received... S. Ghosh

Fees paid under Article—

F (1) (i)

F (1) (ii)

F (2)

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.....Registrar of.....

2, Calcutta-700 015.

BANK

Name : _____

Son of : _____

Mouza : - Doharia

Dag No. : - 1009

Khatian No. : - 483

Premises No. : _____

P.S. Bansajet

Area _____

Flat No. _____

ARA

Office Kolkata

1983

1984 - 12

1985 - 4

1986 - 1

1987 - 1

1988 - 11

1989 - 11

1990 - 11

1991 - 11

1992 - 11

1993 - 11

1994 - 11

1995 - 11

1996 — NIZ

1997 — "

1998 — "

1999 — "

2000 — "

2001 — NIZ

2002 — "

2003 — "

2004 — "

2005 — "

2006 — NIZ

2007 — "

2008 — "

2009 — "

2010 — "

2011 — "

2012 — "

2013 — "

2014 — "

1996 - NIZPT,

1997 - "

1998 - "

1999 - "

2000 - "

2001 - "

2002 - NIZPT

2003 - NIZ

2004 - "

2005 - "

2006 - "

2007 - "

2008 - "

2009 - "

2010 - "

2011 - Area - 1.5 K. sale D-7835 Vol-26 P-68-79 sale

2012 - Area - 1.74306 K. - 150 sq ft D-832 Vol-3 P-3029
3041 sale

2013 - NIZ

2014 - "

BANK

Name : _____

Son of : _____

Mouza : - Dohariq

Dag No. : - 1009

Khatian No. : - 483

Premises No. : _____

P.S. Berasat

Flat No. _____

Area _____

SR Office Berasat

1983

1984 - NICRT

1985 - "

1986 - "

1987 - "

1988 - "

1989 - "

1990 - NICRT

1991 - "

1992 - "

1993 - "

1994 - "

1995 - "

- 1996 - NITP.T.
- 1997 - "
- 1998 - "
- 1999 - "
- 2000 - "
- 2001 - "
- 2002 - "
- 2003 - NITC
- 2004 - "
- 2005 - "
- 2006 - "
- 2007 - "
- 2008 - "
- 2009 - Area - 1.5 K. - 715 sqft - D-6270 Vol-17 P-2358-2375
sale
- 2010 - Area - 4.14 Duv - 4805 sqft - D-9358 Vol-8 P-2944-2959
with
" - 1.5 K. Sale D-6802 Vol-23 P-2932-2949
- 2011 - Area - 0.834028 K - D-9363 Vol-8 P-4221-4234
with
- 2012 - NITC
- 2013 - "
- 2014 - "