

Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Alipur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842
Mob. : 9163910412

Date : 18.12.2020

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref. **ALL THAT** piece and parcel of bastu land measuring **5 (five) Cottahs 7 (seven) Chittaks 41 (forty one) Sft.** more or less (3 Cottahs 4 Chittaks 30 Sft. + 2 Cottahs 3 Chittaks 11 Sft.) together with **100 Sft.** R.T. Shed structure standing thereon, of Mouza - Behala, J.L. No. 2, R.S. No. 8, under C.S. Khatian Nos. 2533 & 2522, Dag Nos. 4450, 4440, 4439, 4443, R.S. Khatian No. 6782, Dag No. 12752/14123 & 12751, Khatian No. 6781, Dag No. 12751/14069 & 12843, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), K.M.C. Premises No. **48 Diamond Harbour Road**, Kolkata - 700060 under Police Station - Parnashree, Addl. District Sub-Registrar Office - Behala in the District of South 24 Parganas.


Present Owners of the said plot : (1) **SRI RAM CHANDRA MONDAL**, son of Late Jogendra Nath Mondal, (2) **SMT. SEPHALY MONDAL**, wife of Sri Ram Chandra Mondal, both are residing at 37/3, S. N. Roy Road, Post Office - **Sahapur**, Police Station - **Behala**, Kolkata - 700038.

I have caused necessary searches by my searcher in the office of D.R. Alipore & A.D.S.R. Behala for the period from 2006 to 2020 and have inspected the settlement Records, BLRO Mutation and all other relevant documents in respect of the aforesaid property.

My report is as follows :-

WHEREAS one **SOURINDRA NATH ROY**, since deceased was the owner or various landed properties in Behala and during his lift time he distributed the same amongst his four sons, including one of his sons Sri Sachindra Nath Roy in the year 1946, by executing and registering separate Deeds of Gift and said Sachindra Nath Roy, by virtue of the said Deed of Gift got absolutely the properties recorded in C.S. Khatian Nos. 2533 and 2532, Dag Nos. 4450, 4440, 4443, 4431, 4442 at Mouza - Behala and the said property was recorded in Revisional Settlement in the name of the said **SRI SACHINDRA NATH ROY** in R.S. Khatian Nos. 6782 & 6781, R.S. Dag No. 14123, 12751/14069 and others which was recorded as the Municipal Holding No. 34, Diamond Harbour Road within the South Suburban Municipality and at present within the limits of the Kolkata Municipal Corporation, commonly known as Roy's Bara Bagan.

AND WHEREAS said **SRI SACHINDRA NATH ROY** received a loan amounting to Rs. 50,000/- (Rupees Fifty Thousand) only from the Calcutta Insurance Company


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(2)

in the year 1946 by hypothecating his properties got from his father by virtue of the Deed of Gift and a formal Deed of Mortgage was executed and registered on 26.11.1946 at Behala Sub-Registry Office the said Mortgage Deed was recorded in Book No. 1, Volume No. 29, Pages from 283 to 292, Being No. 1452 of the year 1946 at Behala, Sub-Registry Office.

AND WHEREAS the said SRI SACHINDRA NATH ROY failed and / or neglected to clear the aforesaid mortgage, debts, the Life Insurance Corporation of India, the Successor to the assets and liabilities of the the Calcutta Insurance Company the Original mortgagee, instituted a suit against the said SRI SACHINDRA NATH ROY being the title Suit No. 3 of 1954 in the Court of the 7th Subordinate Judge at Alipore for realisation of the money with interest and got a decree for a sum of Rs. 90,267.55 p/- (Rupees Ninety Thousand Two Hundred Sixty Seven and paise Fifty Five) only.

AND WHEREAS the said Life Insurance Corporation of India put the said decree in execution in Title Execution Case No. 19 of 1974 for realisation of the decretal dues.

AND WHEREAS by a registered Deed of Lease dated 01.10.1963 executed by and between said SRI SACHINDRA NATH ROY as the "Lessor" and said SRI RAM CHANDRA MONDAL as Lessee and registered at Behala Sub-Registry office on 03.10.1963, a plot of land measuring more or less 03 (Three) Cottahs with a room thereon was let-out to said SRI RAM CHANDRA MONDAL for a period of 30 years at a rental of Rs. 60/- per month and upon other terms and conditions mentioned therein and said purchaser constructed factory shed upon the said land and running his business after payment of rent and Corporation Tax as stipulated in the said Lease Deed.

AND WHEREAS the Life Insurance Corporation of India, the decree-holder, in Title Execution Case No. 19 of 1974 put the mortgage property including the land in occupation of the said SRI RAM CHANDRA MONDAL as Lessee, into sale fixing 03.10.1991 the auction date for realisation of the decretal dues with interest and for payment of decretal dues, the said SRI SACHINDRA NATH ROY offered to sale the land to the respective tenants which is in their occupation as a Lessee and the tenants accepted the offer of the said SRI SACHINDRA NATH ROY.


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AND WHEREAS said SRI RAM CHANDRA MONDAL agreed to purchase 03 (Three) Cottahs 04 (Four) Chittaks 30 (Thirty) Sft. of land in his occupation as a Lessee, fully described in the Schedule at a consideration price of Rs. 25,000/- (Rupees Twenty Five Thousand) only fixed by Agreement dated 27.09.1991 with the said Sri Sachindra Nath Roy and paid instalment towards the total consideration as mentioned in the Memo of Consideration below to the said Sri Sachindra Nath Roy for payment to the Life Insurance Corporation of India.

AND WHEREAS said Sachindra Nath Roy, has paid to the Life Insurance Corporation of India a sum of Rs. 3,00,630/- (Rupees Three Lacs Six Hundred and Thirty) only the decretal dues including interest till that date, in full and final settlement of the claim and upon the prayer of the said Sri Sachindra Nath Roy and on production of the Challan and receipt granted by the Life Insurance Corporation of India showing full payment of the decretal dues the learned 7th. Court of Assistant District Judge by the Order No. 146 dated 04.12.1991 has disposed the Title Execution Case No. 19 of 1974, finally recording the full satisfaction of the Mortgage Decree passed in Title Suit No. 3 of 1954.

AND WHEREAS thus said SRI SACHINDRA NATH ROY became the absolute owner of the said property and thereafter said SRI SACHINDRA NATH ROY sold, ALL THAT piece and parcel of land measuring 03 (Three) Cottahs 04 (Four) Chittaks 30 (Thirty) Sft. with structure standing thereon, lying and situated at Mouza - Behala, under C.S. Khatian Nos. 2533 & 2522, Dag Nos. 4450, 4440, 4439, 4443, R.S. Khatian No. 6782, Dag No. 12752/14123 & 12751, Khatian No. 6781, Dag No. 12751/14069 & 12843, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), K.M.C. Premises No. 34, Diamond Harbour Road, thereafer K.M.C. Premises No. 48, Diamond Harbour Road, under Police Station - Parnashree, Addl. District Sub-Registrar Office - Behala in the District of South 24 Parganas TO AND IN FAVOUR OF said SRI RAM CHANDRA MONDAL (the Owner No. 1 herein) by virtue of a registered Deed of Conveyance which was duly registered on 10.01.1992 at the Office of Addl. District Sub-Registrar-Behala, South 24 Parganas and recorded at Book No. I, Volume No. 1, Pages 463 to 470, Deed No. 110 for the year 1992.

AND WHEREAS by another registered Deed of Lease dated 01.02.1972 executed by and between aforesaid SRI SACHINDRA NATH ROY as the "Lessor" and said SMT. SEPHALY MONDAL (the Owner No. 2 hereinb) as Lessee and


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registered at Behala Sub-Registry office on 01.02.1972, a plot of land measuring more or less **2 (two) Cottahs 1 (one) Chittak 27 (twenty seven) Sft.** with a room thereon was let-out to said **SMT. SEPHALY MONDAL** (the **Owner No. 2** hereinb) for a period of 30 years at a rental of Rs. 62/- per month and upon other terms and conditions mentioned therein and said **SMT. SEPHALY MONDAL** (the **Owner No. 2** hereinb) constructed factory shed upon the said land and running her business after payment of rent and Corporation Tax as stipulated in the said Lease Deed.

AND WHEREAS the Life Insurance Corporation of India, the decree-holder, in Title Execution Case No. 19 of 1974 put the mortgage property including the land in occupation of the said **SMT. SEPHALY MONDAL** (the **Owner No. 2** herein) as Lessee, into sale fixing 03.10.1991 the auction date for realisation of the decretal dues with interest and for payment of decretal dues, the said **SRI SACHINDRA NATH ROY** offered to sale the land to the respective tenants which is in their occupation as a Lessee and the tenants accepted the offer of the said **SRI SACHINDRA NATH ROY**.

AND WHEREAS said **SMT. SEPHALY MONDAL** (the **Owner No. 2** herein) agreed to purchase **2 (two) Cottahs 3 (three) Chittaks 11 (eleven) Sft.** of land in her occupation as a Lessee, fully described in the Schedule at a consideration price of Rs. 16,712/- (Rupees Sixteen Thousand Seven Hundred Twelve) only fixed by Agreement dated 27.09.1991 with the said Sri Sachindra Nath Roy and paid instalment towards the total consideration as mentioned in the Memo of Consideration below to the said Sri Sachindra Nath Roy for payment to the Life Insurance Corporation of India.

AND WHEREAS said Sachindra Nath Roy, has paid to the Life Insurance Corporation of India a sum of Rs. 3,00,630/- (Rupees Three Lacs Six Hundred and Thirty) only the decretal dues including interest till that date, in full and final settlement of the claim and upon the prayer of the said Sri Sachindra Nath Roy and on production of the Challan and receipt granted by the Life Insurance Corporation of India showing full payment of the decretal dues the learned 7th. Court of Assistant District Judge by the Order No. 146 dated 04.12.1991 has disposed the Title Execution Case No. 19 of 1974, finally recording the full satisfaction of the Mortgage Decree passed in Title Suit No. 3 of 1954.

AND WHEREAS thus said **SRI SACHINDRA NATH ROY** became the absolute


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owner of the said property and thereafter said SRI SACHINDRA NATH ROY sold, conveyed and transferred ALL THAT piece and parcel of land measuring 2 (two) Cottahs 3 (three) Chittaks 11 (eleven) Sft. with structure standing thereon, lying and situated at Mouza - Behala, J.L. No. 2, Revenue Survey No. 8, under C.S. Khatian Nos. 2533 & 2522, Dag Nos. 4450, 4440, 4439, 4443, R.S. Khatian No. 6782, Dag No. 12752/14123 & 12751, Khatian No. 6781, Dag No. 12751/14069 & 12843, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), K.M.C. Premises No. 34, Diamond Harbour Road, thereafer K.M.C. Premises No. 403, Diamond Harbour Road, Assessee No. 41-132-05-0311-9, Kolkata - 700060 under Police Station - Parnashree, Addl. District Sub-Registrar Office - Behala in the District of South 24 Parganas TO AND IN FAVOUR OF said SMT. SEPHALY MONDAL (the Owner No. 2 herein) by virtue of a registered Deed of Conveyance which was duly registered on 10.01.1992 at the Office of Addl. District Sub-Registrar-Behala, South 24 Parganas and recorded at Book No. I, Volume No. 1, Pages 479 to 486, Deed No. 112 for the year 1992.

AND WHEREAS thus said SRI RAM CHANDRA MONDAL (the Owner No. 1 herein) became the sole and absolute owner of said ALL THAT piece and parcel of land measuring 03 (Three) Cottahs 04 (Four) Chittaks 30 (Thirty) Sft. with structure standing thereon AND thereafter said SRI RAM CHANDRA MONDAL (the Owner No. 1 herein) mutated his name in respect of his said property before the Kolkata Municipal Corporation as K.M.C. Premises No. 48, Diamond Harbour Road, vide Assessee No. 411320500489.

AND WHEREAS thus said SMT. SEPHALY MONDAL (the Owner No. 2 herein) became the sole and absolute owner of said land measuring 2 (two) Cottahs 3 (three) Chittaks 11 (eleven) Sft. and thereafter she mutated her name in respect of her said property before the Kolkata Municipal Corporation as K.M.C. Premises No. 403, Diamond Harbour Road, vide Assessee No. 411320503119.

AND WHEREAS thereafter for amalgamation of their said landed property, the Owner No. 1 herein gifted undivided land measuring 2 Chitaks more or less together with 80 Sq. ft. R.T.S. Structured out of his bastu land measuring 03 (Three) Cottahs 04 (Four) Chittaks 30 (Thirty) Sft. with structure standing thereon from K.M.C. Premises No. 48, Diamond Harbour Road, Kolkata - 700060 unto and in favour of the Owner No. 2 herein by virtue of a regisered Deed of Undivided Gift on 18/11/2015, registered at A.D.S.R. Behala and recorded in Book No. 1, Volume No. 1607-2015, page from 138407 to 138436, Being No. 160708783 for the

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year 2015 AND similarly the Owner No. 2 herein gifted undivided land measuring 2 **Chittaks** more or less together with 80 Sq. ft. R.T.S. Structured out of her bastu land measuring 2 (two) **Cottahs** 3 (three) **Chittaks** 11 (eleven) **Sft.** with structure standing thereon from K.M.C. Premises No. 403, **Diamond Harbour Road, Kolkata - 700060** unto and in favour of the Owner No. 1 herein by virtue of a regisered Deed of Undivided Gift on 18/11/2015, registered at A.D.S.R. Behala and recorded in Book No. 1, Volume No. 1607-2015, page from 138480 to 138509, Being No. 160708784 for the year 2015 and thereafter the Owners mutated their names in the office of the Kolkata Municipal Corporation (S.S. Unit), being K.M.C. Premises No. 48 **Diamond Harbour Road, Kolkata - 700060.**

AND WHEREAS thus the present owners became the sole and absolute joint owners of **ALL THAT** piece and parcel of bastu land measuring 5 (five) **Cottahs** 7 (seven) **Chittaks** 41 (forty one) **Sft.** more or less (3 Cottahs 4 Chittaks 30 Sft. + 2 Cottahs 3 Chittaks 11 Sft.) together with 100 **Sft.** R.T. Shed structure standing thereon, lying and situated at Mouza - Behala, J.L. No. 2, Revenue Survey No. 8, under C.S. Khatian Nos. 2533 & 2522, Dag Nos. 4450, 4440, 4439, 4443, R.S. Khatian No. 6782, Dag No. 12752/14123 & 12751, Khatian No. 6781, Dag No. 12751/14069 & 12843, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), K.M.C. Premises No. 48 **Diamond Harbour Road, Kolkata - 700060** under Police Station - Parnashree, Addl. District Sub-Registrar Office - Behala in the District of South 24 Parganas AND since then the Owners herein has been possessing and enjoying their said property by paying the relevant rents/taxes to the appropriate authority concerned free from all sorts of encumbrances.


I hereby certify that the above mentioned property of the Present Owners 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 and free and marketable title.

I also hereby certify that the above mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipt for the relevant search is enclosed herewith.

Encl. :-

Search Receipt No. REGN AA 377431


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No. REGN AA 377431

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 784 B/1
- 2. Date of application 13/11/20
- 3. Search for the year (s) 2006 - 20.
- 4. Name of office to which the record to be searched or inspected relates D/27 Behala.
- 5. Name of person or property to be searched 48, D. H. Rd.
- 6. Nature of document 4
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 4
- 8. From whom received B C Deakin
- 9. Fees paid under Article —
- F (1) (i) 32
- F (2) (ii)
- F (2)



NO. REC'D AA 37431

Section for Recd. Inspection for Search of Inspection

Forwarded to D.S.R./A.D./S.R. P. Alipour

For searching from 2006 to 2020

10/10/20

D. H. J. J.

D. H. J. J.

Forwarded to P. Behar
For searching from 2006 to 2020

B. C. J. J.

W. S. J.

Register of