

1

**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

Date : \_\_\_\_\_

24.02.2014

**NO ENCUMBRANCES CERTIFICATE**  
&  
**REPORT ON TITLE**


**RE:-** ALL THAT piece and parcel of the land measuring an area 07 Cottahs 00 Chittaks 08 sq.ft. lying and situated at Mozua Paschim Barisha, J.L. No.23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, under Khatian No. 866, in Dag No. 22, within the present limit of the Kolkata Municipal Corporation, under ward No. 123, at Municipal Premises No. 5, Bose Para Bye Lane, Kolkata, under Police station Thakurpukur now Haridevpur, in the District of South 24- Parganas.

**PRESENT OWNERS** : (1) Mr. Sujoy Ghosh son of Late Satrujit Ghosh, (2) Smt. Nandita Ghosh @ Nupur Ghosh wife of Late Satrujit Ghosh, (3) Miss. Anannya Das daughter of Late Arup Kumar Das and (4) Smt. Kabita Bose wife of Sri Sanjib Bose all of 34/2, Santosh Roy Road, Kolkata- 700 008 and (5) Smt. Sabita Sengupta wife of Sri Hirendra Nath Sengupta of 8/1B, Talpukur Road, Kolkata- 700 008.

I, have caused necessary searches in the District Registry Office at Alipore for the period from 1994 to 2014 and in the Addl. District Sub-Registry Office at Behala for a period from 1994 to 2014 and in the office of the Addl. Registrar of Assurances, Kolkata during the period from 1994 to 2014 and have inspected the settlement Records, K.M.C. Mutation and all other relevant documents in respect of the aforesaid property.

**MY REPORT IS AS FOLLOWS :-**

That one Nani Rani Chakraborty sold out a piece and parcel of the land measuring an area 04 Cottahs 00 Chittaks 05 sq.ft. unto and in favour of Smt. Saibalani Das by a registered deed which was registered in the office of

  
BIMAL CH. LAHIRI  
M.A., LL.B.  
Advocate,  
Alipore Judges Court  
Kolkata 27

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the Sub- Registry Office at Alipore and recorded in Book No.1, Volume No. 123, pages from 192 to 195, Being No. 7908 for the year 1957.

That by virtue of a Deed of gift dated 21.06.1999 executed by Smt. Saibalani Das unto and in favour of Sujoy Ghosh all that piece and parcel of the land measuring an area 4 Cottahs 00 Chittaks 5 sq.ft. and the said deed was registered in the office of the D.S.R.-II at Alipore and recorded in book No.1, Volume No. 72, pages from 241 to 249, Being No. 3101 for the year 1999.

While seized and possessed of the aforesaid property the said Sujoy Ghosh mutated his name in the record of the Kolkata Municipal Corporation and the said property is known and numbered as Municipal Premises No. 49, Bose Para Bye Lane, Kolkata- 700 008, under ward No. 123.

One Krishna Lal Das purchased a piece and parcel of the land measuring 3 Cottahs 00 Chittaks 02 sq.ft. lying and situated at Mozua Paschim Barisha, J.L. No.23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, under Khatian No. 866, in Dag No. 22, within the limit of South Suburban Municipality, under Police station Behala, in the District of South 24-Parganas from one Sri Hiralal Dutta by a registered conveyance which was registered on 06.04.1949 in the office of the D.S.R. Alipore and recorded in Book No.1, Being No. 402 for the year 1949.

While seized and possessed of the aforesaid property the said Krishna Lal Das died intestate leaving behind him surviving his wife Smt. Saibalani Das, since deceased, three daughters viz. Smt. Nandita Ghosh @ Nupur Ghosh, Smt. Kabita Bose and Smt. Sabita Sengupta and only son Arup Kumar Das, since deceased as his only legal heirs, successors and nominees. Subsequently the said Arup Kumar Das died intestate leaving behind his only daughter Miss Anannya Das and his wife predeceased him.

  
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3

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Thus the aforesaid Smt. Nandita Ghosh @ Nupur Ghosh, Smt. Kabita Bose, Smt. Sabita Sengupta, Miss. Anannya Das jointly seized and possessed of ALL THAT piece and parcel of the land measuring 3 Cottahs 00 Chittaks 02 sq.ft. lying and situated at Mozua Paschim Barisha, J.L. No.23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, under Khatian No. 866, in Dag No. 22, within the present limit of the Kolkata Municipal Corporation at Municipal premises No. 34/2, Santosh Roy Road, under ward No. 123, under Police station Thakurpukur now Haridevpur, in the District of South 24- Parganas as 1/4<sup>th</sup> equal share.

While seized and possessed of the aforesaid property the present owners amalgamated the aforesaid two contiguous premises and the said property known as Municipal Premises No. 5, Bose Para Bye Lane, under Ward No. 123, under Police Station Haridevpur, Kolkata- 700 008 and physically measurement as 07 Cottahs 00 Chittaks 8 sq.ft.

I hereby certify that the above mentioned property of Sri Sujoy Ghosh, Smt. Nandita Ghosh @ Nupur Ghosh, Smt. Kabita Bose, Smt. Sabita Sengupta, Miss. Anannya Das are free from all sorts of encumbrances, charges, liabilities lines 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 above mentioned land 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.

**Dated : The 24<sup>th</sup> February, 2014.**

The receipts for the relevant searches are enclosed herewith.

  
BIMAL CH. LAHIRI  
M.A., LL.B.  
Advocate,  
Alipore Judges Court  
Kolkata 27