

Paban Basu
Advocate
High Court, Calcutta.

Chamber:
10, Old Post Office Street,
Kolkata - 700001.

Dated: 14.01.2019

SUB: Non-Encumbrances Certificate and detailed Report on Title.

Description of the property:

ALL THAT piece and parcel of land admeasuring 106.2 Cottahs together with structure standing thereon lying and situated at Premises No. 59, Barrackpore Trunk Road, Kolkata-700002 at Dist. Kolkata, P.S. Chitpur at Ward No. 4 within the limits of Kolkata Municipal Corporation.

Present owner of the aforesaid land:

Mahdeo Nirman (P) Ltd.

Searches made:

I have caused necessary searches through searcher in the records available with the office of the District Registrar at Alipore & Additional District Sub-Registrar at Sealdah and Registrar of Assurances at Kolkata for the period of 2004-2018.

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 follows:

Whereas one Raja Manindra Chandra Sinha was sole and absolute owner of all that the piece and parcel of land admeasuring 127 Cottahs together with structure standing thereon being Premises No. 59, B.T. Road.

And Whereas said Raja Manindra Chandra Sinha died on 4.11.1922 leaving behind him his last Will whereby and whereunder he gave bequeath and devise all that the said property unto and in favour of Bimal Chandra Sinha, Amaresh Chandra Sinha, Brindaban Chandra Sinha and appointed Rani Debendra Bala Dasi, Rani Harshamukhi Dasi as executrixes and the same was duly probated vide Probate case No. 65 of 1922 passed by the High Court of judicature of Fort William in Bengal.

And Whereas Rani Debendra Bala Dasi died and thus Rani Harshamukhi Dasi became the sole executrix of the said property.

And Whereas Rani Harshamukhi Dasi handover the charge of the said premises unto and in favour of Bimal Chandra Sinha, Amaresh Chandra Sinha, Brindaban Chandra Sinha after they attained majority.

And Whereas Amaresh Chandra Sinha died on 16.11.1953 leaving behind his last Will and Testament on 22.06.1953 whereby and whereunder he gave bequeath and devise all that his undivided share upon the said property unto and in favour of Adhish Chandra Sinha and appointed Amiya Bala Sinha and Abha Sinha as the joint executrixes and the same was duly probated vide Probate Case No. 145 of 1954 passed by Hon'ble High Court at Calcutta.

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And Whereas Bimal Chandra Sinha died on 17.4.1961 leaving behind his last Will and Testament on 18.9.1959 whereby and whereunder he gave bequeath and devise all that his undivided share upon the said property unto and in favour of Atish Chandra Sinha and the same was duly probated vide Probate Case No. 207 of 1961 passed by the High Court at Calcutta.

And Whereas by a Deed of Declaration and release dated 26.5.1964 whereby and whereunder Amiya Bala sinha, Abha Sinha released and relinquished their executrix -ship and handed over the charge unto and in favour of Adhish Chandra Sinha.

And Whereas Brindaban Chandra Sinha died on 6.2.1966 leaving behind his last Will and Testament whereby and whereunder he gave bequeath and devise all that his undivided share upon the said property unto and in favour of Bikash Chandra Sinha and the same was duly probated vide Probate Case no. 134 of 1966 passed by the Hon'ble High Court at Calcutta.

And Whereas Adhish Chandra Sinha died on 27.2.2004 leaving behind Abha Sinha, Mary Catherine Sinha as his legal heirs, Successors and representatives.

And Whereas Atish Chandra Sinha, Bikash Chandra Sinha, Abha Sinha, Mary Catherine Sinha agreed to sell all that the piece and parcel of land admeasuring 127 Cottahs together with structure standing thereon being Premise No. 59, B.T. Road, unto and in favour of Mahadeo Nirman (P) Ltd. by an Agreement for Sale dated 9.8.2004.

And Whereas Atish Chandra Sinha, Bikash Chandra Sinha, Abha Sinha, Mary Catherine Sinha executed Power of Attorney dated 9.8.2004 unto and in favour of Sandip Pasari and the same was duly registered with the office of Additional Registrar of Assurance - II, Calcutta and recorded in Book no. IV, being no. 3493 for the year 2004.

And Whereas Atish Chandra Sinha, Bikash Chandra Sinha, Abha Sinha, Mary Catherine Sinha executed Power of Attorney dated 27.10.2008 unto and in favour of Sandip Pasari and the same was duly registered with the office of Registrar of Assurance at Calcutta and recorded in Book no. IV, Being no. 5715 for the year 2008.

And Whereas Atish Chandra Sinha died leaving behind his last Will and Testament whereby and whereupon he gave bequeath and devise all that his undivided share upon the said property unto and in favour of Aninda Sinha and the same was duly probated on 10.8.2010 under the P.L.A. No. 126 of 2010 passed by the High Court at Calcutta.

And Whereas Aninda Sinha executed General Power Attorney dated 26.11.2010 unto and in favour of Sandip Pasari and the same was duly registered with the office of Additional Registrar of Assurance - II, Kolkata and the same was recorded in Book no. IV, Being no. 6795.

And Whereas Aninda Sinha, Bikash Chandra Sinha, Abha Sinha, Mary Catherine Sinha sold, transferred and conveyed all that the piece and parcel of land admeasuring 10 Cottahs together with an adjoining land admeasuring 10.8 Cottahs together with structure standing thereon unto and in favour of the Governor of West Bengal by a Sale Deed dated 16.3.2011 and the same was registered with office of Additional Registrar of Assurance-I at Kolkata and recorded in Book no. I, CD Volume no. 5, Pages 7882 to 7901, Being no. 2270 for the year 2011.

And Whereas Abha Sinha died leaving behind her last Will and Testament dated 28.3.2011 whereby and whereunder she gave bequeath and devise all that her undivided share upon the said property unto and in favour of Bikash Chandra Sinha, Tanya Sinha, Amartya Sinha, Anindita Pal nee Sinha, Aninda Chandra Sinha and appointed Mary Catherine Sinha and Anjan Chakraborty as joint executor and the same was duly registered with the office of Additional Registrar of Assurance - III, Kolkata and recorded in Book no. III, CD Volume no. I, Pages 3173 to 3191, Being no. 358 for the year 2011.

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And Whereas Aninda Sinha sold, transferred and conveyed all that the undivided 1/3rd share upon the land admeasuring 106.2 Cottahs unto and in favour of Mahadeo Nirman (P) Ltd. by a Sale Deed dated 9.5.2012 and the same was registered with the office of District Sub Registrar III, Alipore and recorded in Book no. I, CD Volume no. 9, Pages 9385 to 9402, Being no. 4387 for the year 2012.

And Whereas Bikash Chandra Sinha sold, transferred and conveyed all that the undivided 1/3rd share upon the land admeasuring 106.2 Cottahs unto and in favour of Mahadeo Nirman (P) Ltd. by a Sale Deed dated 15.5.2012 and the same was registered with the office of District Sub Registrar III, Alipore and recorded in Book no. I, CD Volume no. 9, Pages 9487 to 9501, Being no. 4386 for the year 2012.

And Whereas Mary Catherine Sinha sold, transferred and conveyed all that the undivided 1/6th share upon the land admeasuring 106.2 Cottahs unto and in favour of Mahadeo Nirman (P) Ltd. by a Sale Deed dated 8.10.2012 and the same was registered with the office of District Sub Registrar III, Alipore and recorded in Book no. I, CD Volume no. 19, Pages 2772 to 2787, Being no. 9359 for the year 2012.

And Whereas an Order dated 12.5.2015 passed by the Hon'ble High Court at Calcutta executed by Hon'ble Justice Anjit Banerjee whereby and whereunder he directed the Joint Executor of the last Will and testament dated 28.3.2011 of Abha Sinha to execute conveyance.

And Whereas thus Mary Catherine Sinha, Anjan Chakraborty sold, transferred and conveyed all that the undivided 1/6th share of the land admeasuring 106.2 Cottahs unto and in favour of Mahadeo Nirman (P) Ltd. by a Sale Deed dated 4.7.2015 and the same was registered with the office of Additional Registrar of Assurance -I, Kolkata and recorded in Book no. I, Volume no. 1901 -2015, Pages 23914 to 23938, Being no. 5476 for the year 2015.

And Whereas thus Mahadeo Nirman (P) Ltd. became sole and absolute owner of the land admeasuring 106.2 Cottahs being Premises no. 59, B.T. Road.


Certificate:

I certify that prima facie and as per the Xerox copy of records provided to me the said land of the said Mahadeo Nirman (P) Ltd., appears to be free from all sorts of encumbrances, charges, liabilities, liens, lis-pendenses, whatsoever subject to the verification of original/photocopy of the Title Deed/s and the above mentioned land.

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

Note: 1. During the period of searching with the office of the District Registrar at Alipore & Sub-Registrar at Sealidah and Registrar of Assurances at Kolkata, no adverse entries have been found in index.

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



(Plaban Basu)
Advocate

Encl: As above.