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24.8.18

No Encumbrance Certificate And Detailed Report on Title.

Ref:- ALL That piece and parcel of land measuring 5 Katha 13 Chattak 22 Sq.ft./ 0.10 Acre/10 Decimal/.09 $\frac{1}{2}$ satak being Area of Layout Plot Nos. 5 & 8 out of 4.30 Acre of R.S. Dag No.1775, L.R. Dag No.1951 in Mouza - Simla, J.L. No.16 appertaining to R.S. Khatian No.142, L.R. Khatian No.5498 including 15' common passage under P.S. Chinsurah within the local limits of Kodalia I Gram Panchayat

- A n d -

ALL That Piece and parcel of land measuring 6 Katha 7 Chattak 9 Sq.ft./ 0.10 Acre/10 Decimal/.10 $\frac{2}{3}$ satak being Area of layout Plot No. 9 & 10 out of 4.30 Acre of R.S. Dag No.1775, L.R.Dag No.1951 in Mouza Simla, J.L. No.16 appertaining to R.S. Khatian No.142, L.R. Khatian No.5498 including 20' common passage under P.S. Chinsurah within the local limits of Kodalia I Gram Panchayat.



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I have gone through the No Encumbrance Certificate and report given by Advocate Biswajit Dey.

I have also inspected the original Sale Deeds, Deed of Exchange, Deed of Gift, Development Agreement, Search reports of the offices of D.S.R.-I Hooghly, A.D.S.R. Chinsurah and Registrar of Assurance III Kolkata, General Power of Attorney, L.R.R.O.R. and Khazana receipts.

I find from the No Encumbrance Certificate of Advocate Biswajit Dey dated 10/8/2018 necessary searches were caused by him in the office of ~~D.S.R.~~ DSA-I Hooghly and A.D.S.R. Chinsurah. On line searches were made in case of Registrar of Assurance III Kolkata for the period from 2000 to 2018. Sri Dey has also inspected the available relevant records and system generated informations supplied by the officials of the two Registry Offices concerned as presented to him in respect of the above unit.

My report is as follows :-

WHEREAS The plot of land measuring 5 Katha, 13 Chattak 22 Sq.ft./0.09% satak being Area of layout Plot No.5 & 8 of R.S. Dag No.1775. L.R. Dag No.1951 in Mouza - Simla



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J.L. No.16 under P.S. Chinsurah in District - Hooghly
(hereinafter referred to as the said ^{1st} First Plot).

The plot of land measuring 6 Katha, 7 Chattak, 9 sq.ft./
.10 2/3 satak being Area of layout Plot No. 9 & 10 of
R.S. Dag No.1775, L.R. Dag No.1951 in Mouza Simla,
J.L. No.16 under P.S. Chinsurah, Dist. Hooghly (herein -
after referred to as the ^{2nd} Second Plot).

AND WHEREAS at all material points of time and for
all intents and purposes one Manik Lal Sil of 2B Palit
Street, P.S. Ballygunj, Kolkata - 700019 was the recorded
owner of land measuring about 4.30 Acre comprised in
Mouza Simla, J.L. No.16 appertaining to R.S. Dag No.
1775, L.R. Dag No.1951 under R.S. Khatian No.142,
L.R. Khatian No.5498 under P.S. Chinsurah in District
Hooghly (hereinafterafter referred to as the said
mother Plot).



AND WHEREAS said Manik Lal Sil in the year 1957 vide
registered deed being No.2437, Book No.1, Vol. No.21,
Pages 263-265 gifted the mother plot to his two sons
Nemai Chand Seal and Panchanan Seal.

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AND WHEREAS as it was not possible to enjoy the mother plot in ejmal Nemai Chand Seal filed partition suit in the Court of 1st Sub-Judge, Hooghly in the year 1962 being No.71 of 1962 against his brother Panchanan Seal.

AND WHEREAS Preliminary decree was passed on 10/8/1963 wherein Nemai Chand Seal and Panchanan Seal were declared to be eight annas owners each.

AND WHEREAS in the year 1964 Nemai Chand Seal filed Title Execution Case No. 36/1964 against Panchanan Seal and their shares were defined and they became absolute owners in respect of their respective shares.

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AND WHEREAS by dint of the said execution case Nemai Chand Seal became the absolute owner and possessor of layout Plot Nos. 5 & 7 and 9 & 10 measuring 5 Katha 13 Chattak 22 sq.ft./0.10 Acre/10 Decimal/.09½ Satak and 6 Katha 7 Chattak 9 sq.ft./0.10 Acre/10 Decimal/.10 2/3 satak approximately of R.S. Dag No. 1775, L.R. Dag No. 1951 in Mouza - Simla, J.L. No.16 appertaining to R.S. Khatian No.142, L.R. Khatian No.5498 including 15' common passage under P.S. Chinsurah within the

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AND WHEREAS by and through a Deed of Conveyance dated 21-3-1983 said Nemai Chand Seal sold, transferred, conveyed and assigned first plot property unto and in favour of Sankar Lal Majumdar. The said Deed was duly registered in the office of District Sub-Registrar, Hooghly and recorded in Book No.I, Volume No.43 pages 129-135, being No. 2488 for the year 1983.

AND WHEREAS by and through a Deed of Conveyance dated 21-3-1983 said Nemai Chand Seal sold, transferred conveyed and assigned second Plot property unto and in favour of Smt. Jyoti Rani Mukhopadhyay. The said Deed was duly registered in the office of District Sub-Registrar Hooghly and recorded in Book No.I Volume No.43 Pages 117 to 122 being No.2486 for the year 1983.

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AND WHEREAS by and through a Deed of Conveyance dated 11-6-1987 Sankar Lal Majumdar and Smt. Jyoti Rani Mukhopadhyay exchanged first plot property and second plot property among themselves. The said Deed of Exchange was duly registered in the office of District Sub-Registrar Hooghly and recorded in Book No.I, Volume No.134, Pages 221-224, Being No.7877 for the year 1986.

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AND WHEREAS thereafter said Smt. Jyoti Rani Mukhopadhyay by and through a Deed of Conveyance dated 16-9-2000 gifted, transferred, conveyed and assigned the said first plot property unto and in favour of Oindrila Mazumdar. The said Deed was duly registered in the office of District Sub-Registrar Hooghly and recorded in Book No.1, Volume No.64, Pages No. 95 to 100, Being No.3072 for the year 2000.

AND WHEREAS by and through an Indenture dated 07-02-2014 said Oindrila Majumdar sold, transferred, conveyed and assigned land measuring about 0.10 Acre (first Plot) unto and in favour of Smt. Sarbani Mondal. The said Deed was duly registered in the office of District Sub-Registrar Hooghly and recorded in Book No.1 C.D. Volume No.3 pages from 4351 to 4363 being No.1032 for the year 2014.



AND WHEREAS by and through a Deed of Conveyance dated 11-02-2014 Sankar Lal Majumdar sold, transferred, conveyed and assigned land measuring 0.10 Acre (Second Plot) unto and in favour of said Sarbani Mondal. The said Deed was registered in the office of District Sub-Registrar Hooghly and recorded in Book No.1, C.D.

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Volume No.3 Pages 4578 to 4590 being No. 1047 for the year 2014.

AND WHEREAS said Sarbani Mondal while seized, possessed and otherwise well and sufficiently entitled to and enjoyed the said property as absolute owner and duly mutated in her name in the records of B.L. & L.R.O. in respect of L.R. Dag No. 1951 under Khatian 5498.

During the period of aforesaid searches no adverse entry or enteries in respect of the above said property were so far registered as per the available relevant records as presented by Advocate Biswajit Dey and relying on the system generated information supplied by the officials of the said two Registry Offices concerned, the above said property is free from any registered encumbrances and the above said property has good and marketable title during the above period.



2 Nos. searches have been carried out in the 1st Court of Civil Judge (Junior Division) Hooghly and in the 1st Court of Civil Judge (Senior Division) Hooghly by Biswajit Dey, Advocate from 2014 to 2018 in the

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name of Sarbani Mondal in respect of the above property
I find from the information slips that no suit is pending
in the name of Sarbani Mondal.

My opinion is that the property of Sarbani Mondal is
free from all encumbrances and the same has a good title
for sale.

Sanjukta Ganguli

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Govt. Pleader, Hooghly.