



Ref. No.

Date 21/9/2020

NON- ENCUMBRANCE CERTIFICATE

The following documents in connection to the property at 202/8, Netaji Subhas Chandra Bose Road, Police Station old Jadavpur new Tollygunge, District South 24 Parganas has been produced before me for inspection and report :-

1. Searching Report in respect to Holding No. 202/8, Netaji Subhas Chandra Bose Road, Police Station old Jadavpur new Tollygunge, District South 24 Parganas along with Searching Receipts for the office of District Sub Registry Office Alipur, and District Sub Registry Office - I Alipur for the period 1959 to 1999.
2. Mutation Certificate dated 22.07.2019 issued by Kolkata Municipal Corporation in the name of Devendra Kumar Singh and accordingly the holding no. 202/8, Netaji Subhas Chandra Bose Road, Police Station old Jadavpur new Tollygunge, District South 24 Parganas was mutated in the name of Devendra Kumar Singh as holding no. 202/8/1, Netaji Subhas Chandra Bose Road, Police Station old Jadavpur new Tollygunge, District South 24 Parganas. The Assessee no. of Devendra Kumar Singh is 210980663929.
3. Sanction Letter for building Plan issued by Kolkata Municipal Corporation in the name of Devendra Kumar Singh dated 09.07.2020 in respect to premises no. 202/8/1, Netaji Subhas Chandra Bose Road, Police Station old Jadavpur new Tollygunge, District South 24 Parganas.
4. Permission from Government of West Bengal Director General of Fire and Emergency Service dated 24.02.2020 issued in favour of the Owner Devendra Kumar Singh in connection to the property 202/8/1, Netaji Subhas Chandra Bose Road, Police Station old Jadavpur new Tollygunge, District South 24 Parganas.

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5. Letter issued by CMDA dated 14.02.2020 to Devendra Kumar Singh in respect to holding no. 202/8/1, Netaji Subhas Chandra Bose Road, Police Station old Jadavpur new Tollygunge, District South 24 Parganas for the Declaration that the property is not under any scheme under publication sanction or alignment.
6. Tax Bill for holding no. 202/8/1, Netaji Subhas Chandra Bose Road, Police Station old Jadavpur new Tollygunge, District South 24 Parganas issued by Kolkata Municipal Corporation in the name of Devendra Kumar Singh for the quarter 2/2019.
7. Registered Deed of Sale Dated 21.09.1959 executed by The Nawn Estate (Private) Limited in favour of Central Land and Building Society Private Limited and duly registered before District Sub Registrar Alipore and Recorded as Book No. I, Volume No. 133, Page 200 to 206, Deed No. 8207 for the year 1959.
8. Registered Deed of Sale Dated 29.06.2019 executed by Central Land and Building Society Private Limited in favour of Devendra Kumar Singh in respect to the property situated within 202/8, Netaji Subhas Chandra Bose Road, Police Station old Jadavpur new Tollygunge, District South 24 Parganas which was registered before Additional Registrar of Assurances-I, Kolkata and Recorded as Book No. I, Volume No. 1901-2019, page 193229 to 193258, Deed No. 190103961 for the year 2019.

History of the Property

That, H. L. Sarkar being the owner of some property executed a Deed of Trust on 09.12.1944 wherein he has appointed Satish Chandra Bose, Hirendra Nath Bose,

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Nirmala Bala Sarkar and himself (H. L. Sarkar) as Trustee and by the execution of Deed of Trust 8 Bighas of land was settled. That by the execution of Deed of Trust the aforesaid trustee became the sole owner of 8 Bighas of land. That for the benefit of the legal heirs of Settler some power was vested for the construction of the building and by the said power right of sale of land was given to the appointed trustee.

That, by the execution of a Deed of Sale dated 27.03.1946 Nawn Estate purchased from the Trust of H. L. Sarkar 7 Bighas of land out of 8 Bighas of total property leaving behind only 1 Bigha of land on the South-West corner of the total plot on the side of Banshdroni Road (now knows as Netaji Subhas Chandra Bose Road). That in the said Deed of Sale the purchased property was shown in annexed plan attached to the Deed of Sale. That by virtue of Deed of Sale Nawn Estate became the Owner of 7 Bighas of Land which they subdivided in two different plots by creating passage thereto and subsequently sold out the same to the different Purchasers. The remaining 1 Bigha of land was sold to the Purchaser Prafulla Kumar Basu.

That by virtue of a Registered Deed of Sale duly executed on 21.09.1959 by the Nawn Estate Private Limited in favour of Central Land and Building Society Private Limited a total 18 Cottah 7 Chattak of land comprised within C.S. Dag No. 180, 182 and 184 holding no. the then 202, Netaji Subhas Chandra Bose Road, was purchased by Central Land and Building Society Private Limited and continue to be enjoy the purchase property.

That, said purchased property measuring 18 Cottah 7 Chattak was subdivided in two holdings one known as 202/7, Netaji Subhas Chandra Bose Road, Kolkata - 700047 within District South 24 Parganas, measuring 9 Cottah 3 Chattak and other part known as 202/8, Netaji Subhas Chandra Bose Road, Kolkata - 700047 within District South 24 Parganas, measuring 9 Cottah 4 Chattak. That both the properties

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was and is within the limit of Kolkata Municipal Corporation Ward No. 98, now under Police Station Tollygunge.

That, in both the part of holding no. 202/7 and 202/8, Netaji Subhas Chandra Bose Road, Kolkata - 700047 there was structure and both the holdings are being surrounded by boundary wall.

That, presently 202/7, Netaji Subhas Chandra Bose Road, Kolkata - 700047 comprised more or less 9 Cottah 3 Chattak bastu land with 4 storied building thereon and 202/8, Netaji Subhas Chandra Bose Road, Kolkata - 700047 comprised more or less 9 Cottah 4 Chattak bastu land with R. T. shed thereon and as per assessment register of Kolkata Municipal Corporation the property stands in the name of the recorded owners and both the holdings are being regularly assessed and due taxes has been paid and accordingly on payment of due taxes the Central Land and Building Society Private Limited possessing the Properties peacefully and uninterruptedly.

That, Central Land and Building Society Private Limited being in absolute peaceful occupation and enjoyment of the property within 202/8, Netaji Subhas Chandra Bose Road, Kolkata - 700047.

That during the course of enjoyment of the property Central Land and Building Society Private Limited transferred a part of its property within 202/8, Netaji Subhas Chandra Bose Road, Kolkata - 700047 measuring 7 Cottah 5 Chattak 27 sq.ft. Bastu Land together with R. T. shed measuring 100 sq.ft. standing thereon in favour of Devendra Kumar Singh. The said Deed of Sale was executed on 29.06.2019 and registered before Additional Registrar of Assurances-I, Kolkata and Recorded as Book No. I, Volume No. 1901-2019, page 193229 to 193258, Deed No. 190103961 for the year 2019. That by the execution of Deed of Sale the possession of sold out property was delivered to the Purchaser. It is specified that the Deed of Sale was executed by the Seller Central Land and Building Society Private Limited on

Asitabha Mukherjee

[Signature]





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compliance of all the legal formalities and necessary Board Meeting of the Company as well as Publication in the Daily News Paper.

That after purchasing the property the Purchaser Devendra Kumar Singh duly recorded his name before the Assessment Department of Kolkata Municipal Corporation and on compliance of all legal obligation before the statutory authority duly obtained sanction of building plan from Kolkata Municipal Corporation in respect to his purchase property within 202/8/1, Netaji Subhas Chandra Bose Road, Kolkata - 700047 and was in enjoyment of the property without any interference from anybody else whatsoever.

On examination of the relevant documents as referred herein above as well as produced before me and on examination of the History of the property within 202/8, presently known as 202/8/1, Netaji Subhas Chandra Bose Road, Kolkata - 700047 measuring 7 Cottah 5 Chattak 27 sq.ft. of bastu land with structure being possessed as Owner Devendra Kumar Singh is free from all encumbrances and having a good marketable title and presently no suit or proceeding is pending against the property and no notice of acquisition has been served in connection to the property as referred herein above as well as the property is not being acquired by any Government or statutory Authority. The property is not under any scheme of CMDA. So I find that the property within 202/8, Netaji Subhas Chandra Bose Road, Kolkata - 700047 is free from all encumbrances and having a good marketable title.

Devendra Kumar Singh

Asitabha Mukherjee

Advocate.

