

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 : 08/02/2021

No Encumbrances Certificate and detailed report on title :-

Ref. ALL THAT a piece or parcel of land measuring more or less 05 Cottahs 06 Chittaks 30 Sq.ft. more or less along with one storeyed old building part of area 200 Sq.ft. of Super Built up area therein in Northern side of the K.M.C. Premises No. **118, Diamond Harbour Road**, Ward No. 130, P.S. - Behala, at Mouza - Gangarampur, J.L. No. 5, R.S. No. 189, Touzi No. 101, P.S. and A.D.S.R. Office Behala, comprised in part of Dag No. 111/561 under R.S. Khatian No. 340, Additional District Sub-Registrar Office - Behala in the District South 24 Parganas.

Present **Owners** of the said Property : 1) **Sri Sankar Yadav**, 2) **Sri Mohan Yadav** and 3) **Sri Sohan Yadav**, all sons of Rajdeo Yadav Goala @ Rajdeo Goala, all of 616, Diamond Harbour Road, P.S. - Behala, District South 24 Parganas.

I have caused necessary searches by my searcher in the Office of D.R. Alipore, D.S. R. - II, A.D.S.R.O. Behala for the period from 2007 to 2021 in respect of the aforesaid property.

My report is as follows :-

WHEREAS in the District of South 24 Parganas, P.S. - Behala and Sub-Registry Office A.D.S.R. Behala, Pargana - Magura, District Collecotorate Touzi No. 101, R.S. No. 189, J.L. No. 5, situated and lying at Mouza - Gangarampur, previously under the

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-: 2 :-

South Suburban Municipality being its Municipal Premises No. 114/1041, Diamond Harbour Road at present Kolkata Municipal Corporation Ward No. 130, comprised in Dag No. 111/561 under R.S. Khatian No. 340 of which annual rent Rs. 240.00 being payable by the permanent tenant Sri Rajdeo Jadav Goala @ Rajdeo Goala, which had got the said property by way of Permanent Bandobasta from the then owner Smt. Sudharani Paul and others, and the name of Sri Rajdeo Jadav Goala @ Rajdeo Goala recorded in the Revisional Record of right as owner and constructed structure thereon, after mutated his name with the Kolkata Municipal Corporation and the said property has been assessed and numbered as K.M.C. Premises 118, Diamond Harbour Road, P.S. - Behala and had paid rents and taxes vide its Assessee No. 411300402025.

AND WHEREAS *by a Deed of Gift Book No. I, Volume No. 58, Pages from 232 to 234, Deed No. 2364 dt. 04.08.1973 at A.D.S.R. Behala the said Sri Rajdeo Jadav Goala @ Rajdeo Goala gifted the property measuring more or less 12 Cottahs 03 Chittaks 16 Sq.ft. with Tin, Tolly and Asbestos shed thereon appertaining to Dag No. 111/561 under R.S. Khatian No. 340, situate and lying at Mouza - Gangarampur, Police Station - Behala, and A.D.S.R. Office Behala, within the limis of the Kolkata Municipal Corporation to and unto and in favour of his four sons namely Sri Sankar Yadav, Sri Mohan Jadav and Sri Sohan Yadav, Sri Bhola Yadav out of love and affection.*

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Enrolment No.-WB/298/82

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-: 3 :-


AND WHEREAS thereafter said Sri Sankar Yadav, Sri Mohan Jadav and Sri Sohan Yadav, Sri Bhola Yadav divided and partitioned their said property by virtue of a registered Deed of Partition which was duly registered on 30.10.2009 at the Office of A.D.S.R. - Behala, South 24 Parganas and recorded at Book No. I, CD Volume No. 31, Page from 1 to 27, Being No. 11017 for the year 2009 and by strength of the said registered Partition Deed, said 1) **Sri Sankar Yadav**, 2) **Sri Mohan Yadav** and 3) **Sri Sohan Yadav** became the joint owners of land measuring 05 Cottahs 06 Chittaks 30 Sq.ft. more or less along with one storeyed old building part of area 200 Sq.ft. of Super Built up area therein in Northern side of the K.M.C. Premises No. **118, Diamond Harbour Road, Kolkata**

I hereby certified that above mentioned property owned by the present owners is free from all sorts of encumbrances, charges, liabilities, liens and lispendent attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the abovementioned land is not subjected to any restriction of Urban Land (ceilling 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 as per the records available of the said offices concerned of which my searcher has given to me.

The receipt for the relevant search is enclosed herewith.

Encl. :- two Search Receipt Regn X 735003, 1602000829/2021


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