

SRI PRABIR KUMAR GHOSH

Chember- Port Blair Lane, Santi Bazar,

ADVOCATE

P.O.Barrackpore, P.S.Titagarh,

BARRACKPORE COURT

Dist- North 24 Parganas


Date 10/12/19

Non - Encumbrances Certificate and detailed report on title

Ref:- An area of Bastu land admeasuring 04(Four) Cottahs situated in Mouza-Ichapur, J.L.No.3, R.S.No.89,Touzi No,617, in R.S.Dag No.6722, L.R. Dag No.11338, L.O.P.No.44,L.R.Khatian No.22773 & 22772,P.S.Noapara, Dist-North 24 Parganas under A.D.S.R.O.Barrackpore within the Local limits of North Barrackpore Municipality, in Ward No.10 .

Present Owners of the said Plot :- **1) Sri Mantu Sikder 2) Sri Jhantu Sikder, both are sons of Late Mahendra Sikder alias Mahendranath Sikder**, residing at -5 No. Govt. Scheme, Palta, P.O.Bengal Enamel,P.S.Noapara, Dist -North 24 Parganas, Pin - 743122.

I have caused necessary searches in the A.D.S.R.O.Barrackpore for the period from 1990 to 2019 in Index - I & II and I have inspected all other relevent documents in respect of the aforesaid property.


PRABIR KUMAR GHOSH
Advocate
Barrackpore Court
E. R. No. - WB-843/95
Advocate

SRI PRABIR KUMAR GHOSH

ADVOCATE
BARRACKPORE COURT

Chamber- Port Blair Lane, Santi Bazar,
P.O.Barrackpore, P.S.Titagarh,
Dist- North 24 Parganas

(2)

Date 10/12/19

My report is as follows :-

That one Mahendra Sikder alias Mahendranath Sikder got and acquired a plot of Bastu land measuring 04(Four) Cottahs lying and situated at Mouza-Ichapur, J.L.No.3, R.S.No.89, Touzi No,617, in R.S.Dag No.6722, L.O.P.No.44, P.S.Noapara, Dist-North 24 Parganas under A.D.S.R.O.Barrackpore within the Local limits of North Barrackpore Municipality, from the Governor of State of West Bengal through the Refugee Relief and Rehabilitation Department of Government of West Bengal through a clear registered Deed of Gift being No.175 and the same was registered at the Office of the A.D.R. North 24 Parganas at Barasat recorded in Book No.1, Volume No.III, written in pages 97 to 100, dated 07/03/1990.

That after getting the aforesaid property by virtue of the abovesaid Deed of Gift said Mahendra Sikder alias Mahendranath Sikder became the absolute owner of the same and upon the said plot of land she constructed a residential structure. And while thus seized and possessed the aforesaid property with absolute right title and interest said Mahendra Sikder alias Mahendranath Sikder died intestate on 09/12/1994 leaving


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BARRACKPORE COURT

Dist- North 24 Parganas

(3)

Date 10/12/19

behind him 1) Smt. Hem Prova Sikder 2) Sri Madhu Sudan Sikder, 3) Sri Mantu Sikder, 4) Sri Jhantu Sikder, 5) Smt. Reba Mondal(W/o Sri Nepal Mondal), 6) Smt. Mili Halder (W/o Sri Tapan Halder) 7) Smt. Lily Mondal (W/o Sri Khagen Mondal) as his only legal heirs and successors to inherit the aforesaid property by way of inheritance of their predeceassor said Mahendra Sikder alias Mahendranath Sikder .

That while thus seized and possessed the said property jointly said Smt. Hem Prava Sikder, Sri Madhu Sudan Sikder, Sri Jhantu Sikder, Smt. Reba Mondal, Smt. Mili Halder and Smt. Lily Mondal transferred their 6/7 th undivided share in a Plot of Bastu Land measuring more or less 2 (Two) Cottahs identified by Plot No."A" out of the aforesaid total plot of Bastu land measuring more or less 4 (Four) Cottahs in favour of Sri Mantu Sikder by virtue of a Deed of Gift which was registered at A.D.S.R.O.Barrackpore on 19/06/2004 and recorded in Book No.1, Volume No. 102, pages written from 337 to 346 and vide Deed No. 3315 , for the year 2004.

Prabir Kumar Ghosh
PRABIR KUMAR GHOSH
Advocate
Barrackpore Court
E. R. No.- WB-843/95
Advocate

SRI PRABIR KUMAR GHOSH Chember- Port Blair Lane, Santi Bazar,
ADVOCATE P.O.Barrackpore, P.S.Titagarh,
BARRACKPORE COURT Dist- North 24 Parganas

(4)

Date 10/12/19

That by virtue of the aforesaid registered Deed of Gift and by virtue of an inheritance having his 1/7 the undivided share the land owner No.1 Sri Mantu Sikder became the absolute owner of a plot of land measuring 2 (Two) Cottahs .

That thereafter said Smt.Hem Prava Sikder, Sri Madhu Sudan Sikder, Sri Mantu Sikder, Smt. Reba Mondal, Smt. Mili Halder and Smt. Lily Mondal transferred their 6/7 th undivided share in a Plot of Bastu Land measuring more or less 2 (Two) Cottahs identified by Plot No."A" out of the aforesaid total plot of Bastu land measuring more or less 4 (Four) Cottahs in favour of Sri Jhantu Sikder by virtue of a Deed of Gift which was registered at A.D.S.R.O.Barrackpore on 19/06/2004 and recorded in Book No.1, Volume No. 102, pages written from 347 to 356 and vide Deed No. 3316 , for the year 2004.

That by virtue of the aforesaid registered Deed of Gift and by virtue of an inheritance having his 1/7 the undivided share the land owner No.2 Sri Jhantu Sikder became the absolute owner of a plot of land measuring 2 (Two) Cottahs .

Prabir Kumar Ghosh
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Barrackpore Court
E. R. No.- WB-843/95
Advocate

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Chember- Port Blair Lane, Santi Bazar,

ADVOCATE

P.O.Barrackpore, P.S.Titagarh,

BARRACKPORE COURT

Dist- North 24 Parganas

(5)

Date 10/12/19

That due to their better use and enjoyment over their respective plots of land and also to construct a multi storied building the land owner No.1 Sri Mantu Sikder gifted a portion of Bastu land measuring 1(One) Cottahs in favour of his brother i.e. the second land owner herein Sri Jhantu Sikder by by virtue of a Deed of Gift which was registered at A.D.S.R.O.Barrackpore on 28/09/2018 and recorded in Book No.1, Volume No. 1505-2018, pages written from 129286 to 129304, vide Deed No.150504542, for the year 2018.

That simultaneously land owner No.2 herein Sri Jhantu Sikder gifted a portion of Bastu land measuring 1(One) Cottahs in favour of his brother i.e. the First land owner herein Sri Mantu Sikder by by virtue of a Deed of Gift which was registered at A.D.S.R.O.Barrackpore on 28/09/2018 and recorded in Book No.1, Volume No. 1505-2018, pages written from 129305 to 129323, vide Deed No.150504544, for the year 2018.

Prabir Kumar Ghosh
PRABIR KUMAR GHOSH
Advocate
Barrackpore Court
E. R. No. - WB-843/95
Advocate

SRI PRABIR KUMAR GHOSH

Chamber- Port Blair Lane, Santi Bazar,

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P.O.Barrackpore, P.S.Titagarh,

BARRACKPORE COURT

Dist- North 24 Parganas

(6)

Date 10/12/19

That after registration of the aforesaid two Deed of Gift the land owners herein amalgamated their aforesaid property and they have been jointly seizing possessing and enjoying 04(Four) Cottahs of land with absolute right title and interest and they mutated their names in the records of North Barrackpore Municipality and also mutated their names in the records of L.R.Settlement under L.R. Khatian Nos. 22773 & 22772, and L.R. Dag No.11338 and paid relevant taxes and rents for the same.

I hereby certify that the above mentioned land is 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 valid 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. The receipt for the relevant searches are enclosed herewith :-

Prabir Kumar Ghosh
PRABIR KUMAR GHOSH
Advocate
Barrackpore Court
E. R. No.- WB-843/95
Advocate

Government of West Bengal
Office of the BARRACKPORE (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 09-12-2019

Serial No of Application 1505013350/2019 **Search No** 1505013350/2019
Search for the Years From 1990 To 2019 **Record Available** From 04/12/2007 onwards
Name of Person to be Searched First Name : Jhantu Last Name : Sikder
From whom Received Mr P K Ghosh
Fees Paid under Articles F1(i) 2/- F1(ii) 28 /-

Search Result:

SI.No.	Name & Address	Status & Transaction	Deed Details
1	Jhantu Sikder Son of Late Mahendranath Sikder District: North 24-Parganas, PS: Noapara, Pin: 743122, State: West Bengal,, Country: India,	Status: Donee Transaction: [0201] Gift, Gift in Favour of family members Deed Registered in: A.D.S.R. BARRACKPORE	Deed No: I-150504542/2018 Query No: 15050001525664/2018 Serial No: 1505005042/2018 Page No: 129286 to 129304 Date of Registration: 28/09/2018 Date of Completion: 03/10/2018
2	Jhantu Sikder Son of Late Mahendranath Sikder District: North 24-Parganas, PS: Noapara, Pin: 743122, State: West Bengal,, Country: India,	Status: Donor Transaction: [0201] Gift, Gift in Favour of family members Deed Registered in: A.D.S.R. BARRACKPORE	Deed No: I-150504544/2018 Query No: 15050001525615/2018 Serial No: 1505005044/2018 Page No: 129305 to 129323 Date of Registration: 28/09/2018 Date of Completion: 03/10/2018
3	Jhantu Sikder Son of Late Mahendra Sikder Alias Mahendra Nath Sikder District: North 24-Parganas, PS: Noapara, Pin: 743122, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. BARRACKPORE	Deed No: I-150505302/2018 Query No: 15050001766576/2018 Serial No: 1505005895/2018 Page No: 154050 to 154093 Date of Registration: 26/11/2018 Date of Completion: 29/11/2018
4	Jhantu Sikder Son of Late Mahendra Sikder Alias Mahendra Nath Sikder District: North 24-Parganas, PS: Noapara, Pin: 743122, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.D.S.R. BARRACKPORE Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-150505311/2018 Query No: 15051000299699/2018 Serial No: 1505005906/2018 Page No: 154138 to 154155 Date of Registration: 26/11/2018 Date of Completion: 29/11/2018
5	Jhantu Sikder Son of Late Mahendranath Sikder District: North 24-Parganas, PS: Noapara, Pin: 743122, State: West Bengal,, Country: India,	Status: Buyer Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. BARRACKPORE	Deed No: I-150500651/2019 Query No: 15050000191122/2019 Serial No: 1505000706/2019 Page No: 19994 to 20018 Date of Registration: 08/02/2019 Date of Completion: 14/02/2019



(Mr. Asis Kumar Dutta)

A.D.S.R. BARRACKPORE

OFFICE OF THE A.D.S.R. BARRACKPORE

9/12/19

Government of West Bengal
Office of the BARRACKPORE (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 09-12-2019

Serial No of Application 1505013349/2019 **Search No** 1505013349/2019
Search for the Years From 1990 To 2019 **Record Available** From 04/12/2007 onwards
Name of Person to be Searched First Name : Mantu Last Name : Sikder
From whom Received Mr P K Ghosh
Fees Paid under Articles F1(i) 2/- F1(ii) 28/-

Search Result:

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	Mantu Sikder Son of Late Mahendra Nath Sikder District: North 24-Parganas, PS: Noapara, Pin: 743122, State: West Bengal,, Country: India,	Status: Donor Transaction: [0201] Gift, Gift in Favour of family members Deed Registered in: A.D.S.R. BARRACKPORE	Deed No: I-150504542/2018 Query No: 15050001525664/2018 Serial No: 1505005042/2018 Page No: 129286 to 129304 Date of Registration: 28/09/2018 Date of Completion: 03/10/2018
2	Mantu Sikder Son of Late Mahendranath Sikder District: North 24-Parganas, PS: Noapara, Pin: 743122, State: West Bengal,, Country: India,	Status: Donee Transaction: [0201] Gift, Gift in Favour of family members Deed Registered in: A.D.S.R. BARRACKPORE	Deed No: I-150504544/2018 Query No: 15050001525615/2018 Serial No: 1505005044/2018 Page No: 129305 to 129323 Date of Registration: 28/09/2018 Date of Completion: 03/10/2018
3	Mantu Sikder Son of Late Mahendra Sikder Alias Mahendra Nath Sikder District: North 24-Parganas, PS: Noapara, Pin: 743122, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. BARRACKPORE	Deed No: I-150505302/2018 Query No: 15050001766576/2018 Serial No: 1505005895/2018 Page No: 154050 to 154093 Date of Registration: 26/11/2018 Date of Completion: 29/11/2018
4	Mantu Sikder Son of Late Mahendra Sikder Alias Mahendra Nath Sikder District: North 24-Parganas, PS: Noapara, Pin: 743122, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.D.S.R. BARRACKPORE Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-150505311/2018 Query No: 15051000299699/2018 Serial No: 1505005906/2018 Page No: 154138 to 154155 Date of Registration: 26/11/2018 Date of Completion: 29/11/2018
5	Mantu Sikder Son of Late Mahendranath Sikder District: North 24-Parganas, PS: Noapara, Pin: 743122, State: West Bengal,, Country: India,	Status: Buyer Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. BARRACKPORE	Deed No: I-150500651/2019 Query No: 15050000191122/2019 Serial No: 1505000706/2019 Page No: 19994 to 20018 Date of Registration: 08/02/2019 Date of Completion: 14/02/2019



(Mr. Asis Kumar Dutta)

A.D.S.R. BARRACKPORE

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9/12/19

Government of West Bengal
Office of the BARRACKPORE (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 09-12-2019

Serial No of Application 1505013347/2019 **Search No** 1505013347/2019
Search for the Years From 1990 To 2019 **Record Available** From 04/12/2007 onwards
Property to be Searched District: North 24-Parganas, PS: Noapara, Mouza: Ichapur, , Plot No: RS- 06722
From whom Received Mr P K Ghosh
Fees Paid under Articles F1(i) 2/- F1(ii) 28/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Noapara, Mouza: Ichapur, NORTH BARRACKPORE	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No: RS-6722 Khatian:	Area of Land: 2 Katha, 15 Chatak, 22 Sq. Ft., (2 Katha, 15 Chatak, 22 Sqft) Area of Structure: 352 Sq Ft
Deed Details :		Deed No: I-150500854/2010, Query No: 1505001165 /2010, Serial No: 150500883/2010, Page: 1407 - 1418, Date of Registration: 29/01/2010, Date of Completion: 02/02/2010, Date of Delivery: 04/02/2010		



(Mr Asis Kumar Dutta)

A.D.S.R. BARRACKPORE

OFFICE OF THE A.D.S.R. BARRACKPORE