

21/ *Ranjit Sasmal*

ADVOCATE

Judge's Court, Howrah
B. A. Bar Library, Room No-2

(9)

RESIDENCE & CHAMBER

43/A/6, A. C. Banerjee Road
Ariadaha, Kolkata -57
Mobile : 9836020639

Dated ..22.2.2018

NO ENCUMBRANCES CERTIFICATE

Ref :- An area of Bastu Land measuring **8 kottah 11 Chittack 23 Sft. (15 Satak)** comprised within R.S.Dag No. 229 & 230 R.S. Khatian No. 93, present L.R.Dag No. 302 & 303 L.R. Khatian Nos. 1609 & 1611, Mouza - Thanamakua, J. L. No. 40, P.S. - Sankrail, District-Howrah, within Ward No. 45 of Howrah Municipal Corporation.

Present owner and occupier of the said property are **Sri Sanat Kumar Naskar** S/o late Dulal Chandra Naskar of Nazir Gung, P.O.- D.S. Lane, Howrah-9 & **Smt. Manju Sardar** W/o Sri Ardhendu Sekar Sarkar & D/o Late Dulal Chandra Naskar of Garia, Fartabad, P.O.- Sonarpur, Dist. -24 Parganas (South).

I have caused necessary searches through a licensed Searcher Sri Saibal Das of Howrah District Registry office, in D.S.R. office at Howrah and A.D.S.R. office at Ranihati for a period from 1988 to 2017 and have inspected all other relevant Deeds and documents in respect of the aforesaid property.

My Report is as follows :-

That originally one Manorama Naskar wife of Dulal Naskar was the absolute owner and occupier of all that the Danga Land, measuring more or less 13 Katha 1 Chittack 12 Sq.ft. with right to use common Passage and all other easements rights attached therewith comprised in R.S. Dag No. 229 and L.R.Dag No. 302 and R.S. Dag No. 230 and L.R. Dag No. 303 under R.S. Khatian No. 93 under L.R. Khatian No. 968, J.L. No. 40, Touzi No. 9, Mouza- Thanamakua, P.S.- Sankrail, District-Howrah and within Ward No. 45 of Howrah Municipal Corporation.

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AND WHEREAS in course of her peaceful use and enjoyment of the aforesaid property free from all encumbrances, said Manorama Naskar died intestate on 23.09.1980 leaving behind her husband namely Dulal Naskar, two sons namely Sanat Kumar Naskar and Anup Kumar Naskar and one married daughter namely Manju Sardar, as her surviving Legal heirs and successors in -interest each having 1/4th undivided share of the said property by way of operation of Hindu Succession Act, 1956 free from all encumbrances charges, liens, attachments whatsoever.

WHEREAS subsequently Dulal Naskar transferred his undivided 1/4th share in respect of the aforesaid property measuring more or less 3 Kottah 4 Chittack 14 Sq.ft. out of 13 Kottah 1 Chittack 12 Sq.ft. of Danga Land in favour of his two sons and one daughter named . above by executing a Registered Deed of Gift on 22/02/2008, which was duly registered at the office of the D.S.R. Howrah and recorded in Book No. 1, C.D. Volume No. 8, Pages From 379 to 402, Being No. 01917 for the year 2008.

WHEREAS thus Sanat Kumar Naskar, Anup Kumar Naskar and Smt. Manju Sardar become joint owners in respect of the total property measuring more or less 13 kottah 1 chittack 12 Sq.ft. of Danga Land each having undivided 1/3rd share in the aforesaid property.

WHEREAS during enjoyment of the said property jointly said brothers and sister named above for their better and peaceful user of the properties separately, have amicably executed one Registered Deed of Partition on 24.02.2011, which was duly registered in the office of the D.S.R. at Howrah and recorded in Book No. 1, CD. Volume No. 5, Pages 1614 to 1642, Being no. 01536 for the year 2011.

by


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WHEREAS in terms of the said Deed of Partition, Sri Sanat Kumar Naskar being First Party therein were absolutely allotted Lot 'B' portion and shown in the Partition Plan with colour 'Green' comprised within Mouza-Thanamakua, J.L. No. 40, Touzi No. 9, Khatian No. Old (R.S.) 93 and L.R. 968, R.S. Dag No. 229 and L.R. Dag No. 302, measuring about 4 Kottah 3 Chittack 34 Sq.ft. of Danga Land and R.S. Dag No. 230 and L.R. Dag No. 232, under same Khatian, measuring about 0 Kottah 2 Chittack 0 Sq.ft. and all together an area of 4 Kottah 5 Chittack 34 Sq.ft., subsequently said Sanat Kumar Naskar mutated his name in the record of BL&LRO office & paying kajana in his own name and since mutation the said property is recorded in L.R. Dag No. 302 & 303 and L.R. Khatian No. 1609 at Mouza -Thanamakua, J.L. No.-40, P.S.- Sankrail- District-Howrah.

WHEREAS in terms of the said Deed of Partition Smt. Manju Sardar being third party therein were absolutely allotted Lot 'C' portion and shown in partition plan with colour 'Yellow', comprised in Mouza - Thanamakua, J.L. No. 40, Touzi No. 9, Khatian No. R.S.93 and L.R. 968, R.S. Dag No.229, and L.R. Dag No. 302, measuring about 3 Kottah 12 Chittack 34 Sq.ft. of Danga Land and Dag no. R.S. 230, and L.R. 232 under the same Khatian, measuring about 0 kottah 9 chittack 0 sq.ft. and alltogether and area of 4 kottah 5 chittack 34 sq.ft., subsequently said Smt. Manju Sardar mutated her name in the record of BL&LRO office & paying kajana in her own name and since mutation the said property is recorded in L.R. Dag No. 302 & 303 and L.R. Khatian No. 1611 at Mouza - Thanamakua, J.L. No.-40, P.S.- Sankrail- District-Howrah.

WHEREAS since acquired right title interest in respect of their aforesaid partitioned properties the aforesaid owners being full-blood brother & sister jointly executed a Registered Deed of Declaration for the purpose of amalgamate the said adjacent two

by
R. S. Adv.

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WHEREAS since acquired right title interest in respect of their aforesaid partitioned properties the aforesaid owners being full-blood brother & sister jointly executed a Registered Deed of Declaration for the purpose of amalgamate the said adjacent two

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plots of land into one compact holding on 18.08.2011 which was Registered at the office of the D.S.R. Howrah and duly recorded in Book no. 1, CD Volume No.17, Pages 1673 to 1688 being no. 06709 for the year 2011 and subsequently on 18.12.2012 they also jointly executed and registered a Deed of Declaration (Ghosanapatra) written in Bengali Vernacular for rectification of Partition Deed as mentioned above and the said document was duly registered at the office of the D.S.R. at Howrah and recorded in Book no. 1, CD Volume no. 29, Page from 6156-6164 Being no. 10574 for the year 2012

WHEREAS said Sanat Kumar Naskar applied before the competent authority for conversion of 8 satak danga land in L.R. Dag no. 302 & 303 into Bastu land and the authority i.e. B.L.& LRO at Sankrail, Howrah duly converted the said property as Bastu Land in L.R. Dag No. 302 measuring 7 satak and in L.R. Dag No. 303 measuring 1 satak measuring i.e. totally 8 satak vide Memo no. X/S-29/2087/1(4)/Sank/13 Dt. 8.7.2013.

WHEREAS said Manju Sardar applied before the competent authority for conversion of 8 satak danga land in L.R. Dag no. 302 & 303 into Bastu land and the authority i.e. B.L.& LRO at Sankrail, Howrah duly converted the said property as Bastu Land in L.R. Dag No. 302 measuring 6 satak and in L.R. Dag No. 303 measuring 1 satak measuring i.e. totally 7 satak vide Memo no. X/S-29/2088/1(4)/Sank/13 Dt. 8.7.2013.

WHEREAS said owners also mutated jointly their names as owner's and occupiers in respect of their said amalgamated bastu land measuring more or less 8 **kottah 11 chittack 23 sq.ft.** comprised within Mouza - Thanamakua, R.S. Dag No. 229&230 (P) corresponding to L.R. Dag No. 302 & 303, R.S. Khatian No. 93, L.R. Khatian No. 1609 & 1611, J.L. No. 40, P.S.-Sankrail, Ward No. 45 (H.M.C.), District-Howrah in the record of the Howrah Municipal Corporation vide APR/901/B-5/14-15 Dt. 1.7.2014 and since mutation paying taxes in respect of the aforesaid property in their own names jointly.

by
R. Sasmal