

Avishek Guha

**ADVOCATE
HIGH COURT, CALCUTTA**

Residence: DEBLOK APARTMENT, Flat No. 2C, 130/A, Sagar Manna Road, Parnasree,
Kolkata-700060, Phone No. 033 3249 4578.
Chamber: DEBLOK APARTMENT, Ground Floor, 130/A, Sagar Manna Road, Parnasree,
Kolkata-700060, Mobile No. 9831225973.
Email : guha_avishek@yahoo.com

Ref.

Date : 20/2/20

**NO ENCUMBRANCES CERTIFICATE AND DETAILED
REPORT ON TITLE**

Ref. : An area of land admeasuring more or less 6 Cottahs 13 Chittacks lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprising of R.S. Khatian No. 1826, 2212, 2233, 4224, 4225, 4430 and 4431, Dag Nos. 363, 647, 690, 698, 729 and 685/1197 under the Kolkata Municipal Corporation Ward No. 131, within the District- South 24 Parganas under P.S. previously Behala now Parnasree, being Premises No. 156, Sarat Chatterjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas.

Present owners of the said Plot: 1) **SRI DULAL MAITY (PAN ERQPM5532N)**, son of Late Ankur Chandra Maity, 2) **SRI KARTIK CHANDRA MAITY (PAN BMJPM1745A)**, son of Late Ankur Chandra Maity, 3) **SMT. USHA HALDER (PAN AXVPH3390Q)**, wife of Sri Rasamay Halder and daughter of Late Ankur Chandra Maity, 4) **SMT. ASHALATA MONDAL (PAN EENPM2596J)**, wife of Sri Gopal Mondal and daughter of Late Ankur Chandra Maity, 5) **MISS. PARBATI MAITY (PAN ERNPM1267F)**, daughter of Late Ankur Chandra Maity, 6) **SMT. MANI MAITY (PAN BIGPM6559R)**, wife of Late Sunil Maity, 7) **SMT. TAPASHI MAITY alias SMT. TAPASHI MANNA (PAN AWXPM8222B)**, wife of Sri Amitava Manna and daughter of Late Sunil Maity, 8) **MISS. SWAPNA MAITY (PAN BIGPM6814B)**, daughter of Late Sunil Maity, 9) **MISS. SUMANA MAITY (PAN ERNPM1767C)**, daughter of Late Sunil Maity, 10) **SMT. SATHI MAITY (PAN EGVPM1492P)**, wife of Late Swapan Maity and 11) **SRI DEBASISH MAITY (PAN EODPM9792G)**, son of Late Swapan Maity, all are by Faith- Hindu, by Nationality-

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Indian, by Occupation- **No. 1** Retired, **Nos. 2, 6 and 11** are Business, **No. 3, 4, 7 and 10** are Housewife, **No. 5** No Income, **No. 8 and 9** are Student, **No. 1, 2, 5, 10 and 11** are residing at 18/A, Sarat Chatterjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, **No. 3** residing at 38/A, Joyrampur Jala Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, **No. 4** residing at Village- Jagadishpur Biswas Para, P.O. Jagadishpur Hat, P.S. Liluah, Pincode- 711114, District- Howrah, **No. 6, 8 and 9** residing at 8/16/A, Nibedita Sarani, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and **No. 7** residing at 2/92D, Rabindra Nagar, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas.

I have caused necessary searches in the Registry Office at A.D.S.R. BEHALA, D.S.R. II, ALIPORE AND A.R.A. III, KOLKATA for the period from 2006 TO 2018 respectively and have inspected the settlement Records, BLRO Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:-

Background

WHEREAS by virtue of a Registered Partition Deed dated 8th day of February, 1964, one Sri Ankur Chandra Maity alias Sri Akrur Chandra Maity (since deceased), son of Late Kirtibas Maity, become the owner of **ALL THAT** piece and parcel of land measuring more or less 6 Cottahs 13 Chittacks lying and situate at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprising of

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R.S. Khatian No. 1826, 2212, 2233, 4224, 4225, 4430 and 4431, Dag Nos. 363, 647, 690, 698, 729 and 685/1197 under the the then South Suburban Municipality now under Kolkata Municipal Corporation (S.S. Unit), P.S. then Behala now Parnasree, within the District- then 24 Parganas now South 24 Parganas (hereinafter referred to as "Said Land") more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to and the said Partition Deed duly registered in the Office of Joint Sub- Registrar of Alipore at Behala and recorded therein in Book No. 1, Volume No. 6, Pages No. 290 to 297, Being No. 328 for the year 1964.

AND WHEREAS said Sri Ankur Chandra Maity alias Sri Akrur Chandra Maity (since deceased), became the absolute Owner of the said property and had been possessing the same by mutating his name before the Kolkata Municipal Corporation (S.S. Unit) being Premises No. 156, Sarat Chatterjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata-700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, under Ward No. 131, District- 24 Parganas (South) and paying taxes regularly thereto and having Assessee No. 41-131-17-0154-3.

AND WHEREAS while thus seized and possessed of the said property the said Ankur Chandra Maity alias Sri Akrur Chandra Maity died intestate on 31.12.1979. leaving behind him four sons namely 1) Sri Dulal Maity, the Landowner No. 1 herein, 2) Sri Kartik Chandra Maity, the Landowner No. 2 herein, 3) Sri Sunil Maity (since deceased) and 4) Sri Swapan Maity (since deceased) and three daughters namely 1) Smt. Usha Halder, 2) Smt. Ashalata Mondal and 3) Miss. Parbati Maity, who all duly inherited the undivided share of the aforesaid property left by said Ankur Chandra Maity alias Sri Akrur Chandra Maity (since deceased), as per the HINDU

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SUCCESSION ACT, 1956, as the wife of said Ankur Chandra Maity alias Sri Akrur Chandra Maity (since deceased), namely Nandi Rani Maity predeceased him in the year 1975.

AND WHEREAS said Sunil Maity died intestate on 09.07.2007. leaving behind him his wife namely Smt. Mani Maity, his three daughters namely 1) Smt. Tapashi Maity alias Smt. Tapashi Manna, 2) Miss. Swapna Maity and 3) Miss. Sumana Maity, who all duly inherited the undivided share of the aforesaid property left by said Sunil Maity (since deceased), as per the HINDU SUCCESSION ACT, 1956.

AND WHEREAS said Swapan Maity died intestate on 15.12.2016. leaving behind him his wife namely Smt. Sathi Maity and one and only son namely Sri Debashis Maity, who both duly inherited the undivided share of the aforesaid property left by said Swapan Maity (since deceased), as per the HINDU SUCCESSION ACT, 1956.

AND WHEREAS now the Landowners become the absolute Owners in respect of the First Schedule Property and have been enjoying the same by getting usufructs therefrom and has been enjoying without any interruption whatsoever.

I hereby certify that the above mentioned land of the said Owners are free from all sorts of encumbrances, charges, liabilities liens and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

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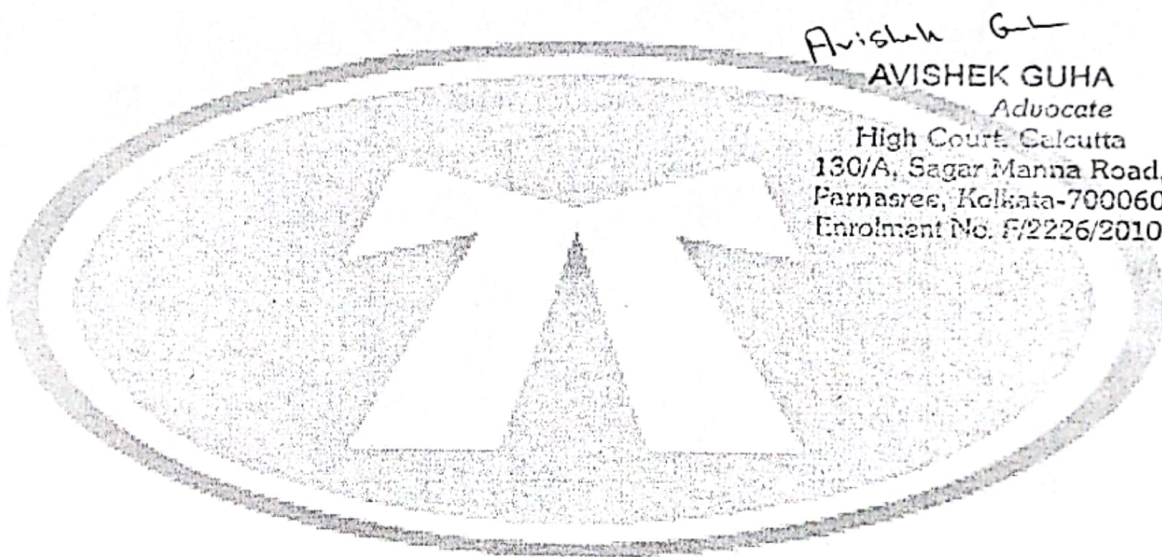
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I also hereby certify that the abovementioned land is not Subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the CMDA and The CIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.



Avishek Guha

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Advocate

High Court, Calcutta

130/A, Sagar Manna Road,
Parnasree, Kolkata-700060

Enrolment No. F/2226/2010

ADVOCATE