Advocate, High Court, Kolkata

Office:
Bar Association, Room No.2
High Court, Calcutta

Residence-cum-Chambers:
69/1, Baghajatin Place
Kolkata-700 086
Mobile: 9051446430

Email:mishrasomesh08@gmail.com

Dated: 18.02.2025

## NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

e: All that piece and parcel of land measuring an area of 03 (Three) Cotthas situated at Mouza-Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, comprising in R.S. Dag No.110, under R.S. Khatian No.139, corresponding to L.R. Dag No.110, under L.R. Khatian No.2170, known as K.M.C. Premises No.431, Nayabad, within Ward No.109, P.S. Panchasayar, Kolkata – 700 094, District – South 24-Parganas.

### PRESENT OWNERS:

(1) SRI NILADRI GHOSH, son of Late Dulal Kumar Ghosh, (2) SMT. MADHUMITA GHOSH, wife of Late Dulal Kumar Ghosh, (3) MISS NEHA GHOSH, daughter of Late Dulal Kumar Ghosh, all (1) to (3) residing at VASUNDHARA RESIDENCY, 2nd Floor, Flat No.2B, 42, Baghajatin Place, P.O. Baghajatin, P.S. Patuli, Kolkata - 700086, (4) SMT. BHARATI GHOSH, wife of Late Amal Kumar Ghosh and (5) MISS NEELANJANA GHOSH, daughter of Late Amal Kumar Ghosh, both (4) and (5) residing at VASUNDHARA RESIDENCY, 2nd Floor, Flat No.2C, 42, Baghajatin Place, P.O. Baghajatin, P.S. Patuli, Kolkata - 700086, .

I have caused necessary searches the above mentioned property in the office of D.R. Alipore and A.D.S.R. Sealdaha and R.A. Kolkata from 2013 to 18.02.2025 and I have gone through the Title Deed, Link Deed, Mutation Certificate, etc. My search report is as follows:-

WHEREAS the OWNERS herein are the joint owners of a plot of land measuring net land area of 468.189 Sq Mt, corresponding to 06 Cottahs 15 Chittacks 44.59 Sq.ft. more or less situated in Mouza: Chakmasur, J.L. No.30, Touzi No.151, R.S. No.21½, comprising in R.S. Dag No.42, under R.S. Khatian Nos.50, 70, 71, 72, 74, 75, 76, 77, 78, 49, 61, 62, 63, 65, 66, 67, 68 and 69, corresponding to L.R. Dag No.42, corresponding to L.R. Khatian Nos.226, 225, 227, 229 and 228, within the K.M.C. Premises No.42/1, Baghajatin Place, within the K.M.C. Ward No.101, Assessee No.31-101-10-0926-1, P.S. Patuli, Kolkata – 700 086.

AND WHEREAS one Kazi Sadat Ali Wakfs Estate was lawful absolute owner of land 1.20 acres in C.S. Dag Nos. 31, 33 and 34 of C.S. Khatian No.13 and at present recorded in R.S. Dag Nos. 40, 42 and 43 of R.S. Khatian Nos. 50, 70, 71, 72, 74, 75, 76, 77, 78, 49, 61, 62, 63, 65, 66, Nos. 40, 42 and 69 created out of present R.S. Khatian No.17 of Mouza- Chak Masar, formerly P.S. Jadavpur, presently P.S. Patuli, Kolkata-700 086, District 24-Parganas (South).

AND WHEREAS said Hirendra Lal Sarkar who purchased the aforesaid property from the Mutwallis of the said Kazi Sadat Ali Wakfs Estate with the approval of the Commissioner of Wakfs and on deposit of the consideration price therefore with the Wakfs Bank.

Advocate Advocate

Advocate, High Court, Kolkata

Office : Bar Association, Room No.2 High Court, Calcutta

Residence-cum-Chambers: 69/1, Baghajatin Place Kolkata-700 086 Mobile: 9051446430

Email:mishrasomesh08@gmail.com

2

AND WHEREAS said Smt. Mati Rani Ghosh, wife of Late Saroj Kumar Ghosh, of Village Paschim Rajapur, P.S. Jadavpur, Kolkata - 700 032, District South 24- Parganas absolutely owned aforesaid property on the basis of her purchase by registered Kobala dated 27.01.1968 from said Hirendra Lal Sarkar and the said Kobala was registered with the Sub- Registrar of Alipore. 24 Parganas, and recorded in Book No. 1, Volume No. 18, Pages 176 to 183, Being No. 532, in the year 1968.

AND WHEREAS said Sri Hiralal Roy, son of Late Bipin Behari Roy and Smt. Mahamaya Roy, wife of Sri Hiralal Roy, then both were residing at Village Chakmasar, P.S. Jadavpur, Kolkata-700 086, were in wrongful possession of the aforesaid property having no right, title or interest therein but they claimed that they entered into an Agreement for Sale with the Constituted Attorney of the Mutwallis of the said Wakfs Estate of Kazi Sadat Ali in respect of the aforesaid property.

AND WHEREAS said Sri Kiron Chandra Bardhan of 26E, Baghajatin Colony, P.S. Jadavpur, Kolkata - 700 086, as Plaintiff filed a suit in the 1" Court of Munsiff at Alipore against the said Sri Hiralal Roy and Smt. Mahamaya Roy, for declaration of his title and permanent injunction in respect of the aforesaid property and the said suit being transferred to the Second Additional Court of the Munsiff at Alipore and was renumbered as Title Suit No. 57 of 1975. Also previously said Smt. Mati Rani Ghosh filed in the 1" Court of the Munsiff at Alipore a suit for declaration of her title in respect of the entire aforesaid land and recovery of possession of 4 Cottahs of land on which the said Sri Hiralal Roy and Smt. Mahamaya Roy wrongfully raised hutments and upon transfer to the Second Additional Court of the Munsiff at Alipore the said suit was renumbered as Title Suit No. 63 of 1975.

AND WHEREAS said both Title Suit No. 57 of 1975 and Title Suit No. 63 of 1975 were heard analogously and upon such contested hearing, the Learned Second Additional Court of the Munsiff at Alipore was pleased to dismiss Title Suit No. 57 of 1975 filed by said Kiron Chandra Bardhan and decreed that the Title Suit No. 63 of 1975 filed by the said Smt. Mati Rani Ghosh in favour of her with the finding that she (Smt. Mati Rani Ghosh) was the rightful owner of the entire suit property / aforesaid land and the said Sri Hiralal Roy and Smt. Mahamaya Roy were in illegal and wrongful possession of aforesaid 4 Cottahs of land and the Learned Second Additional Court of the Munsiff at Alipore was also pleased to pass that said Kiron Chandra Bardhan and the Commissioner of Wakfs had no right, title, interest or possession in respect of the suit land/aforesaid land,

AND WHEREAS said Sri Hiralal Roy and Smt. Mahamaya Roy, against the said Judgement and Decree of the Learned Second Additional Court of Munsiff at Alipore, preferred Title Appeal No. 1001 of 1979 and also said Kiron Chandra Bardhan preferred Title Appeal Nos. 1037 of 1979 and 1038 of 1979 all in the Court of the Learned District Judge at Alipore and upon contested hearing the Learned 12<sup>th</sup> Additional District Judge was pleased to dismiss the Title

Advocate, High Court, Kolkata

Office : Bar Association, Room No.2 High Court, Calcutta

Residence-cum-Chambers : 69/1, Baghajatin Place Kolkata-700 086

Mobile: 9051446430

Email:mishrasomesh08@gmail.com

Appeal No. 1001 of 1979 with the finding that Kiron Chandra Bardhan has no right, title, interest or possession in respect of the suit property, that the said Smt. Mati Rani Ghosh was the rightful owner of the suit property and that the said Sri Hiralal Roy and Smt. Mahamaya Roy were in illegal and wrongful occupation of the entire suit property. With the aforesaid finding the said Learned Appellate Court of 12<sup>th</sup> Additional District Judge was pleased to dismiss the Title Suit No. 57 of 1975 filed by Kiron Chandra Bardhan and sends the Title Suit No. 63 of 1975 filed by the said Smt. Mati Rani Ghosh back on remand to the Learned Trial Court with liberty to Smt. Mati Rani Ghosh to amend the plain seeking recovery of possession of the entire suit property. Thereupon said Smt. Mati Rani Ghosh duly amended the plaint in terms of the direction given by the Learned Appellate Court.

3

AND WHEREAS against the said Judgment and Decree passed by the said Learned Lower Appellate Court (12<sup>th</sup> Additional District Judge at Alipore) in Title Appeals Nos. 1001 of 1979, 1037 of 1979 and 1038 of 1979, the said Respondent therein, Kiron Chandra Bardhan preferred Second Appeal No. 553 to 555 of 1982 before the Hon'ble High Court, Calcutta and subsequently on the application of the appellant, said Kiron Chandra Bardhan, all his said Second Appeals were dismissed by the Hon'ble High Court, Calcutta for non prosecution. Thereafter the said Sri Hiralal Roy and Smt. Mahamaya Roy, as the Defendants / Respondents and cross objectors in the said Second Appeal No. 555 of 1982 pressed for hearing and disposal of the cross objection preferred by them on merits and after contested hearing, the said cross objection was dismissed by the Hon'ble Mrs. Justice Jyotirmoyee Nag as being not maintainable law.

AND WHEREAS in the meantime said Title Suit No. 63 of 1975 (filed by Smt. Mati Rani Ghosh) came up for hearing after remand before the Learned Trial Court (2nd Additional Munsiff at Alipore), when it was found that the valuation of the suit after amendment of plaint exceeded the pecuniary jurisdiction of the said Trial Court. As such, as per direction given by the Lower Appellate Court, the said Trial Court was pleased to return the plaint for filing in proper Court. Thereupon said Smt. Mati Rani Ghosh refilled the said plaint for Trial in the Third Court of Assistant District Judge (now Civil Judge, Senior Division) at Alipore and the Suit was renumbered as Title Suit No. 200 of 1987 was started thereon. It is pertinent to mention here that although both the previous Trial Court and Lower Appellate Court held that the Defendants/Respondents therein, Kiron Chandra Bardhan and the Commissioner of Wakfs had no right, title, interest or possession in respect of the suit property/aforesaid land or any portion thereof, in the said new Suit started on refilling the previously filed plaint, the said Kiron Chandra Bardhan and the Commissioner of Wakfs were still retained as the Defendants. But the said Defendants, Kiron Chandra Bardhan and the Commissioner of Wakfs did not appear in the said Title Suit No. 200 of 1987 and did not contest the suit and did not raise any claim, right, title, interest or possession in respect of the suit property / aforesaid land and only they filed written statement and contested the suit which was, therefore, decreed on contest against them and ex parte against the said other Defendants, Kiron Chandra Bardhan and the Commissioner of Wakfs,

Cha

#### SOMESH MISHRA, Advocate, High Court, Kolkata

Office : Bar Association, Room No.2 High Court, Calcutta

Residence-cum-Chambers: 69/1, Baghajatin Place Kolkata-700 086 Mobile: 9051446430

Email:mishrasomesh08@gmail.com

,

AND WHEREAS said Sri Hiralal Roy and Smt. Mahamaya Roy preferred an Appeal from Original Decree against the said Judgement and Decree dated 22.09.1995 passed by the Learned Trial Court, namely, the Court of the Learned Assistant District Judge, Third Court at Alipore in the said Title Suit No. 200 of 1987, before the Hon'ble High Court, Calcutta being Appeal F.A.T. No. 3686 of 1995. That the said Respondents Kiron Chandra Bardhan and the Commissioner of Wakfs were not at all necessary parties and their names should be expunged from the Cause Title of the Appeal.

AND WHEREAS said in view of the long drawn litigation as aforesaid and enormous costs incurred in prosecuting the said litigations and at the intervention of common friends and well-wishers, the aforesaid Sri Hiralal Roy and Smt. Mahamaya Roy and Smt. Mati Rani Ghosh have settled their disputes out of Court and Compromised the above appeal and the concerned Title Suit No. 200 of 1987 and filed a Petition of Compromise jointly before the Hon'ble Mr. Satyabrata Sinha, Acting Chief Justice and His Companion Justices of the said Hon'ble High Court, Calcutta on the following terms-

- (a) Accepting the finding of the Trial Court regarding the Title and possession of the parties in respect of the Suit Property and also considering the uncertainty of the result of litigation and enormous costs to be incurred by both the parties in further proceeding with and/or defending the above First Appeal over and above the time require for getting the appeal disposed of on contest, the Sri Hiralal Roy and Smt. Mahamaya Roy and Smt. Mati Rani Ghosh have made an equitable division and distribution of the suit property amongst them. Upon such division and distribution, Smt. Mati Rani Ghosh with her four sons and one daughter have exclusively and absolutely obtained 14 (fourteen decimal) acres of land more or less being the front and northern half portion of CS. Dag No. 31 (RS. Dag No. 40) as marked, shown and delineated by red borders (boundary lines) in the map or site plan annexed with Compromise Petition as the full, absolute, sixteen annas owners thereof and the remaining 14 (fourteen decimal) acres more or less being the southern half portion of the said CS Dag No. 31 (R.S. Dag No. 40) marked, shown and delineated by blue borders (boundary lines) in the map or site plan annexed with Compromise Petition has been obtained exclusively and absolutely by Sri Hiralal Roy and Smt. Mahamaya Roy as the full, absolute, sixteen annas owners thereof. Both the parties shall have the right to use the 4' feet wide passage lying on the attached east of the said C.S. Dag No. 31 (R.S. Dag No. 40),
- (b) Upon such division and distribution Smt. Mati Rani Ghosh and her four sons and one daughter have exclusively and absolutely obtained 33 (thirty three decimal) acres or one bigha of demarcated land comprising portions of C.S. Dag Nos. 33 and 34 (R.S. Dag Nos. 42 and 43) being the eastern demarcated portions of the said C.S. Dag Nos. 33 and 34 marked, shown and delineated by red borders (boundary lines) in the map or site plan annexed with Compromise Petition as the full, absolute, sixteen annas owners thereof and the remaining western portion of the said C.S. Dag Nos. 33 and 34 (RS. Dag Nos. 42 and

John.

Advocate, High Court, Kolkata

Office : Bar Association, Room No.2 High Court, Calcutta

Residence-cum-Chambers: 69/1, Baghajatin Place Kolkata-700 086 Mobile: 9051446430

Email:mishrasomesh08@gmail.com

5

43) measuring 60 (sixty decimal) acres more or less as marked, shown and delineated by blue borders (boundary lines) in the map or site plan annexed with Compromise Petition has been obtained exclusively by Sri Hiralal Roy and Smt. Mahamaya Roy as the full, absolute sixteen annas owners thereof. The said portion of the suit land obtained by the Smt. Mati Rani Ghosh have been marked as Lot A and Lot A, and the said portions of the suit lands obtained by Sri Hiralal Roy and Smt. Mahamaya Roy have been marked as Lot B and Lot B. As per promise of both the parties, a demarcate plot of land measuring 05 (five decimals) acres, in C.S. Dag No. 33 (R.S. Dag No. 42) within Lot B, property obtained by Sri Hiralal Roy and Smt. Mahamaya Roy, has been given by them to the mediator Sri Gopal Sheel, son of Late Santosh Sheel of Nayabad, Kolkata-700094 who has obtained the said land as the full, absolute sixteen annas owner thereof. The said 05 (five decimals) acres of land has been marked as Lot C.

AND WHEREAS said on the aforesaid terms and condition of the said joint Compromise Petition of Sri Hiralal Roy and Smt. Mahamaya Roy and Smt. Mati Rani Ghosh, the above Appeal was Decreed and disposed of and the concerned Title Suit No. 200 of 1987 of the 3 Court of Assistant District Judge (now Civil Judge, Senior Division) at Alipore was decreed and disposed of without any cost making the said joint Compromise Petition of Sri Hiralal Roy and Smt. Mahamaya Roy and Smt. Mati Rani Ghosh is treated as parts of the decree passed by the Hon'ble High Court, Calcutta in F.A. No. 77 of 1997, CAN No. 7612 of 1999, arising out of F.A.T. No 3686 of 1995.

AND WHEREAS said by aforesaid Judgment and Decree dated 08.02.2000 passed by the Hon'ble High Court. Calcutta said Smt. Mati Rani Ghosh, with her four sons and one daughter became absolute owners of .14 (fourteen decimal) acres of land more or less being the front and northern half portion of C.S. Dag No. 31 (R.S. Dag No. 40) with right of use the 4' ft. wide passage lying on the attached east of the said C.S. Dag No. 31 (R.S. Dag No. 40) and 33 (thirty three decimal) acres or one bigha of demarcated land comprising portions of C.S. Dag Nos. 33 and 34 (R.S. Dag Nos. 42 and 43) being the eastern demarcated portions of the said C.S. Dag Nos. 33 and 34 marked, total 47 (forty seven decimal) acres more or less under C.S. Khatian No. 13 and at present recorded of R.S. Khatian Nos. 50, 70, 71, 72, 74, 75, 76, 77, 78, 49, 61, 62, 63, 65, 66, 67, 68 and 69 created out of present R.S. Khatian No.17 of Mouza Chak Masar, P.S. Jadavpur, Kolkata-700 086, District 24- Parganas (South).

AND WHEREAS said Smt Mati Rani Ghosh was a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 15.06.2002 leaving behind her four sons and one daughter namely (1) Sri Subrata Kumar Ghosh (2) Sri Kajal Kumar Ghosh (3) Dulal Kumar Ghosh, since deceased and (4) Amal Kumar Ghosh. since deceased all are sons of Late Saroj Kumar Ghosh and (5) Smt. Shyamali Das, wife of Sri Ashim Kumar Das and daughter of Late Saroj Kumar Ghosh, as her only legal heirs and successors who by virtue of inheritance under the Hindu Succession Act, became the absolute joint owners of the above mentioned property measuring about 14 (fourteen decimal) acres more or less in C.S. Dag No. 31 (R.S. Dag No. 40) and measuring about 33 (thirty

Advocate, High Court, Kolkata

Office : Bar Association, Room No.2 High Court, Calcutta

Residence-cum-Chambers : 69/1, Baghajatin Place Kolkata-700 086

Mobile : 9051446430

Email:mishrasomesh08@gmail.com

three decimal) acres more or less in CS. Dag Nos. 33 and 34 (R.S. Dag Nos. 42 and 43) under C.S. Khatian No.13 and at present recorded of R.S. Khatian Nos. 50, 70, 71, 72, 74, 75, 76, 77, 78, 49, 61, 62, 63, 65, 66, 67, 68 and 69 created out of present R.S. Khatian No. 17 of Mouza Chak Masar, P.S. Patuli (formerly Jadavpur), Kolkata - 700 086, District 24- Parganas (South). Here is noted that the husband of Smt. Mati Rani Ghosh namely Saroj Kumar Ghosh was predeceased.

6

AND WHEREAS said (1) Sri Subrata Kumar Ghosh (2) Sri Kajal Kumar Ghosh (3) Dulal Kumar Ghosh, since deceased and (4) Amal Kumar Ghosh, since deceased and (5) Smt. Shyamali Das, jointly mutated their names in the records of the Kolkata Municipal Corporation (K.M.C.) in respect of the above mentioned land measuring about 33 (thirty three decimal) acres corresponding to 20 (twenty) Cottahs more or less C.S. Dag Nos. 33 and 34 (R.S. Dag Nos. 42 and 43) under C.S. Khatian No. 13 and at present recorded of R.S. Khatian Nos. 50, 70, 71, 72, 74, 75, 76, 77, 78, 49, 61, 62, 63, 65, 660 67 68 and 69 created out of present R.S. Khatian No.17 of Mouza-Chak Masar, P.S. Patuli (formerly Jadavpur), Kolkata-700 086, District 24-Parganas (South) which is known and numbered as K.M.C. Premises No. 42, Baghajatin Place.

AND WHEREAS said the aforesaid land area had been decreased and it is now measuring about 17 (seventeen) Cottahs 9 (nine) Chittacks 17 (seventeen) Sq.ft more or less instead of 20 (twenty) Cottahs more or less at the K.M.C. Premises No. 42, Baghajatin Place.

AND WHEREAS said said (1) Sri Subrata Kumar Ghosh, (2) Sri Kajal Kumar Ghosh (3) Dulal Kumar Ghosh, since deceased (4) Amal Kumar Ghosh, since deceased and (5) Smt. Shyamali Das constructed three tiles shed structure on the said land measuring about 17 (Seventeen) Cottahs 9 (Nine) Chittacks 17 (seventeen) Sq.ft. more or less at the K.M.C. Premises No. 42, Baghajatin Place, Kolkata - 700 086.

AND WHEREAS said said (1) Sri Subrata Kumar Ghosh, (2) Sri Kajal Kumar Ghosh, (3) Dulal Kumar Ghosh, since deceased (4) Amal Kumar Ghosh since deceased and (5) Smt. Shyamali Das, were absolute joint owners of land measuring about 17 (seventeen) Cottahs 9 (nine) Chittacks 17 (seventeen) Sq ft more or less and three tiles shed structure standing thereon in CS Dag Nos. 33 and 34 (R.S. Dag Nos: 42 and 43) under CS. Khatian No. 13 and at present recorded of RS. Khatian Nos. 50, 70, 71, 72, 74, 75, 76, 77, 78, 49, 61, 62, 63, 65, 66, 67, 68 and 69 created out of present R.S. Khatian No.17 of Mouza Chak Masar, P.S. Patuli (formerly Jadavpur), Kolkata-700 086, District 24- Parganas (South) also within the Kolkata Municipal Corporation (K.M.C.) being the K.M.C. Premises No. 42, Baghajatin Place, Assessee No. 31-101-10-0042-7, Kolkata-700 086 and they were in possession and enjoyment on the said property free from all encumbrances.

AND WHEREAS said (1) Sri Subrata Kumar Ghosh, (2) Sri Kajal Kumar Ghosh, (3) Dulal Kumar Ghosh, since deceased (4) Amal Kumar Ghosh since deceased and (5) Smt. Shyamali Das in order to avoid any possibilities of ruinous litigations and misunderstanding amongst themselves and to live in peace and happiness maintaining cordial relationship amongst themselves and for their better enjoyment and effective use, occupations and they mutually agreed to came to an

and thei

**SOMESH MISHRA**. Advocate, High Court, Kolkata

Office : Bar Association, Room No.2 High Court, Calcutta

Residence-cum-Chambers: 69/1, Baghajatin Place Kolkata-700 086 Mobile: 9051446430

Email :mishrasomesh08@gmail.com

Amicable Partition of the aforesaid properties and executed and registered an Amicable Partition Deed on 25.09.2013 which deed was registered with the Additional District Sub-Registrar Office at Alipore, South 24-Parganas and recorded in Book No. I, CD Volume No. 32, Pages 1341 to 1368, being Deed No. 07810 for the year 2013 and by said Amicable Partition Deed dated 25.09.2013 said Dulal Kumar Ghosh and Amal Kumar Ghosh, both since deceased become absolute joint owners of ALL THAT piece and parcel of land measuring about 7 (seven) Cottalis out of 17 (seventeen) Cottahs 9 (nine) Chittacks 17 (seventeen) Sq.ft. be the same a little more or less and one tiles shed structure lying and situate in part of C.S. Dag Nos. 33 and 34 (part of R.S. Dag Nos. 42 and 43) under C.S. Khatian No. 13 and at present recorded of R.S. Khatian Nos. 50, 70, 71, 72, 74, 75, 76, 77, 78, 49, 61, 62, 63, 65, 66, 67, 68 and 69 created out of present R.S. Khatian No. 17 of Mouza -Chak Masar, J.L.. 30 Collectorate Touzi No. 151, R.S. No. 211/2 Pargana Khaspur, P.S. Patuli (formerly Jadavpur). Sub Registry Office Alipore, District 24-Parganas (South) now within the Kolkata Municipal Corporation area, Borough No XII, in Ward No. 101, being the part of the K.M.C. Premises No. 42, Baghajatin Place, Assessee No. 31-101-10-0042-7, Kolkata-700 086, the said property is particularly shown and delineated with the BLUE border line in the map or plan, marked 'B', in the said Amicable Partition Deed dated 25.09.2013, thereafter said Dulal Kumar Ghosh and Amal Kumar Ghosh, both since deceased jointly mutated their names in the records of the Kolkata Municipal Corporation (K.M.C.) in respect of their above mentioned land measuring about 7 (seven) Cottahs more or less which is known and numbered as the K.M.C. Premises No. 42/1, Baghajatin Place. Assessee No. 31-101-10-0926-1, Kolkata-700 086.

7

AND WHEREAS said Dulal Kumar Ghosh died intestate on 03.08.2020, leaving behind his wife, one son and one daughter the Owners No.1 to 3 herein inherited the undivided 1/2 share of the total property and said Amal Kumar Ghosh, died intestate on 11.08.2018, leaving behind his wife and one daughter the Owners No.4 and 5 herein inherited the rest undivided 1/2 share of the total property.

AND WHEREAS the present LAND OWNERS herein also recorded their names in the record of the B.L.&L.R.O. during L.R. record of Right vide L.R. Khatian Nos.226, 225, 227, 229 and 228 of L.R. Dag Nos.42 of Mouza-Chakmasur, J.L. No.30 and also recorded their names in the record of the K.M.C. known and numbered as the K.M.C. Premises No. 42/1, Baghajatin Place, Assessee No. 31-101-10-0926-1, Kolkata-700 086 and also converted that land from "Layek Jungle" to "Bastu".

During investigations the available records from 1913 to 18.02.2025 in the office of D.R. Alipore and A.D.S.R. Seldaha and R.A. Kolkata no adverse entry is found in respect of the above mentioned property.

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

char an al somesh Mishra. Advocate, High Court, Kolkata

Office : Bar Association, Room No.2 High Court, Calcutta

Residence-cum-Chambers : 69/1, Baghajatin Place Kolkata-700 086

Mobile: 9051446430

5

Email :mishrasomesh08@gmail.com

I also hereby certify that the above mentioned property 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 the equitable mortgage.

Two Search Receipts vide No.REGN-CC-423163 dated 12.02.2025 issued by D.R. Office Alipore and another one Search Receipt No.REGN-CC-019775 dated 12.02.2025 R.A. Kolkata are enclosed herewith.

[MR. SOMESH MISHRA]
Advocate

SOMESH MISHRA ADVOCATE HIGH COURT CALCUTTA 69/1, BAGHAJATIN PLACE KOLKATA - 700086 Enrol No. F/985/2008

## No. REGN CC 423163

# Receipt for Fees Deposited for Search or Inspection

	3292
	1. Serial Number of application
-2	2. Date of application
3	3. Search for the year (s)
, 2	1. Name of office to which the record to be searched or inspected relates
5	Name of office to which the record to be searched or inspected relates
e	6. Nature of document
7	. Particulars of record to be inspected (year, number, book, volume and page in
	the case of registered document)
8	From whom received IS Majom dan
9	. Fees paid under Article —
F	(1) (1)
F	(2) (ii)
F	
	Registrar of
PL/K	olkata-56

## No. REGN CC 019775

# Receipt for Fees Deposited for Search or Inspection

rial Number of application	862	
ate of application	12/2/2	
earch for the year (s)		
Name of office to which the record to be	searched or inspected rela	tes
	210. 725	
lame of person or property to be search	ned	•••••
lature of document		
American source	17	
'articulars of record to be inspected (yes		_
ne case of registered document)	511 13-8m	July
Pure		
rom whom received	on Com D S	<u> </u>
ees paid under Article —		
(i)	In 2	
\(i)		
	Bogietrer of	' )
	Registrar of	
A. 10 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	A STATE OF THE STA	