

Avijit Ghosh

B.Com. (Hons), L.L.B, Dip. in F.A.
ADVOCATE

CHAMBER :

"Purbasha Market", Banik More,
(Beside Allahabad Bank), Birati, Kolkata - 700 051

RESIDENCE :

42, Sahid Ganesh Dutta Road,
(Near Yubashree Club), Birati, Kolkata - 700 051

Tel : 2514 2743 (R), 9830078449 (M)

E-mail : mravijit_2009@rediffmail.com

Ref. :

Date : 25.11.2024...

:-NON ENCUMBRANCE CERTIFICATE:-

&

:-REPORT ON TITLE:-

[Sub:- Verification of title and search of Registration record of a land measuring about **3(Three) cottahs 12(Twelve) chittaks** which is lying and situated at Dist. **North 24 Parganas**, P.S. **NIMTA** Mauja :- **BIRATI**, J.L.7, Re.Su. 139, Tauji:- 172 & 174, comprised in **R.S. & L.R. Dag No. 546 (Five hundred and forty Six)** & **R.S. Khatian No. 288 (sabek)** and **R.S Khatian 862 (Hal) & 597 (Modified)** and **L.R. Khatian :- 1450**, under ward No.18 of **North Dum Dum Municipality** being municipal Holding No. **91(141) Shaheed Ganesh Dutta Road, P.O. Birati, Kolkata :-700051**]

This is to certify that I have examined the title deeds and documents produced by **SRI GOUTAM GHOSH [PAN:- AILPG8649L]**, [Aadhaar No. 343719871884] son of Late Narendra Chandra Ghosh, residing at Ramkrishna Pally, Saheed Ganesh Dutta Road, P.O. Birati, P.S. Nimta, Kolkata:-700051, Dist. North 24 Parganas (**PRESENT OWNER**) in respect of the above mentioned property.

:-The Report on Title:-

THAT one **Sadhana Ghosh**, since deceased, wife of Late Narendra Chandra Ghosh, purchased from **Kurban Ali Mandal**, son of Late Rahaman Mandal, a piece and parcel landed property admeasuring little more or less **3(three) cottahs 12(twelve) chittaks** which is lying and situated at District:- **North 24 Parganas**, P.S. Dum Dum (Sabek) & **Nimta (Hal)**, Mauja :- **Birati**, J.L.7, Re.Su. 139, Tauji:- 172 & 174, comprised in **R.S. Dag No. 546 (Five hundred and forty Six)** & **R.S. Khatian No. 288**, under **North Dum Dum Municipality**, by virtue of a **Deed of Sale**, being No. Deed No. **6724** for the year **1956** which was executed and registered at Sub-Registry office at Cossipore Dum Dum and recorded in Book No.**I**, Vol. **101** and Page:-**166 - 168** of the same registry office.

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Page:-2

THAT while ceased, possessed and sufficiently entitled to the aforesaid landed property, said **Sadhana Ghosh**, since deceased, wife of Late Narendra Chandra Ghosh, executed / performed an **WILL** on **29th Day of July 1996** in favour of his son **Sri Goutam Ghosh**, Vendor / Landowner, herein, son of Late Narendra Chandra Ghosh, for the above mentioned landed property admeasuring little more or less **3(three) cottahs 12(twelve) chittaks** which is lying and situated at District:- **North 24 Parganas**, P.S. Dum Dum (Sabek) & **Nimta (Hal)**, Mauja :- **Birati**, J.L.7, Re.Su. 139, Tauji:- **172 & 174**, comprised in **R.S. Dag No. 546 (Five hundred and forty Six)** & **R.S. Khatian No. 288**, under **North Dum Dum Municipality**.

THAT after demise of said **Sadhana Ghosh**, since deceased, wife of Late Narendra Chandra Ghosh, his son **Sri Goutam Ghosh**, son of Late Narendra Chandra Ghosh filed a case for granting **PROBATE OF WILL**, vide Misc Case No. **403/06 (Probate)** in the court of Learned District Delegate, North 24 Parganas, Barasat.

THAT by virtue of the court order dt. **23rd day of June, 2008** under Section **289** of **Indian Succession Act, 1925** for the above Misc Case No. **403/06 (Probate)**, issued from Learned Judge, **P.C. Chatterjee**, in the court of Learned District Delegate, North 24 Parganas, Barasat, said **Sri Goutam Ghosh**, Vendor / Landowner herein, son of Late Narendra Chandra Ghosh became **ABSOLUTE OWNER** of the landed property admeasuring little more or less **3(three) cottahs 12(twelve) chittaks** which is lying and situated at District:- **North 24 Parganas**, P.S. **Nimta**, Mauja :- **Birati**, J.L.7, Re.Su. 139, Tauji:- **172 & 174**, comprised in **R.S. Dag No. 546 (Five hundred and forty Six)** & **R.S. Khatian No. 288**, under ward No.18 of **North Dum Dum Municipality**,

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Page:-3

There after, said **Sri Goutam Ghosh**, Present Owner, son of Late Narendra Chandra Ghosh **mutated** his name in the record of **B.L & L.R** office vide District:- **North 24 Parganas**, P.S. **Nimta**, Mauja :- **Birati**, **R.S. & L.R. Dag No. 546 (Five hundred and forty Six) & R.S. Khatian No. 288 (sabek) and R.S Khatian 862 (Hal) & 597 (Modified) and L.R. Khatian:- 1450** as per Mutation Case No. **M/2779/15 dt. 27.11.2015** **Khajna Rasid No. REVREC 2023150934724 dt.26.08.2023** and hence he **mutated** his name in the record of **North Dum Dum Municipality**, under ward No.18, being **Holding No. 91(141) Shaheed Ganesh Dutta Road, P.O. Birati, Kolkata :-700051**.

This is to certify that I have caused to search the Index-I, as per available records of office of the **A.D.S.R- Belghoria, North 24 Parganas**, from the year 20015 to up to date vide Receipt No. **1526002806 / 2024 dt.20/11/2024** in respect of the aforesaid property and it has been vividly stated that said **Sri Goutam Ghosh**, son of Late Narendra Chandra Ghosh the **absolute owner** of the property mentioned over leaf.

I have examined all original documents and have to report that the aforesaid **title to the property is clear unassailable and property is absolutely free from all encumbrances, lien and charges.**

So, the aforesaid owner acquires a **good and marketable title** as so far, my concerned.

List of documents examined by me :-

1. Title Deed .
2. Will & Probate .
3. Current Municipal Tax receipt.
4. Current Khajna Receipt
5. Search receipt from A.D.S.R. - Belghoria dt. 20 /11/2024 vide No. **1526002806 / 2024**


[Avijit Ghosh, Advocate]
Barasat Court

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

Date of Application: 20-11-2024

Serial No of Application	1526002806/2024	Search No	1526002806/2024
Search for the Years	From 2015 To 2024	Record Available	From 29/12/2015 onwards
Name of Person to be Searched	First Name : Goutam Last Name : Ghosh, First Name (Father/Mother/Husband/Company): Narendra, Last Name (Father/Mother/Husband/Company): Ghosh		
From whom Received	E Seth		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 9/-	

Search Result:

Sl.No. Name & Address

Status & Transaction

Deed Details

1 GOUTAM GHOSH
Son of Late NARENDRA CHANDRA GHOSH
City: NORTH DUM DUM, District: North 24-
Parganas, PS: Nimta,
Pin: 700051, State: West Bengal,, Country:
India,

Status: Land Lord
Transaction: [0110] Sale, Development
Agreement or Construction agreement
Deed Registered in: A.D.S.R. Belghoria

Deed No: I-152600249/2024
Query No: 15262000101797/2024
Serial No: 1526000252/2024
Page No: 7446 to 7476
Date of Registration: 18/01/2024
Date of Completion: 19/01/2024

2 GOUTAM GHOSH
Son of Late NARENDRA CHANDRA GHOSH
City: NORTH DUM DUM, District: North 24-
Parganas, PS: Nimta,
Pin: 700051, 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. Belghoria
Remarks: This Deed is Development
Power of Attorney after Registered
Development Agreement of [Deed
No/Year]:

Deed No: I-152600252/2024
Query No: 15268000155800/2024
Serial No: 1526000257/2024
Page No: 7567 to 7587
Date of Registration: 18/01/2024
Date of Completion: 19/01/2024



For 
20/11/24

(Mr Sougata Das)

A.D.S.R. Belghoria

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