

NON ENCUMBRANCE CERTIFICATE
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DEVOLUTION OF TITLE

RE : Holding No. 67, 69, 70, 71, Shibpur Road,
Amalgamated into holding No. 69, Shibpur Road,
P.S. Shibpur, District Howrah , Ward No. 32.

Area of Land : 12 cottah 8 chittak 2 sq. ft.

Present Owner : Sri Avijit Ghosh, Director of M/S
Mangla Gauri Consultants Pvt. Ltd.

At all material point of time one Prabodh Bala Debi, now deceased, wife of Amulya Bandopadhyay was the owner and occupier of the properties comprised within Howrah Municipal Corporation holding no. 67,69,70 and 71 Shibpur Road, P.S. Shibpur, District Howrah under H.M.C. Ward no. 32, within the jurisdiction of D.S.R. and A.D.S.R. Howrah .Originally all the said properties comprised within single holding and the said Probodh Bala Debi purchased the same by means of two separate deeds of sale, the first of them having been executed on 5th May 1915 and registered in Book No. 1, volume no. 22, pages 68 to 73, being no. 1869 for the year 1915 at the office of the D.S.R. Howrah and the other one having been executed on 21st August 1921 and registered in book No. 1, volume no. 2412 pages 251 to 255, being no. 3094 for the year 1921 at the office of D.S.R.Howrah. While possessing the aforesaid properties as of her own right, title and interest the said Probodh Bala Debi,mutated her name in the record of the then Howrah Municipality and

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the total property was sub-divided in four separate holdings. viz. 67, Shibpur Road containing land measuring about 9 cottah 6 chittak 40 sq. ft. including structures and a tank 69, Shibpur Road containing an area of land measuring 1 cottah 3 chittak 8 sq. ft. with structure, 70, Shibpur Road containing land measuring 8 cottah 7 chittak 33 sq. ft. with structure and 71, Shibpur Road containing land measuring about 2 cottah 7 chittak 40 sq. ft. with structure. Thereafter the said probodh Bala Debi passed away leaving her three sons i) Haradhan Banerjee, ii) Amarnath Banerjee and (iii) Biswanath Banerjee along with four married daughters i) Annapurna Mukherjee (ii) Angshumla Mukherjee iii) Aparna Chawdhury and (iv) Aruna Chattopadhyay as her legal heirs. The husband of Probodh Bala Debi predeceased her.

Afterwards, the said Biswanath Banerjee died leaving his wife Smt. Katyani Banerjee, one son Samir Banerjee and five daughters i) Smt. Jolly Banerjee (ii) Manjushree Mukherjee iii) Smt. Polly Banerjee (iv) Smt. Lily Bhattacharjee and v) Smt. Shelly Ray as his legal heirs.

One of the daughter of Probodh Bala Debi, viz. Annapurna Mukherjee and her husband Sudhir Mukherjee died intestate and issueless and her share in the properties of her mother reversed back to the other heirs of her mother.



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In the meantime, another daughter of Probodh Bala Debi viz. Angshumala Mukherjee also passed away intestate and her husband Shyama Charan Mukherjee also died intestate leaving her four sons viz. i) Akshay Kumar Mukherjee (ii) Achintya Kumar Mukherjee (iii) Sri Amitava Mukherjee and (iv) Ananta Mukherjee and five daughters viz. 1) Smt. Purnima Banerjee (2) Smt. Meghamala Banerjee (3) Smt. Sangha Mitra Seal (4) Smt. Paromita Ghatak and one Amiya Ray Chawdhury.

Thereafter, one of the son of said Angshumala Mukherjee, viz. Ananta Mukherjee died leaving his wife Smt. Rita Mukherjee and one son Sri Sumalya Mukherjee respectively and the said Amiya Ray Chowdhury died leaving her husband Sri Kshitindra Ray Chowdhury and one son Sri Kaushik Ray ~~Chowdhury~~ Chowdhury respectively. Another daughter of Probodh Bala Debi viz. Aparna Chattopadhyay also died intestate and her husband Sambhunath Chattopadhyay also died and her share was inherited by her two sons 1) Banikanta Chattopadhyay and 2) Sri Triptim Chattopadhyay, On the demise of Banikanta Chattopadhyay his share devolved upon his wife Smt. Sangha Mitra Chattopadhyay and one daughter Smt. Sanchayita Dey.

Another daughter of Probodh Bala Debi, viz. Aruna Chattopadhyay also died intestate and her husband Harish Chandra Chattopadhyay also predeceased her, leaving one Son

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Tanmay Chattopadhyay and one daughter Smt. Indira Bandopadhyay.

Thereafter all the owners, as stated above, either personally or through their constituted Attorney sold away all those properties by different deeds to the M/S Mangla Gauri Consultant Pvt. Ltd. represented by its Director, Sri Avijit Ghosh, as detailed below ;

- a) Holding No. 71 and 67(P) Shibpur Road measuring altogether 3 cottah 9 chittak 38 sq. ft and registered in book No. 1 volume no. 3, pages 1325 to 1341, being no. 06307 for the year 2007 dated 12.10.2007 at the office of D.S.R. Howrah.
- b) Holding No. 69 and 70(P) Shibpur Road measuring altogether 4 cottah 8 chittak 6 sq. ft. registered in Book No. 1, volume no. 3 pages 1407 to 1424 being no. 06290 for the year 2007, dated 12.10.2007 at the office of the D.S.R. Howrah.
- c) Holding No. 70(P) Shibpur Road measuring 4 cottah 6 chittak 3 sq. ft. and registered in book No. 1, volume no. 3, pages 1440 to 1456 being no. 06288 for the year 2007 dated 12.10.2007 at the office of the D.S.R. Howrah.

Thereafter the said 'M/S Mangla Gauri Consultants Pvt. Ltd. represented by its Director Abhijit Ghosh executed a registered deed of amalgamation in respect of holding No. 69, 67 , 70 and 71, Shibpur Road for amalgamating into a



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single holding which was registered in Book No. 1, volume no. 12, pages 8467 to 8480 being no. 06015 for the year 2012 dated 8th August, 2012 at the office of the A.D.S.R. Howrah.

On the basis of that amalgamation deed the said Director of M/S Mangla Gauri Consultants Pvt. Ltd. mutated its name in the record of Howrah Municipal Corporation and all the four holdings have been amalgamated into one and single holding which is now known as 69, Shibpur Road, P.S. Shibpur, District Howrah under H.M.C. Ward no. 32 measuring 12 cottah 8 chittak 2 sq. ft.

This is in short the history of the property and devolution of title.

I have caused searches for 30 years in the office of the D.S.R. and A.D.S.R. Howrah and from the search report it transpires that the property is free from all encumbrances, charges, liens, lispendence etc. whatsoever and has a good marketable title in it for equitable mortgage.

Subrata Mukherjee
Advocate.
24.9.13.