

Shib Shankar Bhattacharya
L.L.B Advocate

Bar Association
Off. Metropolitan Magistrates' Court, Room No -3
2, Bankshall Street Kolkata-700 001
Also available at Alipore Police Courte, Kol-27
Ph 2220-9168 (O)

Residence :
120 Naskarpara Road Kol-41 (Kritartha Apartment)
Mobile 9231581159

NON ENCUMBRANCES CERTIFICATE

Re. : ALL THAT piece and parcel of the homestead land measuring more or less an area **4 (four) Cottahs 11 (eleven) Chittak 14 (fourteen) Sq.ft., TOGETHER WITH** one Ground Plus Three storied residential Building, now standing thereon, lying and situated at **Mouza - Haridevpur, J.L. No. 25, R.S. No. 35, Pargana - Magura, District Collectorate Touzi No. 238, comprised in R.S. Khatian No. 628 corresponding to L.R. Khatian Nos. 5689, 5687, 5913 and 5916, appertaining to R.S. & L.R. Dag No. 42, under Police Station - Thakurpukur now Haridevpur, being KMC Premises No. 85, Naskar Para Road, Kolkata - 700041, within the limits of Ward No. 115 vide KMC Assessee No. 41-115-09-0085-6 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. Behala, D.S.R. at Alipore.**

Present Owners : - 1. SRI SAMIR BANERJEE son of Late Anil Chandra Banerjee of 73/1, Naskar Para Road, P.O. Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, in the District South 24 Parganas, **2. SMT. RATNA BANERJEE**, wife of Sri Arun Banerjee of 54A, Iswar Ganguly Street, P.O. Kalighat, Police Station - Bhawanipur, Kolkata - 700026, in the District South 24 Parganas, **3. SRI JANARDAN BANERJEE**, son of Late Nandalal Banerjee of BL-B, F-5, 2C, Sarsuna Main Road, P.O. Sarsuna, Police Station - Thakurpukur now Sarsuna, Kolkata - 700061, in the District South 24 Parganas, **4. SRI RANJAN BANERJEE**, son of Late Narayan Chandra Banerjee of 271/1, Mahatma Gandhi Road, P.O. Haridevpur, Police Station - Thakurpukur now Haridevpur, Kolkata - 700082, in the District South 24 Parganas.

This is to certify that I have caused necessary searches through my searcher online basis in the Index - II, in the Records of A.D.S.R. at Behala, D.S.R. at Alipore as well as A.R.A. at Kolkata for the period from 2013- 2025 (till date).

In course of search work and in terms of the records made available as per record of I have found no entry evidencing transfer of the said Land, which is attach in Search Report by separate sheet.

My report is as follows :-

THAT One Maya Banerjee, since deceased, wife of Late Anil Chandra Banerjee was sole and absolute lawful owner seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land

measuring more or less an area of 4 (four) Cottahs 11 (eleven) Chittak 14 (fourteen) Sq.ft., lying and situated at Mouza - Haridevpur, J.L. No. 15, R.S. No. 35, Pargana - Magura, District Collectorate Touzi No. 238, comprised in Khatian No. 628, appertaining to R.S. Dag No. 42, under Police Station - Thakurpukur now Haridevpur, within the limits of Ward No. 115 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. Behala, D.S.R. at Alipore, by virtue of a registered Deed of Conveyance, executed on 12.05.1967, duly registered in the office of Sub-Registrar of Alipore, South 24 Parganas recorded in Book No.I, Being No. 3216 for the year 1967 from its the then owner namely Sasanka Sekhar Banerjee, son of Late Jnanda Prosad Banerjee at the valuable consideration, mentioned therein.

THEREAFTER said Maya Banerjee, since deceased, wife of Late Anil Chandra Banerjee duly mutated her name in the records of the Kolkata Municipal Corporation and property known and numbred as **KMC Premises No. 85, Naskar Para Road, P.S. Thakurpukur now Haridevpur, Kolkata - 700041**, under KMC Ward No. 115 and she has/had paying corporation taxes in her name in the records of **KMC Assessee No. 41-115-09-0085-6**.

THAT the said Maya Banerjee died intestate on 14.01.1980 leaving behind her one son Samir Banerjee, three daughters namely 1. Ratna Banerjee, 2. Jhupu Banerjee, since deceased and 3. Rupu Banerjee, since deceased, as her only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956. Be it mentioned that husband of the said Maya Banerjee namely Anil Chandra Banerjee died intestate on 17.06.1991.

THEREAFTER said Rupu Banerjee while seized and possessed of her respective share of land died intestate on 13.10.2011 leving behind her only son Ranjan Banerjee, as her only surviving legal heirs to inherit the said respective share of the entire land under the provision of the Hindu Succession Act., 1956. Be it mentioned that husband of the said Rupu Banerjee namely Narayan Chanda Banerjee died intestate on 29.07.2015.

THAT said 1. Samir Banerjee, 2. Ratna Banerjee, 3. Jhupu Banerjee, since deceased and 4. Ranjan Banerjee while jointly seized and possessed of the said land duly recorded their names in the records of the B.L. & L.R.O. and finally, fully and absolutely published their names in the records of rights under L.R. Khatian Nos. 5689 (Samir Banerjee), 5687 (Jhupu Banerjee), 5913 (Ratna Banerjee) and 5916 (Ranjan Banerjee) in respect of the said land.

THEREAFTER said Jhupu Banerjee while seized and possessed of her respective share of land died intestate on 20.05.2020 leving behind her husband Janardan Banerjee, as her only surviving legal heirs to inherit the said respective share of the entire land under the provision of the Hindu Succession Act., 1956.

THAT in pursuance to the above said **1. SRI SAMIR BANERJEE** son of Late Anil Chandra Banerjee, of 73/1, Naskar Para Road, P.O. Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, in the District South 24 Parganas, **2. SMT. RATNA BANERJEE**, wife of Sri Arun Banerjee, of 54A, Iswar Ganguly Street, P.O. Kalighat, Police Station - Bhawanipur, Kolkata - 700026, in the District South 24 Parganas, **3. SRI**

JANARDAN BANERJEE, son of Late Nandalal Banerjee, of BL-B, F-5, 2C, Sarsuna Main Road, P.O. Sarsuna, Police Station - Thakurpukur now Sarsuna, Kolkata - 700061, in the District South 24 Parganas, **4. SRI RANJAN BANERJEE**, son of Late Narayan Chandra Banerjee, of 271/1, Mahatma Gandhi Road, P.O. Haridevpur, Police Station - Thakurpukur now Haridevpur, Kolkata - 700082, in the District South 24 Parganas, being the Present Land Owners/Vendors herein are absolute lawful joint owners of **ALL THAT** piece and parcel of **bastu land** measuring more or less an area of **4 (four) Cottahs 11 (eleven) Chittak 14 (fourteen) Sq.ft., TOGETHER WITH** brick built tile shed structure, having an area more or less **200 Sq.ft. with cemented floor finished** now standing thereon, lying and situated at **Mouza - Haridevpur, J.L. No. 15, R.S. No. 35, Pargana - Magura, District Collectorate Touzi No. 238, comprised in R.S. Khatian No. 628 corresponding to L.R. Khatian Nos. 5689, 5687, 5913 and 5916, appertaining to R.S. & L.R. Dag No. 42, under Police Station - Thakurpukur now Haridevpur, being KMC Premises No. 85, Naskar Para Road, Kolkata - 700041, within the limits of Ward No. 115 vide KMC Assessee No. 41-115-09-0085-6 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. Behala, D.S.R. at Alipore** and accordingly the Present Land Owners/Vendors herein jointly seized and possessed the said land by paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

THESE AFTER the Present Land Owners/Vendors herein while jointly seized and possessed of the said land duly constructed brick built pucca structure over the said land at their own costs, expenses and efforts, free from all encumbrances.

I hereby certify that the above mentioned land of **1. SRI SAMIR BANERJEE** son of Late Anil Chandra Banerjee of 73/1, Naskar Para Road, P.O. Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, in the District South 24 Parganas, **2. SMT. RATNA BANERJEE**, wife of Sri Arun Banerjee of 54A, Iswar Ganguly Street, P.O. Kalighat, Police Station - Bhawanipur, Kolkata - 700026, in the District South 24 Parganas, **3. SRI JANARDAN BANERJEE**, son of Late Nandalal Banerjee of BL-B, F-5, 2C, Sarsuna Main Road, P.O. Sarsuna, Police Station - Thakurpukur now Sarsuna, Kolkata - 700061, in the District South 24 Parganas, **4. SRI RANJAN BANERJEE**, son of Late Narayan Chandra Banerjee of 271/1, Mahatma Gandhi Road, P.O. Haridevpur, Police Station - Thakurpukur now Haridevpur, Kolkata - 700082, in the District South 24 Parganas being the Present Owner herein is free from all sorts of encumbrances, charges, liabilities, liens and dependencies attachment of any kind whatsoever and the said land have an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned 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 B.L. & L.R.O. as well as Maheshtala Municipality and any other authority.

The receipts for the relevant search is enclosed herewith.

Enclosed as above.

Shib Shankar Bhattacharya
Advocate

(SHIB SHANKAR BHATTACHARYA)
ADVOCATE

Enrolment No. : WB/613/1980
Alipore Police Court, Kolkata-27