



**PRASANTA KUMAR DAS**  
SERAMPORE COURTS & JUDGES' COURT  
REGD. NO. WB/1575/1977

MOB: 9163568923

**Non – Encumbrance Certificate of Land measuring about 23 Cottah 03 Chittack 36 Sq.feet comprised in H.M.C. Holding No. 3/2/2, Baje Shibpur 2<sup>nd</sup> Bye Lane, Ward No. 32, Mouza & P.S. Shibpur, Dist. Howrah – 711 102**

I have gone through with photo copy of R.S. record. It reveals from that originally H.M.C holding no. 7, Ramcharan Chatterjee Lane was belong to Hari Mohan Shome & others. The land was comprised in R.S. Plot No. 23 & 26 and the nature of land was recorded as Pukur & Par.

Later the legal heirs of Hari Mohan Shome and others had sold the entire land belongs to the H.M.C holding no. 7, Ramcharan Chatterjee Lane part by part to the present owners i.e. Manju Surana, Sumitra Patel, Sanwarmal Agarwal, Santosh Kumar Sharma, Jai Narayan Developers Pvt. Limited, Tewari Brothers Mithaiwala Pvt. Ltd through several registered Deed of Conveyances mentioned herein under.

**MANJU SURANA** is by purchase acquired ownership of the piece and parcel of undivided land measuring about **03 Cottah 04 Chittack 34 Sq.feet** comprised in Howrah Municipal Corporation Holding No. 7, Ram Chandra Chatterjee Lane, P.S. Shibpur, Dist. Howrah within the jurisdiction of H.M.C Ward No. 32 and recorded in R.S Dag No. 23 & 26 under R.S. Khatian No. 28, J.L. No. 1, Sheet No. 67, Mouza & P.S. Shibpur, Dist. Howrah vide Deed No. I- 3479 & I- 4719 for the year 2012 registered in the office of D.S.R Howrah.

**SUMITRA PATEL** is by purchase acquired ownership of the piece and parcel of undivided land measuring about **02 Cottah 07 Chittack 25 Sq.feet** comprised in Howrah Municipal Corporation Holding No. 7, Ram Chandra Chatterjee Lane, P.S. Shibpur, Dist. Howrah within the jurisdiction of H.M.C Ward No. 32 and recorded in R.S Dag No. 23 & 26 under R.S. Khatian No. 28, J.L. No. 1, Sheet No. 67, Mouza & P.S. Shibpur, Dist. Howrah vide Deed No. I- 276, I- 277 & I- 305 for the year 2013 registered in the office of D.S.R Howrah.

*Prasanta Kumar Das*  
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**SANTOSH KUMAR SHARMA** is by purchase acquired ownership of the piece and parcel of undivided land measuring about **00 Cottah 15 Chittack 25 Sq.foot** comprised in Howrah Municipal Corporation Holding No. 7, Ram Chandra Chatterjee Lane, P.S. Shibpur, Dist. Howrah & **01 Cottah 03 Chittack 21 Sq.foot** comprised in Howrah Municipal Corporation Holding No. 3/2/2, Baje Shibpur 2<sup>nd</sup> Bye Lane, within the jurisdiction of H.M.C Ward No. 32 and recorded in R.S Dag No. 22, 23 & 26 under R.S. Khatian No. 28, J.L. No. 1, Sheet No. 67, Mouza & P.S. Shibpur, Dist. Howrah vide Deed No. I- 4593 and I- 2386 for the year 2013 registered in the office of D.S.R Howrah.

**SANWARMAL AGARWAL** is by purchase acquired ownership of the piece and parcel of undivided land measuring about **03 Cottah 04 Chittack 10 Sq.foot** comprised in Howrah Municipal Corporation Holding No. 7, Ram Chandra Chatterjee Lane, P.S. Shibpur, Dist. Howrah within the jurisdiction of H.M.C Ward No. 32 and recorded in R.S Dag No. 23 & 26 under R.S. Khatian No. 28, J.L. No. 1, Sheet No. 67, Mouza & P.S. Shibpur, Dist. Howrah vide Deed No. I- 1965 & I- 2387 for the year 2013 registered in the office of D.S.R Howrah.

**M/S JAI NARAYAN DEVELOPERS PVT LIMITED** is by purchase acquired ownership of the piece and parcel of undivided land measuring about **02 Cottah 12 Chittack 00 Sq.foot** comprised in Howrah Municipal Corporation Holding No. 7, Ram Chandra Chatterjee Lane, P.S. Shibpur, Dist. Howrah within the jurisdiction of H.M.C Ward No. 32 and recorded in R.S Dag No. 23 & 26 under R.S. Khatian No. 28, J.L. No. 1, Sheet No. 67, Mouza & P.S. Shibpur, Dist. Howrah vide Deed No. I- 293 for the year 2013 registered in the office of D.S.R Howrah.

**M/S TEWARI BROTHERS MITHAIWALA PRIVATE LIMITED** is by purchase acquired ownership of the piece and parcel of undivided land measuring about **05 Cottah 15 Chittack 33 Sq.foot** comprised in Howrah Municipal Corporation Holding No. 7, Ram Chandra Chatterjee Lane, P.S. Shibpur, Dist. Howrah within the jurisdiction of H.M.C Ward No. 32 and recorded in R.S Dag No. 23 & 26 under R.S. Khatian No. 28, J.L. No. 1, Sheet No. 67, Mouza & P.S. Shibpur, Dist. Howrah vide Deed No. I- 7293 for the year 2011 and Deed No. I- 1566 & I- 1567 for the year 2012 registered in the office of D.S.R Howrah.

*Prasanta Kumar Das*  
Advocate



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**SADANANDA DHARA** is by purchase acquired ownership of the piece and parcel of undivided land measuring about **01 Cottah 03 Chittack 21 Sq.foot** comprised in Howrah Municipal Corporation Holding No. 3/2/2, Baje Shibpur 2<sup>nd</sup> Bye Lane, within the jurisdiction of H.M.C Ward No. 32 and recorded in R.S Dag No. 22, 23 & 26 under R.S. Khatian No. 28, J.L. No. 1, Sheet No. 67, Mouza & P.S. Shibpur, Dist. Howrah vide Deed No. I- 2386 for the year 2013 registered in the office of D.S.R Howrah.

**SOUMITRA SHANKAR SHOME** is acquired ownership of the piece and parcel of undivided land measuring about **02 Cottah 01 Chittack 02 Sq.foot** comprised in Howrah Municipal Corporation Holding No. 7, Ram Chandra Chatterjee Lane, P.S. Shibpur, Dist. Howrah within the jurisdiction of H.M.C Ward No. 32 and recorded in R.S Dag No. 23 & 26 under R.S. Khatian No. 28, J.L. No. 1, Sheet No. 67, Mouza & P.S. Shibpur, Dist. Howrah by way of inheritance.

After then the present owners had applied for mutation before the land department and they had mutated their name in respect of R.S. Plot No. 23 & 26 with classification Pukur & Pukur Par. Presently in the LR records the Plot nos changed into 19 & 21.

Next the above mentioned owners had submitted their conversion application from Pukur & Pukur Par to Bastu in the year 2015 before the D.L. & L.R.O, Howrah and as per WBLR Act 1955 the concerned department asked the owners to create compensatory water body in the same mouza or adjoining mouza. As per order of the D.L. & L.R.O, Howrah they had created compensatory water body in the same mouza i.e. Shibpur Sheet No. 77 & 49 and adjoining mouza i.e. Thanamakua and Dakshin Baksara respectively.

After creation of water body the land department inspected the same and ask to submit N.O.C from Fisheries Department, Govt. of West Bengal and the owners had obtained the same and submitted before the land department. Finally after fulfilling all the criteria's of the land department the concerned D.L. & L.R.O had issued conversion order in favour of the above mentioned owners in the year 2015 from recorded classification of Pukur & Pukur Par to Bastu.

Another H.M.C. Holding No. 3/2/2, Baje Shibpur 2<sup>nd</sup> Bye Lane actually belonged to Gitasree Som and it was a bastu recorded land. This bastu land was purchased by Santosh Kumar Sharma & Sadananda Dhara jointly and mutated their name before the land department, Govt. of West Bengal.

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Later the owners had submitted development fees to the concerned Borough and applied for mutation before the assessment department, Howrah Municipal Corporation.

The owners had also executed a Registered Deed of Declaration vide Deed No. 050101356 for the year 2020 wherein they had declared their property in two holdings i.e. 7, Ramcharan Chatterjee Lane & 3/2/2, Baje Shibpur 2<sup>nd</sup> Bye lane.

By the dint of said Deed of Declaration, the assessment department, H.M.C. had issued final mutation letter in favour of the owners and amalgamated both the holdings into a single holding and renumbered the address of the property as 3/2/2, Baje Shibpur 2<sup>nd</sup> Bye Lane.

In my opinion the above said are the owners and occupiers of all that piece and parcel of bastu land and all sorts of easement over the road and passage measuring about 23 (Twenty three) Cottah 03 (Three) Chittack 36 (Thirty six) Sq.feet comprised in H.M.C. Holding No. 3/2/2, Baje Shibpur 2<sup>nd</sup> Bye Lane, P.S. Shibpur, Ward No. 32, Mouza – Shibpur, Sheet No. 67, Dist. Howrah – 711102 and the said property is free from all encumbrances, charges, liabilities, liens and lispens and the property under caption has and absolutely free, clear and marketable title.

  
**Prasanta Kumar Das**  
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**(ADVOCATE)**