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Date 05.11.2025

**Non Encumbrance Certificate**

**Ref: Description of the entire Property**

**ALL THAT** piece or parcel of a demarcated Plot of land measuring more or less 13 Cottahs appertaining to Mouja-Bondel, J.L. No. 16 Tauji No.1298/2833, C.S Khatian No.134 under C.S Dag No.244,245 and 246 and situated within Kolkata Municipal Corporation under Ward No.67 and numbered as 3L/1 Dr.Girindra Sekhar Bose Road,Kolkata-700 039.

**WHEREAS** one material point of time, (1) Sri Nirmal Chandra Mandal. (2) Sri Shyamal Chandra Mandal. (3) Amal Chandra Mandal, (4) Malay Chandra Mandal (5) Srimati Protiva Sundari Mandal and (6) Srimati Dipty Roy were the joint owners in respect of landed property or properties measuring about 1.42 Acres equivalent to 85 Cottahs 14 Chittacks 25.2 Sq. ft. under C.S. Dag Nos. 229, 244, 245 & 246, under C.S. Khatian No.134, In Mouza Bondel, J.L.No.16, Touzi No. 1298/2833, Holding Nos. 17 & 18 under Division V, Sub-Division M, P.S. Kasba within the limits of Kolkata Municipal Corporation under Ward No.67, being known as Premises No. 3, Dr. Girindra Sekhar Bose Road, Kolkata 700 039.

**AND WHEREAS** by virtue of a registered Deed of Conveyance, **Being Deed No.6829 for the year 1983 dated 14<sup>th</sup> day of July, 1983, which was registered in the Office of the Registrar of Assurances, Calcutta and**

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**was duly recorded in Book No. I, Volume No.231, Pages from 67 to 78,**

wherein the said (1) Sri Nirmal Chandra Mandal, (2) Sri Shyamal Chandra Mandal, (3) Amal Chandra Mandal, (4) Malay Chandra Mandal (5) Srimati Protiva Sundari Mandal and (6) Srimati Dipty Roy jointly in their capacity as vendors duly sold, transferred and conveyed the right, title and interest of the landed property or properties measuring about 1.42 Acres equivalent to 85 Cottahs 14 Chittacks 25.2 Sq. ft. under C.S. Dag Nos. 229, 244, 245, 246, under C.S. Khatian No.134, in Mouza Bondel, J.L.No.16, Touzi No. 1298/2833, Holding Nos. 17 & 18 under Division V. Sub-Division M. P.S. Kasba within the limits of Kolkata Municipal Corporation under Ward No.67, being known as Premises No. 3, Dr. Girindra Sekhar Bose Road, Kolkata 700 039 unto and in favour of (1) Sri Gopal Shil, (the predecessor of the Owners herein )(2) Sri Govinda Shil, (3) Sri Ratan Shil, and (4) Smt. Anima Dutt against the valuable consideration as mentioned therein. On the of basis Judgement and Decree in T.S. No.161 of 1982 in the Court of 3<sup>rd</sup>.Sub-Judge at Alipore dated 23.03.1983

**AND WHEREAS** after the execution of the aforesaid Deed of Sale, the said (1) Sri Gopal Shil, being the (predecessor in interest of the Owners herein) (2) Sri Govinda Shil, (3) Sri Ratan Shil, and (4) Smt. Anima Dutt became the joint owners and in exclusive khas possession over the landed property or properties measuring about 1.42 Acres equivalent to 85

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Cottahs 14 Chittacks 25.2 Sq. ft. under C.S. Dag Nos. 229, 244, 245, 246, under C.S. Khatian No.134, in Mouza Bondel, J.L.No.16, Touzi No. 1298/2833, Holding Nos. 17 & 18 under Division V. Sub-Division M. P.S. Kasba within the limits of Kolkata Municipal Corporation under Ward No.67, being known as Premises No. 3 Dr. Girindra Sekhar Bose Road, Kolkata 700 039.

**AND WHEREAS** one of the co-owners above named Sri Gopal Shil, being the (predecessor in interest of the Parties Owners herein) filed a suit for partition for division of his joint property by mates and bounds, before the **Ld. 5<sup>th</sup> Court of Civil Judge (Senior Division) at Alipore, being T.S. No. 122 of 2006, against the other abovenamed Co-Owners. The said suit was decreed on compromise on 23rd day of March, 2009.**

**AND WHEREAS** on the basis of the said compromise, the said Sri Gopal Shil therein referred to as the plaintiff in his allotment absolutely acquired, seized and possessed the total plots of land measuring about 21 Cottahs 4 Chittacks be the same little more or less which divided into the land measuring about 13 Cottahs comprised in Plot A, and 1 Cottah comprised in Plot A1, and 7 Cottahs 4 Chittacks comprised in Plot A2, with the said compromise petition.

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**AND WHEREAS** the said Gopal Shil, being (the predecessor in interest of the Parties of the Owners herein), were absolutely seized and possessed of and/or in exclusive possession of the right, title and interest in respect of the landed property measuring about 13 Cottahs be the same little more or less, which is marked as Plot A in the compromise petition, appertaining to C.S Dag Nos. 244, 245 & 246 under C.S. Khatian No.134 in Mouza Bondel, J.L.No.16, Touzi No. 1298/2833, P.S. Kasba, which is part of Premises No 3L, Dr. Girindra Sekhar Bose Road, Kolkata 700 039 within the limits of Kolkata Municipal Corporation under Ward No.67 and the said premises after mutation separately known and numbered as 3L/1, Dr. Girindra Sekhar Bose Road, Kolkata 700 039 within the limits of Kolkata Municipal Corporation under Ward No.67.

**AND WHEREAS** after the demise of the said Gopal Shil dated 16<sup>th</sup> Day of July, 2012, leaving behind his surviving legal heirs, his widow, namely **Smt. Rama Shil** and two sons, namely **Sri Sourav Shil** and **Sri Soumen Shil**, as his legal heirs and successors and became the **Joint Owners** in respect of the landed Property or Properties measuring about 13 Cottahs be the same little more or less, appertaining to C.S Dag Nos. 244, 245 & 246 under C.S. Khatian No.134 in Mouza Bondel, J.L.No.16, Touzi No. 1298/2833, P.S. Kasba which is part of Premises No 3L, Dr. Girindra Sekhar Bose Road, Kolkata 700 039 within the limits of Kolkata Municipal

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Corporation under Ward No.67 and the said premises after mutation separately known and numbered as 3L/1, Dr. Girindra Sekhar Bose Road, Kolkata 700 039 within the limits of Kolkata Municipal Corporation under Ward No.67, have duly mutated their names jointly in the records of Kolkata Municipal Corporation, bearing Assessee No. 210671111280 in respect of the Said Premises and as lawful **Joint Owners** the said **Rama Shil, Sourav Shil** and **Soumen Shil** have been paying taxes and rents to the Authorities concerned in respect of the said inherited property above stated.

That I have already inspected all original Documents in respect of the above referred property and on the basis of all original documents I do hereby state that the said property or Premises is free from all encumbrances and attachments and have a good marketable value.

*Asoke Bhattacharjee*

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Kolkata-700 027  
WB/954/76

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