

Chamber:

8/2 K.S Roy; Road; Room no 23.
First Floor; Kolkata 700001

AND

Residence:

P-219, Lake Town, Block - 'A'
Ground Floor, Kolkata - 700089
Mobile - 9831700362
033-40015725
email: souritrag@gmail.com

NON ENCUMBRANCE CERTIFICATE

1. Status of Document

: Search report

2. Name of the Owner

: **SRI GOPINATH ROY** (PAN:
ADLPR5600D), (AADHAAR NO.:
441723276192) Son of Late
Bijoy Krishna Roy, aged about
73 years, by faith Hindu,
residing at AD 52, Salt Lake,
Sector I, Bidhannagar, P.S.
Bidhannagar North, Kolkata-
700 064 ;

In respect of

: The said Parul Bala Roy on
11th of July 2001 out of
natural love and affection
gifted the said property to
Gopinath Roy, owner herein on
execution of a Deed of Gift
duly registered before the
Additional District Sub
Registrar at Bidhannagar being
Deed No. 500 of 2001

ALL THAT piece or parcel of
Bastu Land admeasuring 6(Six)
Cottahs and 37(Thirty Seven)
Square Feet lying and situate

S. Souritra Ganguly
advocate

SOURITRA GANGULY
ADVOCATE
HIGH COURT, CALCUTTA

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at Holding No. 919/1, Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56, C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055

Parcels of land in short

Recital of the aforesaid

pieces and parcels of land : 1) By Registered Kobala in

- A.** One K.M. Pool sold and transferred for valuable consideration **ALL THAT** Land lying and situate at Holding No. 919/1, Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56, C.S. Dag

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AND

No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055 (hereinafter referred to as the "said property") to one Radha Rani Das on execution of a Deed of Conveyance dated 13.06.1928 duly registered before the Dum Dum Sub Registrar recorded as Deed No. 824 of 1928 in Book No. 1 Volume No. 10 from pages 216 to 218.

- B. The said Radha Rani Das on 13.02.1931 sold and transferred for valuable consideration the said property to Neelkantha Naskar on execution of a Deed of Conveyance duly registered before the Cossipore Dum Dum Sub Registrar recorded as Deed No. 1179 of 1931 in Bool No. 1, Volume No. 24 from pages 99 to 102.
- C. The said Neelkantha Naskar on 4th of March 1974 sold and transferred for valuable consideration the said property to one Parul Bala Roy on execution of a Deed of Conveyance duly registered

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before the Cossipore Dum Dum Sub Registrar recorded as Deed No. 1735 of 1974 in Book No. 1, Volume No. 30 from pages 263 to 268.

- D.** The said Parul Bala Roy on 11th of July 2001 out of natural love and affection gifted the said property to Gopinath Roy, owner herein on execution of a Deed of Gift duly registered before the Additional District Sub Registrar at Bidhannagar being Deed No. 500 of 2001.
- E.** Pursuant to execution and registration of the said deed the said Owner was put in actual physical possession of the said property and the said owner accordingly mutated his name in the records of the South Dum Dum Municipality and have been duly discharging his liability of paying the property taxes accruing therefrom and thus is in absolute possession of the said property.
- F.** Thus the said Sri Gopinath Roy, the owner herein is absolutely seized and possessed of the piece or parcel of Bastu Land lying and

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situate at Holding No. 919/1,
Jessore, Road, Naskar Bagan,
Opposite China Mandir, P.O.
Bangur Avenue, P.S. Lake Town,
Ward No. 20, Mouza-Satgachi,
J.L. No. 20, C.S. Khatian No-
56, C.S. Dag No. 467 and 465,
R.S. Dag No. 1908, 1909 and
1910, L.R. Dag Nos. 1631, 1632
and 1633 R.S. Khatian No.-1608
and 1201, L.R. Khatian Nos.-
7470, Kolkata-700 055
(hereinafter referred to as
the "said property") and more
specifically described in
First Schedule hereunder) free
from all encumbrances and
liabilities whatsoever ;

FIRST SCHEDULE

(DESCRIPTION OF THE PROPERTY)

ALL THAT piece or parcel of Bastu Land admeasuring 6(Six)
Cottahs and 37(Thirty Seven) Square Feet lying and situate at
Holding No. 919/1, Jessore, Road, Naskar Bagan, Opposite China
Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20,
Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56, C.S. Dag No.
467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos.
1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R.

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Khatian Nos.-7470, Kolkata-700 055 which is butted and bounded :-

ON THE NORTH : Common Passage
ON THE EAST : Naskar Bagan Road then China Temple
ON THE SOUTH : Multi Storied Apartment
ON THE WEST : Factory of Madan Mohan Roy

Advocate's Opinion :

i) Procedural

: We have searched and/or investigated the title of the aforesaid property from 1.01.2001 till date in Index - I in the records of Additional District Sub Registrar Bidhannagar (Salt Lake City), for the period from 1993-2023, in the records of D.S.R.-I, for the period from 1993-1998 and for the period from 2022-2023, in the records of

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D.S.R.-II, for the period from 1998-2023, in the records of D.S.R-III, for the period from 1993-2002, in the records of A.R.A-1, Kolkata for the period from 2019-2023, in the records of A.R.A-III, Kolkata, for the period from 2019-2023 and in the records of A.R.A-IV, Kolkata for the period from 2015-2023 in respect of Mouza-Satgachi, comprised in C.S. Dag Nos.465 &467 under C.S. Khatian No. 56, R.S. Dag Nos.1908,1909,1910 under R.S Khatian No. 1608 &1201, P.S. Dum Dum now Lake Town, in the District of North 24- Parganas and also Court Searches in Title Suit(Sr Divn) at Barasat for the period from 2012-

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AND

ii) Notice of Acquisition

2023 in the name of Gopinath Roy in respect of Title Suit , Money Suit , Title Execution and money Execution for the aforesaid landed property.

: No notice of acquisition and/or requisition and/or requisition has/have been served upon the present owners namely **SRI GOPINATH ROY** (PAN: ADLPR5600D), (AADHAAR NO.: 441723276192) Son of Late Bijoy Krishna Roy, aged about 73 years, by faith Hindu, residing at AD 52, Salt Lake, Sector I, Bidhannagar, P.S. Bidhannagar North, Kolkata- 700 064

iv) Announcement

: Hence we do certify that the said Sri Gopinath Roy, the owner herein is absolutely seized and possessed of the piece or parcel of Bastu Land

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lying and situate at Holding
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Mandir, P.O. Bangur Avenue,
P.S. Lake Town, Ward No. 20,
Mouza-Satgachi, J.L. No. 20,
C.S. Khatian No- 56 ,C.S. Dag
No. 467 and 465, R.S. Dag No.
1908, 1909 and 1910, L.R. Dag
Nos. 1631, 1632 and 1633 R.S.
Khatian No.-1608 and 1201,
L.R. Khatian Nos.-7470,
Kolkata-700 055 is free from
all encumbrances,
attachments, liens,
lispendens, mortgages and
agreements of whatsoever
and howsoever nature.

It is clarified that the
present report is based on
the documentary searches
provided under the covering
letter of Arabinda Basak
Advocate and the Ld
Advocate preparing this

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report has proceeded to place reliance on the findings of the forwarded report and prepared this title report.

No searches was conducted by the Ld Advocate preparing the this Title Report .

From Souritra Ganguly, Advocate, High Court Calcutta

6. Enclosed:

- i) Search Receipt of Additional District Sub Registrar, Bidhan Nagar From 01/01/2001 to 2023.
- ii) Search Receipt of District Sub Registrar-I, North 24 Parganas from 1993 to 1995 on 02/01/2003 to 10/02/2023.
- iii) Search Receipt of District Sub Registrar-I, North 24 Parganas from year 1993 to 1998 on 02/01/2003 to 10/02/2023.

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AND

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- iv) Search Receipt of District Sub Registrar-I, North
24 Parganas from year 2022 to 2023.
 - v) Search Receipt of District Sub Registrar-II, North
24 Parganas from year 1998 to 2023.
 - vi) Search Receipt of District Sub Registrar-III,
North 24 Parganas from year 2022 to 2023.
 - vii) Search Receipt of A.R.A-1, Kolkata from year 2019
to 2023.

- COURT SEARCH REPORTS


Souritra Ganguly
Advocate
21/04/2023