

Subrata Mallik

Advocate

District Judges Court, Barasat
North 24 Parganas

Resident :

23, M. M. Ghosh Road, Kol - 74

Office :

100, South Sinthee Road, Kol - 30

Mobile : 9903455760

Ref No.

Date :

NON ENCUMBRANCES CERTIFICATE OF SEARCH AND TITLE ON REPORT

In Re: ALL THAT piece and parcel of land measuring 3 Cottahs 5 Chittacks 34 Square Feet, more or less lying and situated at Premises No. 5A/1B, Gopal Chatterjee Road, P.S. Cossipore now Sinthee, Kolkata 700002, within the limits of the Kolkata Municipal Corporation Ward No. 01.

Present Owners: (1) RATAN GUPTA son of Late Babulal Gupta, (2) SMT. SAROJ GUPTA, wife of Sri Ratan Gupta, both are residing at 3/A. Gopal Chatterjee Road, P.S. Cossipore, Kolkata 700002 and (3) SRI PRAYDUMAN KUMAR JAIN, son of Ran Rantan Jain, residing at 20A, Shyama Charan Mukherjee Street, Kolkata 700002.

I have caused necessary searches in the office Additional Registrar of Assurances, Kolkata, District Sub Registrar Office Barasat and A.D.S.R. Cossipore Dum Dum for the period from 2010 to 2025 and have all inspected all other relevant documents in respect of the abovementioned property.

ADVOCATE REPORT IS AS FOLLOWS :-

1. TITLE BACK GROUND

WHEREAS one Gita Rani Ghosh, Pradip Kumar Ghosh and Dilip Kumar Ghosh sold on 28th February, 1996 transferred and conveyed in respect of ALL THAT piece and parcel of land measuring 3 Cottahs 5 Chittacks 34 Square Feet, more or less lying and situated at Premises No. 5A/1B, Gopal Chatterjee Road, P.S. Cossipore now Sinthee, Kolkata 700002, within the limits of the Kolkata Municipal Corporation Ward No. 01 to (1) Narendra Kumar Jha, (2) Prayduman Kumar Jain and (3) Mahesh Kumar Gupta, by way of Bengal Deed of Sale which was registered at the office of the A.D.S.R Cossipore Dum Dum, recorded therein Book No. I, being No. 836, for the year 1996.

AND WHEREAS the said Narendra Kumar Jha while peaceful possessed and enjoyed the said undivided 1/3rd share of the said property, he died intestate ate on 27.12.2013 leaving behind his wife of Ranju Jha and one son namely Abinash Kumar Jha as his legal heirs and successors.

AND WHEREAS the said Ranju Jha, Abinash Kumar Jha, Prayduman Kumar Jain and Mohan Kumar Gupta mutated their names as owners of the office of the Kolkata Municipal Corporation and paying rates and tax regularly.

AND WHEREAS Ranju Jha and Abinash Jha on 25th June, 2017 sold and transferred their undivided 1/3rd share of the said property i.e. land measuring 1 Cottah 1 Chittacks 41.66 Square Feet more or less together with a tin shed structure measuring 50 square feet more or less standing thereon being premises No. 5A/1B, Gopal Chatterjee Road, P.S. Cossipore now Sinthee, Kolkata 700002, within the limits of the Kolkata Municipal Corporation Ward No. 01 to Ratan Gupta and Smt. Saroj Gupta by way of Bengali Deed of Sale which was registered at the office of A.D.S.R. Cossipore Dum Dum, recorded therein Book No. I, being No. 6174 for the year 2017.

AND WHEREAS said Mohan Kumar Gupta on 25th June, 2017 gifted and transferred his undivided 1/3rd share of the said property i.e. land measuring 1 Cottah 1 Chittacks 41.66 Square Feet more or less together with a tin shed structure measuring 50 square feet more or less standing thereon being

N. Mallik
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Ref No.

2

Date :

premises No. 5A/1B, Gopal Chatterjee Road, P.S. Cossipore now Sinthee, Kolkata 700002, within the limits of the Kolkata Municipal Corporation Ward No. 01 to Ratan Gupta by way of Bengali Deed of Sale which was registered at the office of A.D.S.R. Cossipore Dum Dum, recorded therein Book No. I, being No. 6176 for the year 2017.

AND WHEREAS the said Ratan Gupta, Saroj Gupta and Prayduman Kumar Jain became the joint owners in respect of ALL THAT piece and parcel of land measuring 3 Cottahs 5 Chittacks 34 Square Feet, more or less lying and situated at Premises No. 5A/1B, Gopal Chatterjee Road, P.S. Cossipore now Sinthee, Kolkata 700002, within the limits of the Kolkata Municipal Corporation Ward No. 01

II. SEARCHES

A. ADDITIONAL DISTRICT SUB REGISTRAR, DISTRICT REGISTRAR AND ADDITIONAL REGISTRAR OF ASSURANCES, KOLKATA:-

I have caused searches to be made at the various Registration offices through S. S. Mohanto, Authorized Searchers, who had conducted searches in the records of A.R.A. Kolkata, A.D.S.R. Cossipore Dum Dum, D.R. Barasat for the period from 2010 to 2025 and the said clerk has not come across any entry/entries in the respect of the aforesaid property and as such the said property is free from all encumbrances and marketable.

III. CERTIFICATE

On perusal of the said documents which provided upon me and also based on the report give by S.S. Mohanto, I am of the opinion

- A. THAT THE said (1) RATAN GUPTA son of Late Babulal Gupta, (2) SMT. SAROJ GUPTA, wife of Sri Ratan Gupta, both are residing at 3/A. Gopal Chatterjee Road, P.S. Cossipore, Kolkata 700002 and (3) SRI PRAYDUMAN KUMAR JAIN, son of Ran Rantan Jain, residing at 20A, Shyama Charan Mukherjee Street, Kolkata 700002, is the present owners
- B. THAT the said (1) RATAN GUPTA son of Late Babulal Gupta, (2) SMT. SAROJ GUPTA, wife of Sri Ratan Gupta, both are residing at 3/A. Gopal Chatterjee Road, P.S. Cossipore, Kolkata 700002 and (3) SRI PRAYDUMAN KUMAR JAIN, son of Ran Rantan Jain, residing at 20A, Shyama Charan Mukherjee Street, Kolkata 700002, has disposal right in respect of the aforesaid property.
- C. That aforesaid property is free from all encumbrances, charges liabilities lines and lispends attachment of any kind whatsoever and the property has an absolutely clear, free and marketable title.
- D. THAT 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 CMDA and the CIT and any other authority and is fit for equitable mortgage.

Enclosed:-
Search Receipts

S. Mallik
Subrata Mallik