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March 16, 2026

NON ENCUMBRANCES CERTIFICATE

Re: Premises No. 191, New Raipur (postal address being No.A/81, New Raipur Road), Police Station Patuli (formerly Jadavpur), Kolkata 700084 in Ward No.101 of the Kolkata Municipal Corporation (hereinafter referred to as "the said **Premises**").

For the purpose of ascertaining the title of the Present Owner namely, **Dhurjati Prasad Chattopadhyay** son of Late Manmohan Chattopadhyay, various representations were made and photocopies of title documents were produced before me on basis of which following was my findings with regard to the title and ownership of the said Present Owner to the said Premises.

TITLE

- A1. By a Saaf Kobala dated 8th May 1959 made between Central Land and Building Society Limited therein referred to as the Vendor, Sreemati Renuka Chatterjee therein referred to as the Purchaser and Sree Santimoy Chatterjee therein referred to as the Confirming Party and registered with the Sub-Registrar, Alipore Sadar, 24 Parganas, in Book No.I Volume No.92 Pages 1 to 7 Being No.4533 for the year 1959, the said Central Land and Building Society Limited and Sree Santimoy Chatterjee for the consideration therein mentioned did thereby grant sell convey transfer assign confirm and assure their respective right title interest unto and to the said Sreemati Renuka Chatterjee **ALL THAT** the piece or parcel of land containing an area of (ii) 9 (Nine) Satak more or less situate lying at Dag No.713 and (ii) 1 (One) Satak more or less situate lying at Dag No.720, both recorded in Khatian No.105 in Mouza-Bademasar, J.L.No.31, Pargana-Khaspur, Touzi No.246, 1516-1518, R.S No.17, under the then Police Station-Tollygunge (thereafter Jadavpur now Patuli), under Registration Office Sub-Registrar, Alipore in the then District of 24-Parganas (now South 24-Parganas), absolutely and forever.
- A2. In the events aforesaid, the said Sreemati Renuka Chatterjee became the sole and absolute owner of **ALL THAT** the piece or parcel of land containing an area of (ii) 9 (Nine) Satak more or less situate lying at Dag No.713 and (ii) 1 (One) Satak more or less situate lying at Dag No.720, both recorded in Khatian No.105 in Mouza-Bademasar, J.L.No.31, Pargana-Khaspur, Touzi Nos.246, 1516, 1517 and 1518, R.S No.17, under the then Police Station- Tollygunge (therafter Jadavpur now Patuli), under

Registration Office Sub-Registrar, Alipore in the then District of 24-Parganas (now South 24-Parganas), and got her name mutated in the records of the then Bademasar Gram Panchayat thereafter in Jadavpur Municipality and the then Calcutta Municipal Corporation as Premises No.191, New Raipur (postal address being No.A/81, New Raipur Road), Calcutta 700084.

- A3. After purchase of the aforesaid land, the said Sreemati Renuka Chatterjee constructed a two storied building on the said Land in the year 1979.
- A4. The said Smt. Renuka Chatterjee (Chattopadhyay) Alias Renuka Chattopadhyay, a Hindu during her life time and also at the time of her death and governed by the Dayabhaga School of Hindu Law died on or about 16th January 2013 after making and publishing his Last Will and Testament dated 18th December 1998 and registered with the Additional Registrar of Assurances-III, Calcutta, in Book No.III Volume No.5 Pages 207 to 213 Being No.640 for the year 1998, whereby and where-under and appointed Sri Dhurjati Prasad Chattopadhyay as Sole Executor of her said Last Will and Testament and gave devised and bequeathed inter alia the aforesaid land with two Storied Building standing thereon to the Present Owner namely, Sri Dhurjati Prasad Chattopadhyay.
- A5. The Sole Executor named in the said Last Will and Testament of Smt. Renuka Chatterjee (Chattopadhyay) Alias Renuka Chattopadhyay, since deceased, applied before the Court of Learned District Delegate at Alipore, Learned 1st Civil Judge, Senior Division, Alipore for grant of probate in Act 39 Case No.405 of 2014 (Probate), when the said Will was proved and Probate in respect thereof was granted by the Court of Learned District Delegate, Alipore, Learned 1st Civil Judge, Senior Division, Alipore to the said Sole Executor, Sri Dhurjati Prasad Chattopadhyay on 25th January 2019.
- A6. In the events aforesaid, Sri Dhurjati Prasad Chattopadhyay became the sole and absolute owner of **All That** the piece or parcel of land containing an area of (i) 9 (Nine) Satak more or less situate lying at Dag No.713 and (ii) 1 (One) Satak more or less situate lying at Dag No.720, both aggregating to an area of 10 (Ten) Satak equivalent to 6 (Six) Cottahs 36 (Thirty Six) Square feet {which was physically found to be 5 (five) Cottahs 2 (Two) Chittacks 14(fourteen) Square feet in Dag No.713 and 9(Nine) Chittacks 31 (Thirty One) Square feet in Dag No.720, both aggregating to an area of 5 (five) Cottahs 12 (Twelve) Chittacks} more or less, both recorded in Khatian No.105 in Mouza-Bademasar, J.L.No.31, Pargana-Khaspur, Touzi Nos.246, 1516, 1517 and 1518, R.S No.17, under Police Station- Patuli (formerly Jadavpur) under Registration Office Sub-Registrar, Alipore in the District of South 24-Parganas Together with two Storied Building standing thereon, containing an area of 1200 Square feet more or less and comprised in Premises No.191, New Raipur (postal address being No. A/81, New Raipur Road), Kolkata 700084, hereinafter referred to as "**the said MOTHER'S PROPERTY**".
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- B1. By a Saaf Kobala (in Bengali) dated 30th November 1963 made between Mukul Kumar Mukherjee therein referred to as the Vendor and Manmohan Chattopadhyay therein referred to as the Purchaser and registered with the Sub-Registrar, Alipore Sadar, 24 Parganas, in Book No.I Volume No.176 Pages 130 to 133 Being No.9344 for the year 1963, the said Mukul Kumar Mukherjee for the consideration therein mentioned did thereby grant sell convey transfer assign confirm and assure his right title interest unto and to the said Manmohan Chattopadhyay **ALL THAT** the piece or parcel of land containing an area of 14 Chittacks more or less situate lying at Dag No.714 recorded in Khatian No.93 in Mouza-Bademasar, J.L.No.31, Pargana-Khaspur, Touzi No.246, 1516-1518, R.S No.17, under the then Police Station- Tollygunge (thereafter Jadavpur now Patuli), under Registration Office Sub-Registrar, Alipore in the then District of 24-Parganas (now South 24-Parganas), absolutely and forever.
- B2. In the events aforesaid, the said Manmohan Chattopadhyay became the sole and absolute owner of **ALL THAT** the piece or parcel of land containing an area of 14 Chittacks more or less situate lying at Dag No.714 recorded in Khatian No.93 in Mouza-Bademasar, J.L.No.31, Pargana-Khaspur, Touzi Nos.246, 1516, 1517 and 1518, R.S No.17, under the then Police Station- Tollygunge (thereafter Jadavpur now Patuli), under Registration Office Sub-Registrar, Alipore in the then District of 24-Parganas (now South 24-Parganas).
- B3. The said Manmohan Chattopadhyay, a Hindu during his life time and also at the time of his death and governed by the Dayabhaga School of Hindu Law died on or about 4th March 2005 after making and publishing his Last Will and Testament dated 18th December 1998 and registered with the Additional Registrar of Assurances-III, Calcutta, in Book No.III Volume No.5 Pages 201 to 206 Being No.639 for the year 1998, whereby and where-under and appointed Sri Dhurjati Prasad Chattopadhyay as Sole Executor of his said Last Will and Testament and gave devised and bequeathed inter alia the aforesaid land to the Present Owner namely, Sri Dhurjati Prasad Chattopadhyay.
- B4. The Sole Executor named in the said Last Will and Testament of Manmohan Chatterjee (Chattopadhyay) Alias Manmohan Chattopadhyay, since deceased, applied before the Court of Learned District Delegate at Alipore, Learned 1st Civil Judge, Senior Division, Alipore for grant of probate in Act 39 Case No.406 of 2014 (Probate), when the said Will was proved and Probate in respect thereof was granted by the Court of Learned District Delegate, Alipore, Learned 1st Civil Judge, Senior Division, Alipore to the said Sole Executor, Sri Dhurjati Prasad Chattopadhyay on 25th January 2019.
- B5. In the events aforesaid, Sri Dhurjati Prasad Chattopadhyay became the sole and absolute owner of **All That** the piece or parcel of land containing an area of 14 Chittacks more or less (which was physically found to be 4 Chittacks 36 Square feet) with 100 Square feet tiles shed standing thereon situate lying at Dag No.714 recorded in Khatian No.93 in Mouza-Bademasar, J.L.No.31, Pargana-Khaspur, Touzi Nos.246, 1516, 1517 and
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1518, R.S No.17, under Police Station- Patuli (formerly Jadavpur) under Registration Office Sub-Registrar, Alipore in the District of South 24-Parganas, hereinafter referred to as "the **said FATHER'S PROPERTY**".

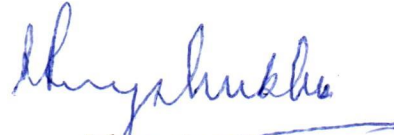
- C. In the events aforesaid, Sri Dhurjati Prasad Chattopadhyay became the sole and absolute owner of the said Mother's Property and the said Father's Property, being **Firstly All That** the piece or parcel of land containing an area of (i) 9 (Nine) Satak more or less situate lying at Dag No.713 and (ii) 1(one) Satak more or less situate lying at Dag No.720, both aggregating to an area of 10 (Ten) Satak equivalent to 6 (Six) Cottahs 36 (Thirty Six) Square feet {which was physically found to be 5 (five) Cottahs 2 (Two) Chittacks 14(fourteen) Square feet in Dag No.713 and 9(Nine) Chittacks 31 (Thirty One) Square feet in Dag No.720, both aggregating to an area of 5 (five) Cottahs 12 (Twelve) Chittacks} more or less with two Storied Building standing thereon, containing an area of 1200 Square feet more or less, both recorded in Khatian No.105, and **Secondly All That** the piece or parcel of land containing an area of 14 Chittacks more or less (which was physically found to be 4 Chittacks 36 Square feet) with 100 Square feet tiles shed standing thereon situate lying at Dag No.714 recorded in Khatian No.93, all in Mouza-Bademasar, J.L.No.31, Pargana-Khaspur, Touzi Nos.246, 1516, 1517 and 1518, R.S No.17, under Police Station- Patuli (formerly Jadavpur) under Registration Office Sub-Registrar, Alipore in the District of South 24-Parganas and comprised in Premises No.191, New Raipur (postal address being No.A/81, New Raipur Road), Kolkata 700084.
- D. The Present Owner also got his name mutated in the records of the Kolkata Municipal Corporation in respect of the said Premises, containing a land area of 6 (Six) Cottahs 36 (Thirty Six) Square feet more or less, as the owner thereof vide Assessee No.311011501910.
- E. By a Deed of Gift dated 27th August 2021 made between Present Owner namely, Sri Dhurjati Prasad Chattopadhyay, therein referred to as the Donor of the One Part and (Smt.) Dipanwita Chattopadhyay therein referred to as the Donee of the other part and registered with the District Sub-Registrar-III, South 24 Parganas at Alipore in Book No.I Volume No.1603-2021 Pages 219571 to 219594 Being No.160306988 for the year 2021, the Present Owner, in consideration of his natural love and affection that he bear towards the Donee, being her wife, Smt.) Dipanwita Chattopadhyay, out of his own free will and volition, freely and voluntarily gifted transferred assigned and assured unto and to the Smt.) Dipanwita Chattopadhyay, as and by way of Gift **ALL THAT** the piece or parcel of land containing an area of 2(Two) Cottahs 10 (Ten) Chittacks more or less with structure standing thereon, containing an area of 1200 Square feet more or less and lying situate at Dag Nos.713 (Part) {containing a land area of 2(Two) Cottahs 14 (fourteen) Square feet in the said Dag} and 720 {containing a land area of 9(Nine) Chittacks 31 (Thirty One) Square feet in the said Dag}, both recorded in Khatian No.105 in Mouza-Bademasar, J.L.No.31, Pargana-Khaspur, Touzi Nos.246, 1516, 1517 and 1518, R.S No.17, under Police Station- Patuli (formerly Jadavpur), in the District of South 24 Parganas and comprised in portion of Premises No.191, New
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Raipur (postal address being No. A/81, New Raipur Road), Kolkata 700084, absolutely and forever.

- F. By another Deed of Gift dated 27th August 2021 made between the Present Owner namely, Sri Dhurjati Prasad Chattopadhyay, therein referred to as the Donor of the One Part and (Miss.) Amrita Chattopadhyay therein referred to as the Donee of the other part and registered with the District Sub-Registrar-III, South 24 Parganas at Alipore in Book No.I Volume No.1603-2021 Pages 219595 to 219618 Being No.160306987 for the year 2021, the Present Owner, in consideration of his natural love and affection towards the Donee, being his only daughter, Amrita Chattopadhyay, out of his own free will and volition, freely and voluntarily gifted transferred assigned and assured unto and to the piece or parcel of land containing an area of 4 (Four) Chittacks 36 (Thirty Six) Square feet more or less with 100 Square feet tiles shed standing thereon situate lying at Dag No.714 recorded in Khatian No.93 in Mouza-Bademasar, J.L.No.31, Pargana-Khaspur, Touzi Nos.246, 1516, 1517 and 1518, R.S No.17, under Police Station- Patuli (formerly Jadavpur), in the District of South 24 Parganas and comprised in portion of Premises No.191, New Raipur (postal address being No. A/81, New Raipur Road), Kolkata 700084, as and by way of Gift **ALL THAT** the piece or parcel of land containing an area of 4 (Four) Chittacks 36 (Thirty Six) Square feet more or less with 100 Square feet tiles shed standing thereon situate lying at Dag No.714 recorded in Khatian No.93 in Mouza-Bademasar, J.L.No.31, Pargana-Khaspur, Touzi Nos.246, 1516, 1517 and 1518, R.S No.17, under Police Station- Patuli (formerly Jadavpur), in the District of South 24 Parganas and comprised in portion of Premises No.191, New Raipur (postal address being No. A/81, New Raipur Road), Kolkata 700084, absolutely and forever.
- G. In the events aforesaid and after the said Gifts, the Present Owner continued to be seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner of **All That** the piece or parcel of land containing an area of 3 (three) Cottahs 2 (Two) Chittacks more or less Together with structure standing thereon, situate lying at Dag No.713 recorded in Khatian No.105, in Mouza-Bademasar, J.L.No.31, Pargana-Khaspur, Touzi Nos.246, 1516, 1517 and 1518, R.S No.17, under Police Station-Patuli (formerly Jadavpur) under Registration Office Sub-Registrar, Alipore in the District of South 24-Parganas and comprised in Premises No.191, New Raipur (postal address being No.A/81, New Raipur Road), Kolkata 700084, hereinbefore referred to as "the **said Premises**".
- H. The Present Owner also got his name mutated in the records of the Kolkata Municipal Corporation in respect of the said Premises, containing a land area of 3 (three) Cottahs 2 (Two) Chittacks more or less, as the owner thereof vide Assessee No.311011501910.

COMMENTS:

I hereby certify that the above mentioned Premises belonging of the Present Owner namely, **Dhurjati Prasad Chattopadhyay** son of Late Manmohan Chattopadhyay is free from all encumbrances, charges, liabilities and lispendents attachment of any kind whatsoever and the Present Owner have an absolutely clear, free and marketable title.


Advocate