

Kamini Singh
Advocate
High Court, Calcutta.

Chamber.
51/1A/11 Rabindra Sarani
Howrah.

Date-05.04.2022

SUB: Non-Encumbrances Certificate and detailed Report on Title

Searches made:

I have caused necessary searches through searcher in the records available with the office of the District Registrar Barasat & Additional District Sub-Registrar at Cossipore Dum Dum and Registrar of Assurance at Kolkata for the period of 2002-2022.

My report:

Based upon the search conducted by me as aforesaid with the said various authorities and having perusal of the records pertaining to the said property i.e. the Deeds, documents and papers relating to the title thereof my report is as follow

Present owner/s of the said property:

(1) SMT. RINA SARKAR, (2) SMT TULSI RANI SARKAR (3) SMT BINA SARKAR (4) SRI DILIP SARKAR (5) MISS. SANTA SARKAR (6) SMT SONA GHOSH (7) SMT RUPA DAS (8) SRI PRADIP SARKAR (9) SRI ASHIM SARKAR (10) SRI SURAJIT SARKAR (11) SMT SANDHYA BISWAS (12) SMT NAMITA RAY(13) MISS. SABITA SARKAR (14) SRI GOBINDA SARKAR) (15) SRI SUBHA PRASAD SENGUPTA (16) SRI TARUN KUMAR CHATTERJEE,

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Description of Property

all that piece and parcel of land admeasuring ALL THAT piece or parcel of a plot of land **16 Cottahs 5 Chittaks 37.5 sq.ft** be the same a little more or less, lying and situated at Premises and Street No **84/2 Motilal Colony, Kolkata-700081, R.S. Dag Nos. 2550, 2551, 2552, 2547 and 2549, under C.S. & R.S. Khatian Nos. 503, 402 at Mouza- Sultanpur, Police Station- Dumdum, Holding No.76, Motilal Colony** , Kolkata-700081, within the limits of **Dumdum Municipality**, Additional District- Sub Registration Office- Cossipore Dumdum and according to the Settlement Records of Rights finally published the plot is comprised at **Pargana- Kalikata, J.L. No.10, R.S. No.148, Touzi No.173 in the District of 24 Parganas (North), Ward no.4,**

DEVOLUTION OF TITLE

The Owners herein are the joint owners of the schedule property and are in joint occupation and possession thereof in the following manner

Whereas One Sk. Maharam Ali, Sk. Kader Ali, Masamat Hakimanechha Bibi, Mosamat Jiyatonechha Bibi, Ekimonecha Bibi, were the joint owners of a piece and parcel of land lying and situated at Mouza Sultanpur , comprised with Khatian no. 220 and Dag no.2552.

And whereas said Sk. Maharam Ali, Sk. Kader Ali, Masamat Hakimanechha Bibi, Mosamat Jiyatonechha Bibi, Ekimonechha Bibi sold transferred and conveyed a part of land admeasuring 2 Cottahs and 11½ Chittacks unto and in favour of Kumada Sundari Sarkar by Sale Deed dated 05.12.1955 and the same was duly registered with the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no. 124, Pages no. 274 to 276, Being no. 9290 for the year 1955.

And whereas one Habibur Rahaman was the owner of all that piece and parcel of land.

And whereas said Habibur Rahaman sold transferred and conveyed a part of land admeasuring 3 Cottahs and 8 Chittacks comprised with Dag no. 2547, unto and in favour of Kumada Sundari Sarkar by a Sale Deed dated 25.03.1955 and the same was duly registered with the office of the District Registrar at Alipore and recorded in Book no. I, Volume no. 44, Pages no. 213 to 215, being no. 3096 for the year 1955.

And whereas said Sk. Maharam Ali, Sk. Kader Ali, Masamat Hakimanechha Bibi, Mosamat Jiyatonechha Bibi, Ekimonechha Bibi sold, transferred and conveyed a part of land admeasuring 1 Cottah and 12 Chittacks comprised with Dag no. 2552, unto and in favour of Kumada Sundari Dasi by a Sale Deed dated 21.02.1958 and the same was duly registered with the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no. 22, Pages 298 to 300, Being no. 1978 for the year 1958.

And whereas said Maharam Ali died as bachelor leaving behind Sk. Kader Ali, Jiyatonechha Bibi, as his legal heirs and successor and thus Sk. Kader Ali, Jiyatonechha Bibi, became the joint owner of respective share of land legal by Maharam Ali by way of inheritance.

And whereas said Sk. Kader Ali, Jiyatonechha Bibi sold transferred and conveyed a part of land admeasuring 3 Satak comprised with Dag no. 2551, unto and in favour of Premananda Sarkar by a Sale Deed dated 07.10.1982 and the same was duly registered with the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no. 366, Pages no. 185 to 192, being no. 9525 for the year 1982.

And whereas said Sk. Kader Ali, Jiyatonechha Bibi sold transferred and conveyed a part of land admeasuring 3 Satak comprised with Dag No 2551, unto and in favour of Tulsi Rani Sarkar by a Sale Deed dated 07.10.1982 and the same was duly registered with the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no. 366, Pages no. 185 to 192, Being no. 9526 for the year 1982.

And whereas said Kumuda Sundari Dasi died intestate on 08.07.1993 leaving behind her three Sons namely Manoranjan Sarkar, Premananda Sarkar and Upen Chandra sarkar as her legal heirs and successors.

And Whereas it is necessary to note that Tarini Charan sarkar, the husband of Kumuda Sundari Dasi already died before the death of Kumuda Sundari Dassi.

And whereas said Manoranjan sarkar died intestate leaving behind him his wife Tulsi Rani Sarkar and only daughter namely Rina Sarkar as his legal heirs and successors.

And whereas said Premananda Sarkar died on 11.09.1990 intestate leaving behind his son and daughter namely Pradip Sarkar, Gobinda Sarkar, Asim Sarkar, Surajit Sarkar, Namita Roy, Sandhya Biswas, Sabita Sarkar, as his legal heirs and successor and thus Pradip Sarkar, Gobinda Sarkar, Asim Sarkar, Surajit Sarkar, Namita Roy, Sandhya Biswas, Sabita Sarkar, became the joint owner of said land by way of inheritance.

And whereas said Upen Chandra Sarkar died intestate on 22.12.1981 leaving behind him his wife Bina Sarkar ,Son Dilip Sarkar and three daughters namely Sona Ghosh, Santa Sarkar and Rupa Das as his legal heirs and successors

And whereas said Tulsi Rani Sarkar, Rina Sarkar , Pradip Sarkar, Gobinda Sarkar, Asim Sarkar, Surajit Sarkar, Namita Roy, Sandhya Biswas, Sabita Sarkar, Bina Sarkar, Dilip Sarkar , Sona Ghosh , Santa Sarkar and Rupa Das became the joint owners of said land by way of inheritance and purchase .

AND WHEREAS one Sk. Moharam Ali was the sole and absolute owner of all that piece and parcel of land admeasuring an area of 3 cottahs comprised with comprised with Mouza Sultanpur , Dag no. 2547 , Katian No. 402 ,Touzi No. 173, Dist . north 24 Paraganas.

AND WHEREAS said Sk. Moharam Ali sold ,transferred and conveyed said land by way of sale deed dated 13.05.1953 unto and infavour of Nilima Sengupta duly registred with the office of sub-registarar Cossipore Dum Dum and recorded in Book no. I, Volume No. 3, Pages 195- 197 being no. 2956 for the year 1953 ,thus said Nilima Sengupta became the owner of said land.

AND WHEREAS said Nilima Sengupta sold, transferred and conveyed said land by way of Deed of sale dated 27.6.1975 unto and infavour of Shakti Prasad sengupta duly registered with the office of Sub-Registrar at Cossipore Dum Dum and recorded in Book no.I, Volume No.110, Pages 72-74, Being no. 6266 for the year 1975 and thus said Shakti Prasad Sengupta became the absolute owner of said land along with an area 2 cottahs 6 Chittaks 15 sq.ft. as Private Passage.

AND WHEREAS said Shakti Prasad Sengupta constructed a G+ one building on the said land total admeasuring 5 cottahs 6 chittaks 15 sq.ft.

AND WHEREAS said Shakti Prasad Sengupta died intestate leaving behind him his widow Nibedita Sengupta, two daughter Kakali Mitra , Sangita Dasgupta and only Son Subho Prasad Sengupta as his legal heirs and successors .

AND WHEREAS said Nibedita Sengupta, Kakali Mitra , Sangita Dasgupta gifted and transferred said property by the registered Deed of Gift dated 4.06.2014 unto and infavour of Son Subho Prasad Sengupta duly registered with the office of ADSR Cossipore Dum Dum and recorded in Book no. I, Being no. 5739 of the year 2014, and thus Subho Prasad Sengupta became the absolute owner of said properties.

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AND WHEREAS Tarun Chatterjee one of the Landowners abovenamed is the owner of ALL THAT piece and parcel of Land measuring 6 (six) decimals a little more or less out of 12 decimals situate, lying at and being part of C. S. & R. S. Dag No. 2551 appertaining to C. S. & R. S. Khatian No. 402, i. L. No. 10, RS No. 148, Touzi No. 173, Mouza : SULTANPUR, within Ward No. 4 of Dum Dum Municipality, Police Station : Dum Dum, District : North 24 Parganas, Kolkata — 700081

Certificate:

I certify that prima facie and as per the xerox copy of records provided to me the said land of the said (1) **SMT. RINA SARKAR**, (2) **SMT TULSI RANI SARKAR** (3) **SMT BINA SARKAR** (4) **SRI DILIP SARKAR** (5) **MISS. SANTA SARKAR** (6) **SMT SONA GHOSH** (7) **SMT RUPA DAS** (8) **SRI PRADIP SARKAR** (9) **SRI ASHIM SARKAR** (10) **SRI SURAJIT SARKAR** (11) **SMT SANDHYA BISWAS** (12) **SMT NAMITA RAY**(13) **MISS. SABITA SARKAR** (14) **SRI GOBINDA SARKAR**) (15) **SRI SUBHA PRASAD SENGUPTA** (16) **SRI TARUN KUMAR CHATTERJEE**, appears to be free from all sorts of encumbrances, charges, liabilities, liens, lis-pendenses, and attachment whatsoever subject to the verification of original/photocopy of the Title Deed/s and the above mentioned land having absolute clear, free and marketable title.

The receipt/s for the relevant searches is/are enclosed herewith.

Note: 1. That during the period of searching with the office of the District Registrar Barasat & Additional District Sub-Registrar at Cossipore Dum Dum and Registrar of Assurance at Kolkata. For the period of 2002-2022.

Note: 2. Only Index - II Search has been made available in the relevant registry Office. Pending IGR Search is not made available.

Encl: As above.

Kamini Singh
(Kamini Singh) Adv
Advocate.
F-1414/2003