

ABHISEK ADAK

B.A. LL.B. ADVOCATE
JUDGES' COURT, HOWRAH
CIVIL BAR LIBRARY, ROOM NO.1

CHAMBER & RESIDENCE:

"AGNIBINA"
37, Bipradas Chatterjee Lane
Shibpur, Howrah
CONTACT NO: 98360 14878
7980438099
E-mail: adakabhisek@gmail.com

Date: 24.05.2024

TO WHOM IT MAY CONCERN

NO ENCUMBRANCE CERTIFICATE CUM TITLE REPORT OF HOLDING NO.
49/3, RAMNATH DAS ROAD, P.S. GARFA, DISTRICT SOUTH 24 PARGANAS.

DETAILS OF LAND:-

All That piece and parcel of Bastu land admeasuring about 06 (Six) Cottahs 00 (Zero) Chittack 24 (Twenty-four) Sq.ft., be the same a little or more less, appertaining to Holding No. 49/3, Ramnath Das Road, P.S. Garfa, District South 24 Parganas, hereinafter for the purpose of convenience and brevity mentioned as the "Said property".

TITLE OF LAND AND PROJECT:

❖ Originally, the "Said property" being part of original Holding No. 49, Ramnath Das Road, P.S. Garfa, District South 24 Parganas, including various other properties Gobinda Chandra Kundu, Bina Kundu, Pradip Kundu (being widow and son of Late Kartick Chandra Kundu) and Ganesh Chandra Kundu who acquired the same from their predecessors-in-interest.

❖ While thus being seized and possessed of the "Said property" including various other properties, due to inconvenience in their joint possession,

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said Gobinda Chandra Kundu in his turn as plaintiff filed a suit for partition against the other co-sharers viz. Bina Kundu, Pradip Kundu and Ganesh Chandra Kundu incorporating them in the category of the defendant before the Learned Civil Judge (Senior Division) 5th Court at Alipore, South 24 Parganas being T.S. No. 151 of 1999.

❖ The defendants named above appeared in the aforesaid suit and started contesting the same but unfortunately during pendency of the said suit, the plaintiff viz. Gobinda Chandra Kundu and the defendant no.3 viz. Ganesh Chandra Kundu died and was duly substituted by their legal heirs [i.e. the plaintiff nos. 1(a) to 1(d) and the defendant nos. 3(a) and 3(b)] and after contested hearing Learned Civil Judge (Senior Division) 5th Court at Alipore, South 24 Parganas was pleased to decree the said suit for partition in preliminary form on declaration that the plaintiffs have undivided 1/3rd share, the defendant nos. 1 and 2 have undivided 1/3rd share and the defendant nos. 3(a) and 3(b) have undivided 1/3rd share in respect of all the properties as mentioned in the schedule to the plaint including the "Said property".

❖ Subsequently, the Advocate Commissioner for holding physical partition of the properties were appointed by the Learned Court and after holding partition commission, the Advocate Commissioner submitted his report by

By
Advocate
24.05.24

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dividing the properties between the parties to the aforesaid suit as per the terms of the preliminary decree and said commissioner report was accepted by the Learned Court and ultimately, the aforesaid suit being T.S. No. 151 of 1999 was decreed in final form by the Learned Court and the decree was drawn on 19.05.2017.

- ❖ *According to the said final decree based on the report of partition commissioner, defendant no. 3 (b) of the aforesaid suit i.e. Bandana Paul (nee Kundu) was allotted Lot-"C" of the said commissioner's report i.e. the "Said property".*
- ❖ *Since acquisition of title in respect of the "Said property" in the aforesaid manner, said Bandana Paul (nee Kundu) has been possessing the same as true and lawful owner thereof by mutating her name before the Assessment Register of the Kolkata Municipal Corporation and on payment of taxes, revenues before the appropriate authority.*

NO ENCUMBRANCE:-

- ❖ *I have caused necessary searching in the Registry Office at A.R.A. Kolkata, District Sub-Registrar-I, Alipore and Additional District Sub-Registrar, Sealdah, through registered searcher and it is found from the*

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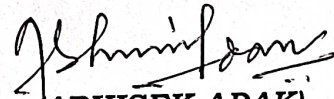
searching reports that the "Said property" is free from all encumbrance, charges, liens etc.

- ❖ That from the documents of title as well as possession as supplied to the undersigned it is also revealed that the "Said property" is neither subject to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 nor the same has been acquired by any Government authority, KMDA, etc.
- ❖ It also appears from the documents that the property is neither a Debttar and/or Piottar property.

Thanking you,

Date: 24th May, 2024
Place: Judges' Court, Howrah

Yours faithfully,


(ABHISEK ADAK)
Advocate

24/05/2024