

Chiranjib Samanta

Advocate

District Judge's Court, Burdwan.,

Residence & Chamber
Khaja Anowar Berh, Kundu Para,
P.O.- Sripally, Dis.- Puba Bardhaman.
West Bengal- 713103.
Mob :- 9832777091 / 8250349116

Ref No.

Date : 17-07-2025

TO WHOM IT MAY CONCERN

Non-Encumbrance Search Certificate and Detailed Report in Title

Ref:- ALL THAT piece and parcel of a bastu class of land, total measuring an area more or less 9.1 decimals or more or less 0.091 acre, appeartains to L.R. Khatian No. 3720, present L.R. Khatian No. 11021, R.S. Plot No. 7271 (part), L.R. Plot No. 6379, Mouza - Radhanagar, J.L. No. 39, Holding No. 43, Mohalla - Kachari Road, within the limits of Burdwan Municipality Ward No. 9, P.S. - Burdwan, P.O. - Burdwan, which is butted and bounded under as follows :

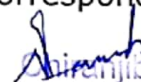
ON THE NORTH : By 24 Ft. wide Kachari Road;
ON THE SOUTH : By House of Sri Birbhadra Saha (LR 6378);
ON THE EAST : By 11 Ft wide Municipal Road;
ON THE WEST : By 25 Ft wide entrance road of Municipal Girls' High School (L.R. 6073).

Present Owner of the Landed Property:-

Sharmila Tah, wife of Goutam Tah, resident of 16A, Murat Mahal Lane, P.O. - Burdwan Head Post Office, P.S. - Bardhaman Sadar, District - Purba Bardhaman, PIN - 713101.

I have caused necessary Searches in the A.D.S.R. Office at Sadar, Burdwan for the period from 2008 to 2025 and in the D.S.R. Office at Sadar, Burdwan for a period of 2008 to 2025 upto date and have inspected the Settlement Records and all other relevant documents, as mentioned in Schedule: 'A' hereunder, in respect of the aforesaid Landed Property. My Report is as follows:-

WHEREAS Sharmila Tah, wife of Goutam Tah is the absolute owner and possessor of ALL THAT the piece and parcel of land situated at Mouza Radhanagar, J.L.NO. 39, appertaining to R.S plot No. 7271(part), correspond-


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ing to L.R Plot No. 6379, under previous L.R Khatian No. 3720, 'present L.R Khatian No. 11021, Classification as Bastu, total measuring an area more or less 9.1 decimals or more or less 0.091 acre share, within Ward No.-09, Mahalla Kachari Road, Holding No. 43, under Burdwan Municipality, P.O. Burdwan Head Post Office, Pin-713101, P.S. Burdwan Sadar, & District Purba Bardhaman, which is more fully described in the schedule herein below.

AND WHEREAS the schedule mentioned property of Mouza Radhanagar, J.L. NO. 39, was originally belonged to Prabodh Ranjan Kar, (since deceased) who acquired the absolute right, title, interest and possession over the above mentioned property, all that piece and parcel of a Bastu land admeasuring an area more or less 9.1 decimals or more or less 0.091 acre share, along with a two storied building thereon, measuring in aggregate an area about 2800 Sq. Ft more or less (1400 sq. ft. In the Ground floor and 1400 sq ft. in the First Floor, sixty years old respectively), R.S plot No. 7271 (part), corresponding to LR Plot No. 6379, under previous L.R Khatian No. 3720, present L.R Khatian No. 11021, Mouza: Radhanagar, by way of Deed of sale registered before office of the D.SR 1, Burdwan, being Deed No. 6275 for the year 1962, (hereinafter referred to as the "said property"), he had exercised his respective rights of absolute ownership in respect thereof by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf.

AND WHEREAS the Prabodh Ranjan Kar, while he owning and possessing the said above mentioned landed property and discharging his liabilities to the knowledge of total exclusion of all others ultimately died intestate in the year 1975, leaving behind his widow namely Smt. Anita Kar, his son Sri Probal Ranjan Kar, and his only daughter Smt. Bharati Basu (Nee Kar) as his only legal heirs and successors, they jointly and equally inherited the right, title and interest of said property, free from all encumbrances Late Prabodh Ranjan Kar, as per provision of the Hindu Succession Act, 1956.


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AND WHEREAS the said Anita Kar wife of late Prabodh Ranjan Kar, Prabal Ranjan Kar son of late Prabodh Ranjan Kar, and Bharati Basu (Nee Kar) daughter of late Prabodh Ranjan Kar, wife of Sudhamoy basu, while they owning and possessing the said above mentioned landed property in their absolute right title interest and possession discharging their liabilities to the knowledge of total exclusion of all others and acquired a better and independent title and they jointly enjoy the same.

AND WHEREAS while seized possessed of the said property the said Anita Kar wife of late Prabodh Ranjan Kar, Hindu and Governed by the Daya Bhaga School of Hindu Law died intestate on 22 January, 1999, leaving behind her son Sri Probal Ranjan Kar, and her only daughter Smt. Bharati Basu (Nee Kar) as her only legal heirs and successors, they jointly and equally inherited the right, title and interest of said property, free from all encumbrances Late Anita Kar, as per provision of the Hindu Succession Act, 1956.

AND WHEREAS the said Prabal Ranjan Kar son of late Prabodh Ranjan Kar & late Anita Kar, and Bharati Basu (Nee Kar) daughter of late Prabodh Ranjan Kar & late Anita Kar, wife of Sudhamoy basu, while they owning and possessing the said above mentioned landed property in their absolute right title interest and possession discharging their liabilities to the knowledge of total exclusion of all others and acquired a better and independent title and they jointly enjoy the same.

AND WHEREAS while seized possessed of the said property, the said Probal Ranjan Kar a Hindu and Governed by the Daya Bhaga School of Hindu Law died intestate on 14 June, 2009, as bachelor without having any issue, as such his share, right title interest which he inherited from his parents, has devolved upon his sister Smt. Bharati Basu (Nee Kar), as per provision of the Hindu Succession Act, 1956.

AND WHEREAS the said Smt. Bharati Basu (Nee Kar) had been seized and possessed of or otherwise entitled to the said property upon paying the municipal and other Taxes as an absolute owner thereof, and thus said Bharati

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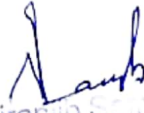
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Basu (Nee Kar) wife of Sudhamoy Basu sole owner and possessor of the schedule mentioned property of Mouza Radhanagar, J.L. No 39, total measuring an area more or less 9.1 decimals or more or less 0.091 acre share, and her name were duly been recorded in the concerned L.R record of rights, vide LR Khatian No.3720, LR Plot No.6379, Classification as Bastu, total measuring an area more or less 9.1 decimals or more or less 0.091 acre share, she had exercise her respective rights of absolute ownership in respect thereof by owning and possessing the same to the knowledge of obtaining probate of a false, fabricated and manufactured "Will" dated 06th February, 2009 allegedly executed by said Late Probal Ranjan Kar, thereby allegedly conveying his undivided proportionate share in the said property in favour of said Ramendra Sundar Mondal. The said Bharati Basu (Nee Kar) (Since deceased) contested the said probate proceeding being O.S. (Will) Case No. 5 of 2011, whereby the Ld. Additional District Judge, 5th Court, Burdwan, has dismissed the prayer of the said Mr. Ramendra Sundar Mondal.

AND WHEREAS afterwards the said Ramendra Sundar Mondal has been preferred an appeal being No. FAT No. 92 of 2013, renumbered as F.A. 95 of 2022 along with an application being C.A.N. No. 3535 of 2013 before the Hon'ble High Court, Calcutta (Division Bench) against the judgment and Order dated 31st January, 2013 in O.S. (WILL) CASE NO. 05 of 2011/12 of 2010, passed by the Ld. Additional District Judge, 5th Court, Burdwan.

AND WHEREAS after perusal the case record their Lordships the Hon'ble Justice Soumen Sen and Hon'ble Justice Uday Kumar of Hon'ble High Court, Calcutta has been dismissed the said Appeal being F.A. No. 95 of 2022 dated 29.09.2022.

AND WHEREAS subsequently the said Bharati Basu (Nee Kar) died intestate on 08 th March, 2022 leaving behind her daughter namely Smt. Chandralekha Roy, as her only legal heires and successor, who became the sole and absolute owner of the aforesaid property more fully and particularly described in the schedule herein below as per provision of the Hindu Succession Act, 1956.


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AND WHEREAS since the death of said Bharati Basu, (Nee Kar) her daughter Smt. Chandralekha Roy, wife of Sudipta Roy, has been seized and possessed of or otherwise entitled to the said property. she had exercised his respective rights of absolute ownership in respect thereof by owning and possessing the same to the knowledge of all concern without any claim question of demand being raised by anybody in this behalf.

AND WHEREAS said Chandralekha Roy being owner & in possession transferred the schedule mentioned property in favour of **Sharmila Tah**, wife of Goutam Tah i.e. the present OWNER by virtue of a registered Deed of Sale being no. 190215874 for 2022 (in Book No. 1, Volume No. 1902-2022, Pages 531492 to 531518) which was registered in the office of the Additional Registrar of Assurances Kolkata.

AND WHEREAS Sharmila Tah, wife of Goutam Tah herein is the absolute owner and possessor of ALL THAT the piece and parcel of land situated at Mouza Radhanagar, J.L.NO. 39, appertaining to R.S plot No. 7271 (part), corresponding to LR Plot No. 6379, under previous L.R Khatian No. 3720, present L.R Khatian No. 11021, Classification as Bastu, total measuring an area more or less 91 decimals or more or less 0.091 acre share TOGETHER WITH a two storied building standing thereon, measuring in aggregate an area about 2800 (Two Thousand Eight Hundred) Sq. Ft more or less, (1400 Sq. Ft. more or less, on the Ground Floor and 1400 Sq. Ft more or less, on the First Floor, within Ward No.-9, Mahalla kachari road, Holding No. 43, under Burdwan Municipality, P.O. Burdwan Head Post Office, Pin-713101, P.S-Burdwan Sadar, & District Purba Bardhaman.

AND WHEREAS Sharmila Tah, wife of Goutam Tah is the sole owner and possessor of the schedule mentioned property of Mouza. Radhanagar, J.L.NO. 39, total measuring an area more or less 9.1 decimals or more or less 0.091 acre share, and her name have duly been recorded in the concerned L.R record of rights, vide L.R. Khatian No. 11021, LR. Plot No. 6379, classification as Bastu, total measuring an area more or less 9.1 decimals or more or less

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0.091 acre share, and the government tax and other taxes are being paid by them and they have been exercising their respective rights of absolute ownership in respect thereof by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf.

AND WHEREAS Sharmila Tah, wife of Goutam Tah i.e. the present OWNER as the absolute owner and possessors of the schedule mentioned property, being the absolute owner and acquired a better, an independent right, title, interest and possessor over the piece or parcel of demarcated butted and bounded portion of land measuring an area more or less 3976 sq.ft., in L.R. Khatian No. 11021- (SHARMILA TAH) classification as Bastu, total measuring an area more or less 9.1 decimals or more or less 0.091 acre share, which are free from all encumbrances. The land within the jurisdiction of the Burdwan Municipality at Purba Bardhaman.

AND WHEREAS Sharmila Tah, wife of Goutam Tah i.e. the present OWNER for desire to developed a multi storied building (Flat) has executed one development agreement being No. 2398, dated 19/04/2024, registered at ADSR Burdwan with **M/S Susanta Ghosh**, (A sole proprietorship firm) (PAN : AGMPG3013B), having its registered office at Kalibazar West, P.O. - Burdwan, P.S. - Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, represented by its sole proprietor: **MR. SUSANTA GHOSH**.

AND WHEREAS Sharmila Tah, wife of Goutam Tah i.e. the present OWNER has demolished her to storied building for developing the multi storied building and also obtained sanctioned plan from the office of the Burdwan Municipality and also paying land rent and cess and also Municipal Tax to the appropriate authority accordingly.

I am satisfied that the said Present Owner, **Sharmila Tah**, wife of Goutam Tah has a good, clear and marketable title with regard to the said Landed Property mentioned in schedule herein above and all easement rights.

The said immovable Landed Property, mentioned in Schedule herein above is not subject matter of any suit or litigation, pending before any Court

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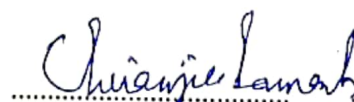
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of Law or Tribunal and the said Landed Property is also not subject to any defect, litigation and attachment till date.

I, hereby, certify that the said Landed Property as fully described in Schedule herein above held by the said Present Owner, **Sharmila Tah**, wife of Goutam Tah is free from all sorts of Encumbrances, Attachments, Charges, Liabilities, Liens and Lispendens of any kinds whatsoever and the said property is absolutely clear, free and marketable. The said Landed Property, mentioned in Schedule herein above is not under requisition/ acquisition by any Government or any other authority and that is also not affected by any scheme/ alignment. .

It is hereby certified that the abovementioned Landed Property is not hit / affected by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of KMDA and KIT . The Searching Receipt for relevant searches is enclosed hereto. It is further certified that I have verified the Title Deed from the Office of A.D.S.R., Burdwan about the genuineness of the Title Deed examined by me and that the same is genuine one.



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(Advocate)

Enrolment No.- WB/294/2005

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