



Advocate

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Room No. 3, Ground Floor  
City Civil Court, Kolkata - 700 001

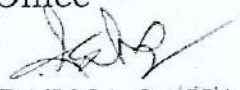
**NON-ENCUMBRANCES CERTIFICATE**  
**AND DETAILED REPORT ON TITLE**

Ref: ALL THAT piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of 5 Cottah 1 Chittacks 7.84 Sq.ft. be the same a little more or less including all easement rights and appurtenance thereto lying and situated at and being Premises No.4T, Gour Sundar Sett Lane, Police Station- Sinthee, Assessee No. 110020701134, Borough No.1, Ward No.II under Police Station- Sinthee, Kolkata- 700050.

**PRESENT OWNER OF THE CAPTIONED PROPERTY**

(1) **SRI ASHIS NUNDY**, Son of Late Sribas Chandra Nandy, by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at 4T, Gour Sundar Sett Lane, Post Office - Sinthee, Police Station - Sinthee, Kolkata - 700050, (2) **SMT BIDYA ROY**, Wife of Bishnupada Roy, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at previously 4U, now 4T, Gour Sundar Sett Lane, Post Office - Sinthee, Police Station - Sinthee, Kolkata - 700050 and (3) **SRI BISHNUPADA NANDY**, Son of Late Manmotho Nath Nandy, by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at previously 4U, now 4T, Gour Sundar Sett Lane, Post Office - Sinthee, Police Station - Sinthee, Kolkata - 700050.

Chamber : 11D, Ananda Chatterjee Lane, Bagbazar, Kolkata - 700 003  
Residence : Sonar Tori Apartment Lmc Sarani, 2nd Floor, Baksara, Howrah- 711110

  
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I have cause necessary searches in Index-II in the office of Registrar of Assurance Kolkata office of the DSR-I, ADSR, Cossipore Dum Dum for the period of 1990-2019 premises No.4U, Gour Sundar Sett Lane and premises No.4T, Gour Sundar Sett Lane through my agent namely M. Das and accordingly as per his report, no entries have been found in any registration office in respect thereof during the said period and I have also inspected all other relevant documents in respect thereof as supplied by the above named owners.

**MY REPORT IS AS FOLLOWS:**

- 1) One Butto Kristo Paul who was a Hindu governed by the Dayabhaga School of Hindu Law was seized and possessed of considerable properties both moveable and immoveable in and outside the town of Calcutta.
- 2) On the 30 August, 1910 the said Butto Kristo Paul executed a Deed of Trust whereby he conveyed some of his Immoveable properties unto his three sons Bhut Nath Paul, Hari Sankar Paul Kt.(as he then was) both since deceased and Hari Mohan Paul in trust for himself for life and after his death in trust as to one fourth share thereof for the said Bhut Nath Paul absolutely as to another one fourth share thereof for the said Hari Sankar Paul. Kt. (as he then was) absolutely as to another one fourth share

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thereof for the said Hari Mohan Paul absolutely and as to the remaining one fourth share thereof for the sons of the said Bhut Nath Paul then living absolutely in. equal shares.

- 3) On the 30<sup>th</sup> January 1914 the said Butto Kristo Paul made a will whereof he appointed his said three sons as Executors and Trustees and whereby after providing for payment of certain legacies and making certain, provisions for his daughter Smt. Jhanada Dasi, since deceased and his daughter-in-law Smt. Subasini Dasi (widow of Hari Pada Paul a predeceased son of the said Butto Kristo Paul) as therein mentioned he directed that the rest and residue of his estate should be divided equally amongst his said three sons.
- 4) The said Butto Kristo Paul died on the 12<sup>th</sup> June 1914 leaving behind him surviving his said three sons who as such Executors as aforesaid, proved the said will on or about the 4<sup>th</sup> October 1915 and obtained Probate from the Alipore Court.
- 5) The said Bhut Nath Paul died intestate on the 31<sup>st</sup> May 1920 leaving him surviving his widow Smt. Sushila Bala Dasi since deceased, and five sons namely Puma Chandra

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Paul since deceased, Gour Hari Paul, Netai Charan Paul, Kanai Lal Paul and Pashupati Nath Paul.

- 6) The said Smt. Sushila Bala Dasi, Gour Hari Paul, Netai Charan Paul and Kanai Lal Paul applied for and on the 4<sup>th</sup> October 1923 obtained from the Hon'ble High Court in its Testamentary and Intestate jurisdiction- Letters of Administration to the estate and effects of the said Bhut Nath Paul.
- 7) Tarak Nath Paul and others members of the family of the said Purna Chandra Paul filed, a suit being Suit No..917 of 1941 against the said Hari Sankar, Paul Kt. and others in the Hon'ble High Court Calcutta in which a preliminary decree was passed on 2<sup>nd</sup> January 1943.
- 8) On the 14<sup>th</sup> July 1941 the said, Gour Hari Paul, Netai Charan Paul, Kanai Lal Paul and Pashupati Nath Paul filed the suit No. 1186 of 1941 In the Hon'ble High Court at Calcutta against the said Purna Chandra Paul and others for a declaration of the rights of the parties, for partition and administration of the estate of the said Butto Kristo Paul-and Bhut Nath Paul and for other reliefs.
- 9) On the 19<sup>th</sup> February 1944 a preliminary decree was passed In the said suit No.1126 of 1941 whereby the

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shares of the parties' referred to therein were interalla declared as therein specified.

- 10) On the 15<sup>th</sup> September 1951 a consent decree was made In the said suit No. 1126 of 1941 and the said Suit No. 917 of 1941 whereby the said two suits were consolidated and Sri Sisir Kumar Das and Sri Dharendra Krishna Ghose were appointed the Commissioners of Partition and divide the trust and residuary states of the said, Butto Kristo Paul.
- 11) The Trust and Residuary estates of the said Butto Kristo Paul respectively include the undivided one fourth and one third shares therein of the said Bhut Nath Paul.
- 12) By an order made in the said suit No. 1126 of 1941 and dated 20<sup>th</sup> November 1951 Mr. J.N. Das Gupta was appointed as surveyor and valuer to survey and value the properties belonging to the trust and residuary estates of the said Butta Kristo Paul deceased.
- 13) The parties agreed that all the other immoveable properties belonging to the Trust and Residuary estates of the said Butto Kriato Paul excepting those lying in Pakisthan which have been agreed to remain Joint but including the premises no.58 Netaji Subhas Road and No.18/2/3A





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Synagogue Street and also all other immoveable properties which has been subsequently acquired should be partitioned and divided amongst them in the manner indicated in the scheme of partition which was by a consent order made in the abovementioned suits and dated the 30<sup>th</sup> July 1953 sanctioned by the court with the consent and approval of all the parties and was certified to be for the benefit of the infant parties and leave was granted to the official Trustee of West Bengal and also to the guardian-ad-item of the infant parties to accept the said partition and division for the benefit of the minors and others the subsequent agreement between the parties the shares of the parties were determined whereby in the Trust Estate of Butto Kristo Paul deceased the share of Netai Charan Paul was determined as-one tenth share and in the Residuary Estate of Butto Kristo Paul deceased the share of Netai Charan Paul was determined as one fifteenth share and in the Estate of Bhut Nath Paul deceased who had one fourth share in the Trust Estate and one third share in the residuary Estate of Butto Kristo Paul the share of Netai Charan Paul was determined as one fifth share.

- 14) The said Mr. J.N. Das Gupta surveyed the said Immoveable properties to be partitioned and valued the same.

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- 15) The lists of immoveable properties allotted to the respective parties in lieu of their respective shares in the Trust and Residuary Estates of Butto Kristo Paul including therein the estate of the said Bhut Nath Paul are set out in the Second to Eighth Schedule to the return of the Commissioner dated 28th day of June 1954 and those allotted to Sri Netai Charan Paul are mentioned in Sixth Schedule to the said Return.
- 16) In the Final decree dated 9th day of August 1954 made in the said two suits namely Suit No.917 of 1941 and suit No.1126 of 1941 the Return of the Commissioner of partition was made a part of the said decree.
- 17) Allotment made by the said Return included some paddy lands measuring 3 Bighas 4 Cottahs 10 chittak which was shown as lot F and bordered red on the plan "K" annexed to the said Return of the Commissioner of partition.
- 18) The said Netai Charan Paul was seized and possessed of or otherwise well and sufficiently entitled free from all encumbrances to all right, titles and interest of the said paddy land and mutated his name in the records of the Khasmohal Department of the Collectorate of 24-Parganas and obtained and permission from the said Khasmohal

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Department of the Collectorate of 24-Parganas to use the said paddy land as dwelling land. After that the said paddy land was renumbered as No.34A, South Sinthee Road, within the Municipal limit of Calcutta.

- 19) The said Netai Charan Paul has developed and divided the said land and make a Scheme Plan of the said land .
- 20) By a registered Deed of Conveyance dated 18 March, 1975 the said Netai Charan Paul sold, transferred and conveyed to Smt. Gouri Nandy, ALL THAT piece and parcel of land hereditaments and premises measuring 2 Cöttahs 7 Chittacks 13 Sq. Ft. contained in Scheme Plot No.20 being Municipal Premises No.34A, South Sinthee Road, Police Station - Cossipore Sub-Registry Cossipur Dum Dum within Khasmohal Holding No.72, 74, 76, 77 and 78 Touzi No. 1298/2833, Dihi 55 Gram Grand Division-1 Sub-Division 14 and the said Deed was registered at the office of the Sub- Registrar, Cossipore Dum Dum, recorded in Book No.I, Volume No.I, Pages 218 to 230, Being No.2766 for the year 1975.
- 21) The said Gouri Nandy died intestate on 21.01.2005.
- 22) Sribas Chandra Nandy died intestate on 17.07.2006.

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- 23) After the death of Gouri Nandy and Sribas Chandra Nandy, their only son Sri Ashis Nandy (the Landowner herein) became the absolute owner of ALL THAT piece and parcel of land hereditaments and premises measuring 2 Cottahs 7 Chittacks 13 Sq. Ft. together with one storied building contained in Scheme Plot No.20 being Municipal Premises No.34A, South Sinthee Road, Police Station - Cossipore Sub-Registry Cossipur Dum Dum within Khasmohal Holding No.72, 74, 76, 77 and 78 Touzi No. 1298/2833, Dihi 55 Gram Grand Division - 1 Sub-Division 14.
- 24) By virtue of the inheritance Sri Ashis Nandy became the absolute owner of ALL THAT piece and parcel of land hereditaments and premises measuring 2 Cottahs 7 Chittacks 13 Sq. Ft. together with one storied building contained in Scheme Plot No.20 being Municipal Premises No.34A, South Sinthee Road, Police Station - Cossipore Sub-Registry Cossipur Dum Dum within Khasmohal Holding No.72, 74, 76, 77 and 78 Touzi No. 1298/2833, Dihi 55 Gram Grand Division - 1 Sub-Division 14 and mutated his name in the record of Kolkata Municipal Corporation as the absolute owner and the said plot of land lying and situated at 34A, South Sinthee Road, renamed as 4T, Gour Sundar Sett Lane, Police Station - Sinthee, Kolkata - 700050.

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25) By a registered Deed of Conveyance dated 18<sup>th</sup> March, 1975 the said Netai Charan Paul sold, transferred and conveyed to Supratul Nandy, Suprasanna Nandy, Sri Bishnu Pada Nandy and Smt. Manju Nandy, by a registered Deed registered in the office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No.I, Volume No.1, Pages 231 to 242, Being No.2767 for the year 1975, ALL THAT piece and parcel of land hereditaments and premises measuring 2 Cottahs 10 Chittacks 14 Sq. Ft. contained in Scheme Plot No.21 being Municipal Premises No.34A, South Sinthee Road, Police Station - Cossipore, (Now known as 4U Gour Sundar Seth Lane, Police Station-Sinthee) Sub-Registry Cossipur Dum Dum within Khasmohal Holding No.72, 74, 76, 77 and 78 Touzi No. 1298/2833, Dihi 55 Gram Grand Division - 1 Sub-Division.

26) the by virtue of a Deed of Conveyance dated 18<sup>th</sup> March, 1975 Supratul Nandy, Suprasanna Nandy, Sri Bishnu Pada Nandy and Smt. Manju Nandy became the absolute owners's of ALL THAT piece and parcel of land hereditaments and premises measuring 2 Cottahs 10 Chittacks 14 Sq. Ft. contained in Scheme Plot No.21 being Municipal Premises No.34A, South Sinthee Road, (Now known as 4U Gour Sundar Seth Lane, Police S

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Sinthee), Police Station - Cossipore Sub-Registry Cossipur Dum Dum within Khasmohal Holding No.72, 74, 76, 77 and 78 Touzi No.1298/2833, Dihi 55 Gram Grand Division - I Sub-Division 14.

- 27) By a registered Deed of Gift dated 3 June, 1987 Sri Suprasanna Nandy made and bequeath his undivided 1 / (4 deg) share of the aforesaid land to Manju Nandy and the said Deed of Gift was registered at the office of the Registrar of Assurances, Kolkata registered in Book No.1, Volume No. 138, Pages 315 to 322, Deed No.5820 of 1987.
- 28) Sri Supratul Nandy and Smt. Manju Nandy by a registered Deed of Gift dated 16 deg April, 1992 made and bequeath their undivided 1 / (4 deg) share and 1 1/2 share respectively to Sm. Bidya Roy and Landowners No.1 herein of the aforesaid land and the said Deed of Gift was registered at the office of the Registrar of Assurances, Kolkata registered in Book No.1, Volume No.450, Pages 68 to 79, Deed No. 13536 of 1992.
- 29) By virtue of a Deed of Gift dated 16 deg April, 1992 Smt. Bidya Roy became the owners of 3 / (4 deg) share of aforesaid land and by a registered Deed of Conveyance





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dated 18 deg March, 1975 Sri Bishnupada Nandy became the owners of 1 / (4 deg) share of aforesaid land.

- 30) The owners amalgamated the said two premises no. ie. 4T, Gour Sunder Sett Lane and 4U, Gour Sundar Sett Lane into a single unit by the order of Kolkata Municipal Corporation and after the amalgamation, the two premises renumbered as 4T, Gour Sundar Sett Lane, P.S.- Sinthee, Kolkata- 700050.
- 31) By virtue of inheritance and by virtue of registered instruments the owners Sri Ashis Nandy, Smt. Bidya Ray, Sri Bishnupada Nandy became the absolute owners and sufficiently entitled to ALL THAT 4T, Gour Sundar Sett Lane, Police Station- Sinthee, Assessee No. 110020701134, Borough No.1, Ward No.II under Police Station- Sinthee, Kolkata- 700050 free from all encumbrances whatsoever.

I hereby certify that after inspection of all other relevant documents in respect thereof as supplied by the above named owners and as per available records from the said registration office the captioned property has a marketable title and free from all encumbrances.

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I also hereby certify that the above mentioned captioned property is not subjected to any restriction of Urban Land (Celling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and it is fit for equitable mortgage.

The original receipts for the relevant searches and copy of computer search report are enclosed herewith.

  
ADVOCATE

SUPARNA SAHA  
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Reg. No. WB/221/2001

SD-2



No. REGN AA 162854

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application ..... 106 154
- 2. Date of application ..... 20-8-19
- 3. Search for the year(s) ..... 1980 - 19
- 4. Name of office to which the record to be searched or inspected relates ..... (R.D.)
- 5. Name of person or property to be searched ..... II
- 6. Nature of document ..... ~~~~~
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... Pre-4T, Goox Sunbar  
Sett Lane, P.S. ~~...~~ Sindhur
- 8. From whom received .....
- 9. Fees paid under Article —  
 F (1) (i) .....  
 F (1) (ii) .....  
 F (2) .....  
 307

M. Das,

Registrar of .....



No. REGN Y 081484

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 50249
- 2. Date of application..... 20-9-19
- 3. Search for the year(s)..... 1930-2002
- 4. Name of office to which the record to be searched or inspected relates..... DR + C Durr Durr
- 5. Name of person or property to be searched..... H. T. Gouri
- 6. Nature of document..... Sordar Seth Lare
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... (1)
- 8. From whom received..... M. Das
- 9. Fees paid under Article..... 28/-
- F (1) (i)
- F (1) (ii)
- F (2)

ISSUED

.....Registrar of.....

Government of West Bengal  
Office of the NORTH 24-PARGANAS (D.S.R. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 19-09-2019

Serial No of Application	1501012131/2019	Search No	1501012131/2019
Search for the Years	From 2003 To 2019	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Sinthi, Road: Gour Sunder Sett Lane		
From whom Received	Mr M DAS		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 16/-	

Search Result: No Record Found

  
( Mr Satyajit Biswas )

D.S.R. - I NORTH 24-PARGANAS  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

District Sub Registrar-I  
North 24 Parganas  
Barasat



Government of West Bengal  
Office of the COSSIPORE DUMDUM (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 20-09-2019

Serial No of Application	1506008981/2019	Search No	1506008981/2019
Search for the Years	From 2002 To 2019	Record Available	From 28/10/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Sinthi, Premises: 4T, Road: Gour Sunder Sett Lane		
From whom Received	Mr M Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 17/-	

Search Result: No Record Found



( Mr Suman Basu )

A.D.S.R. COSSIPORE DUMDUM  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM



No. REGN AA 162855

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application ..... 106155
- 2. Date of application ..... 20-8-18
- 3. Search for the year(s) ..... 1880-18
- 4. Name of office to which the record to be searched or inspected relates ..... RAO
- 5. Name of person or property to be searched ..... T
- 6. Nature of document ..... 2
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... Pre-40, Govt. Sanitar  
Sett Lamm, P.S. ~~Coast~~ Simher
- 8. From whom received .....
- 9. Fees paid under Article —  
 F (1) (i)  
 F (1) (ii)  
 F (2)

37 M. Das.

..... Registrar of .....



No. REGN Y 081485

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 50250
- 2. Date of application..... 20-9-19.
- 3. Search for the year(s)..... 1990-2002.
- 4. Name of office to which the record to be searched or inspected relates..... DR + Cam Am.
- 5. Name of person or property to be searched..... H V Grown.
- 6. Nature of document..... Surodar. Seth Lane.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 11
- 8. From whom received..... M. Das.
- 9. Fees paid under Article— 28 p.
- F (1) (i)
- F (1) (ii)
- F (2)

.....Registrar of.....

Government of West Bengal  
Office of the NORTH 24-PARGANAS (D.S.R. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 19-09-2019

Serial No of Application	1501012130/2019	Search No	1501012130/2019
Search for the Years	From 2003 To 2019	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Sinthi, Road: Gour Sunder Sett Lane		
From whom Received	Mr M DAS		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 16/-	

Search Result: No Record Found

  
( Mr Satyajit Biswas )

D.S.R. - I NORTH 24-PARGANAS  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

District Sub Registrar  
North 24 Parganas  
Barasat



Government of West Bengal  
Office of the COSSIPORE DUMDUM (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 23-09-2019

Serial No of Application	1506009074/2019	Search No	1506009074/2019
Search for the Years	From 2002 To 2019	Record Available	From 28/10/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Sinthi, Premises: 4U, Road: Gour Sunder Sett Lane		
From whom Received	Mr M Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 17/-	

Search Result: No Record Found

( Mr Suman Basu )

A.D.S.R. COSSIPORE DUMDUM  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

