

Subhodeep Ghosh

ADVOCATE - B.A LL.B - (CU)

Alipore Criminal Court, Bankshall Court
Judge Court & High Court

📍 **Home Chamber:**
42/E DR GS Bose Road, Kolkata 39

📍 **Chamber II:**
4C/3 Dharmatala Road, Kolkata 39

☎ 7980189836 / 9007412797

✉ subhodeepghosh314@gmail.com

(1)

Ref.....

Date: 25.03.2026

"NON ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE"

Ref:

ALL THAT piece and parcel of Bastu land in Plot No. B/2 measuring about 5 (five) Cottahs 3 (three) Sqft., be the same a little more or less together with tiles shed structures measuring an area of 500 Sqft., comprised in Mouza Kasba, JL. No. 13, Pargana Kalikata, R.S. No. 233, Touzi No. 145, C.S. Dag No. 1697, Khatian No. 792, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 12/3B/1J, Dharmatala Road, Ward No. 067, Assessee No. 21-067-10-04103, Post Office Tiljala, Police Station Kasba, Kolkata - 700 039, District South 24 Parganas PRESENT OWNERS:


(1) **AJOY KR MONDAL @ AJOY KUMAR MONDAL @ AJOY MONDAL**, (PAN NO. AQLPM7948J), (Aadhar No. 9488 1023 3371), son of Late Krishna Pada Mondal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata - 700 039,

2) **MADAN MONDAL @ MADAN MOHAN MONDAL**, (PAN NO. BQNPM4898J), (Aadhar No. 4084 4689 8032), son of Late Krishnopada Mondal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12/38/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata-700 039,

(3) **KANAN DAS @ KANAN MONDAL** (PAN NO. FSFPD9945H), (Aadhar No. 7602 2409 1113), wife of Late Kasta Das and daughter of Late Krishna Pada Mondal, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata - 700 039,

(4) **DILIP MONDAL** (PAN NO. CLVPM7001F), (Aadhar No. 2098 0299 3526), son of Late Krishnopada Mondal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata-700 039,

(5) **BAIDYANATH MONDAL** (PAN NO. AFZPM0661D), (Aadhar No. 3961 8672 1742), son of Late Krishna Pada Mondal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12/38/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata-700039, and also A-58/1, Canal South Road, East Rajapur, Santoshpur, P.O. Santoshpur, P.S. Survey park, Kolkata-700 075,


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(6) **SANDHYA BAR @ SANDHYA MONDAL, (PAN NO. DMXPB7409G), (Aadhar No. 3515 2020 0831)**, wife of Khokan Bar, and daughter of Late Krishna Pada Mondal, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata -700 039, and also 8C, Garfa Saradamoni Lane, Bihari Mondal Road, P.S. Kasba, Kolkata-700 078,

(7) **ARATI HALDER @ ARATI MONDAL, (PAN NO. BVWPH6314N), (Aadhar No. 8111 0870 7633)**, wife of Dilip Halder, and daughter of Late Krishna Pada Mondal, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/38/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata 700 039, and also Village Bahirpua, Jalghara, Magrahat-1, Pin Code 743609, District 24 Parganas (South),

(8) **GITA MONDAL, (PAN NO. IEHPM8717R), (Aadhar No. 4210 5708 3526)**, wife of Late Deben Ch. Mondal, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/38/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata-700 039,

(9) **MANAS MONDAL, (PAN NO. CSLPM9292B), (Aadhar No. 7920 1552 4684)**, son of Late Deben Chandra Mondal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata-700 039,

(10) **MANASI BISWAS, (PAN NO. DBUPB0122G), (Aadhar No. 4551 0277 5227)**, wife of Biswajit Biswas and daughter of Late Deben Chandra Mondal, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata - 700 039 and also Chanditala Park, Subhashgram, Rajpur Sonarpur (M), Pin Code 700147, P.S. Sonarpur, District 24 Parganas (South),

(11) **MOUSUMI MONDAL, (PAN NO. BIZPM0447B), (Aadhar No. 9680 6900 7826)**, daughter of Late Deben Chandra Mondal, by faith Hindu, by Occupation Household work, by Nationality Indian, residing at 12/38/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata-700 039,


(12) **KALI MONDAL, (PAN NO. BQOPM5218H), (Aadhar No. 9736 4502 7522)**, wife of Late Annada Prosad Mondal, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata - 700 039,

(13) **PINKI BAKSHI, (PAN NO. DBYPM2410J), (Aadhar No. 9922 7254 3896)**, wife of Abhishek Bakshi and daughter of Late Annada Prosad Mondal, by faith Hindu, by Occupation Housewife, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata -700 039, and also 8/13, Sahid Nagar, Haltu, P.O. Haltu, Kolkata 700078, District 24 Parganas (South),

(14) **RINKI MONDAL, (PAN NO. GTBPM2608J), (Aadhar No. 4722 8306 7825)**, daughter of Late Annada Prosad Mondal, by faith Hindu, by Occupation Household work, by Nationality Indian, residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata 700039, **[PRESENT JOINT OWNERS]**.

I have caused necessary searches in the office of Dist. Sub-Registrar Alipore , 24 Pgs. (S), ADSR Sealdah 24 Pgs. (S), and official website of an Additional Registrar of Assurances, Kolkata 24 Pgs. (S) for the period from 2002 to 2026 and also have inspected the official records of Kolkata Municipal Corporation and all other relevant documents in respect of the aforesaid property.

My Report is as follows:


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(3)

NOTE FOR THE ADVOCATE

(The advocate should state here as to how the ownership developed on the present owners, changes of ownership which might have taken place during the period by way of transfer, inheritance should be mentioned along with the relevant names and references of the registered title deed.)

WHEREAS One Sri Dhar Chandra Roy and Bijoy Krishna Roy, both sons of Late Chandra Nath Roy the executors of the estate of Late Chandra Nath Roy were the owners of 50% (eight annas) share and Sri Priya Nath Roy, son of Ram Kumar Roy was the owner of 50% (eight annas) share in respect of the Landed property comprised in Mouza Kasba, JL. No. 13, Pargana Kalikata, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 792, R.S. Dag No. 1724 (measuring an area 21 decimals), R.S. Dag No. 1621/2141 (measuring an area 33 decimals), R.S. Dag No. 1621/2144 (measuring an area 39 decimals), R.S. Dag No. 1583/2152 (measuring an area 33 decimals), R.S. Dag No. 1697 (measuring an area 1 acre 36 decimals) and R.S. Dag No. 1698 (measuring an area 4 decimals), and in R.S. Khatian No. 793, R.S. Dag No. 1621/2143 (measuring an area 10 decimals), Police Station previously Tollygunge now Kasba, District 24 Parganas (South).

AND WHEREAS the said Sri Priya Nath Roy died intestate leaving behind him, his only daughter namely Smt. Kanak Lata Dasi, wife of Late Heramba Gopal Das Naskar, of 229, Picnic Garden Road, P.S. Tiljala, District 24 Parganas (South) as his only legal heirs and successors of his estate including the aforesaid property left by him.

AND WHEREAS thus the said Smt. Kanak Lata Dasi became the owner in respect of the said landed property left by her father Sri Priya Nath Roy since deceased.

AND WHEREAS by a registered Bengali Kobala dated 01.05.1963 which was registered at the Office at A.D.S.R. Alipore and recorded in Book No. I, Volume No. 75, Pages from 186 to 190, Being No. 3880 for the year 1963 the said Smt. Kanak Lata Dasi sold, transferred, conveyed and assigned ALL THAT piece and parcel of Land total measuring an area of 1 Acre 22½ decimals comprised in Mouza Kasba, JL. No. 13, Pargana Kalikata, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 792, R.S. Dag No. 1621/2141 (measuring an area 16½ decimals out of 33 decimals), R.S. Dag No. 1621/2144 (measuring an area 19½ decimals out of 39 decimals), R.S. Dag No. 1583/2152 (measuring an area 16½ decimals out of 33 decimals), R.S. Dag No. 1697 (measuring an area 68 decimals out of 1 acre 36 decimals), R.S. Dag No. 1698 (measuring an area 2 decimals out of 4 decimals), and ALL THAT piece and parcel of Bastu land measuring about 10 (ten) decimals out of 20 decimals comprised in Mouza Kasba, JL. No. 13, R.S. No. 233, Pargana Kalikata, Touzi No. 145, R.S. Khatian No. 792 under R.S. Khatian No. 793, R.S. Dag No. 1621/2143 under the jurisdiction of the Calcutta Corporation now the Kolkata Municipal Corporation being Premises No. 73 and 74 Bediadanga Road, unto and in favor of (1) Sri Makhan Lal Mondal @ Makhan Mondal, son of Late Bhola Nath Mondal, (2) Sri Bhim Chandra Mondal, son of Late Upendra Nath Mondal, (3) Sri Bipin Behari Mondal, (4) Sri Nakul Chandra Mondal, (5) Sri Sahadeb Chandra Mondal (6) Sri Prankrishna Mondal, No. 3 to 6 are sons of Late Becharam Mondal, all of 70, Bediadanga Road, now Dr. Girindra Sekhar Bose Road, P.S. Tiljala, District 24 Parganas (South) for a valuable consideration mentioned therein free from all encumbrances and delivered khas possession thereof.



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(4)

AND WHEREAS thereafter the said Bipin Behari Mondal and other filed a Partition Suit against their co-sharer namely Makhan Chandra Mondal @ Makhan Mondal and others before the Ld. 3 Sub Judge at Alipore, District 24 Parganas (South) being Title Suit No. 47 of 1965.

AND WHEREAS during the pendency of the said suit the said Makhan Chandra Mondal @ Makhan Mondal died Intestate leaving behind him, his wife, 7 (seven) sons and only daughter and after his demise his legal heirs and successors entered in the said suit for contesting the same.

AND WHEREAS thereafter by a solenama dated 24.08.1971 the said suit being No. T.S. 47 of 1965 was finally decreed by the Learned Court of 3rd Sub Judge at Alipore, District 24 Parganas (South) and the entire property divided into three parts in different plots.

AND WHEREAS the Legal heirs and successors of the said deceased Makhan Chandra Mondal @ Makhan Mondal @ Makhan Lal Mondal namely (1) Sri Kamal Chandra Mondal, (2) Sri Krishna Chandra Mondal @ Krishna Pada Mondal (the deceased father of the First Party No. 1 to 7 herein, the deceased father-in-Law of the First Party No. 8, 12 herein and the deceased grandfather of the First Party No. 9, 10, 11, 13, & 14 herein), (3) Sri Netai Chandra Mondal, (4) Sri Kanai Mondal, (5) Sri Subol Mondal, (6) Sri Dulal Mondal, (7) Sri Chandi Charan Mondal, (8) Smt. Surbala Mondal, wife of Late Makhan Mondal and (9) Smt. Abala Mondal, daughter of Late Makhan Mondal, jointly allotted separately and absolutely ALL THAT piece and parcel of Land total measuring about 1 (one) Bigha 16 (sixteen) Cottahs 4 (four) Chittacks 10 (ten) Sqft., mentioned in LOT "B" of the said solenama.

AND WHEREAS during jointly enjoyment of the said landed property in LOT "B" by a registered Bengali Partitioned Deed dated 20.12.1976 which was registered at the office at Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 106, Pages from 24 to 35, Being No. 4457, for the year 1976 the said (1) Sri Kamal Chandra Mondal, (2) Sri Krishna Chandra Mondal, (3) Sri Netai Chandra Mondal, (4) Sri Kanai Mondal, (5) Sri Subol Mondal, (6) Sri Dulal Mondal, (7) Sri Chandi Charan Mondal, (8) Smt. Surbala Mondal, and (9) Smt. Abala Mondal partitioned their ancestral property into nine plots mentioned therein as plot Nos. B/1 to B/9 accordingly and the said Krishna Chandra Mondal @ Krishna Pada Mondal allotted separately and absolutely ALL THAT piece and parcel of Bastu land in Plot No. B/2 measuring about 5 (five) Cottahs 3 (three) Sqft., be the same a little more or less comprised in Mouza Kasba, JL, No. 13, C.S. Dag No. 1697, Police Station Kasba, District 24 Parganas (South).

AND WHEREAS during the peaceful enjoyment of the said landed property of ALL THAT piece and parcel of Bastu land in Plot No. B/2 measuring about 5 (five) Cottahs 3 (three) Sqft., be the same a little more or less comprised in Mouza Kasba, JL, No. 13, C.S. Dag No. 1697, Police Station Kasba, District 24 Parganas (South) the said Krishna Chandra Mondal @ Krishna Pada Mondal mutated his name with the record of the Calcutta Corporation now the Kolkata Municipal Corporation and the said property assessed and numbered as 12/3B/1J, Dharmatala Road, Calcutta 700 039, District 24 Parganas (South).

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AND WHEREAS the said Krishna Chandra Mondal @ Krishna Pada Mondal died intestate on 10.12.1986 at his residence at Premises No. 12/3B/1J, Dharmatala Road, Calcutta 700 039, District 24 Parganas (South) leaving behind him, his wife namely SISHU BALA MONDAL (now deceased), six sons namely (1) AJOY KR MONDAL @ AJOY KUMAR MONDAL @ AJOY MONDAL, (2) MADAN MONDAL @ MADAN MOHAN MONDAL, (3) DILIP MONDAL, (4) BAIDYANATH MONDAL (the First Party No. 1 to 4 herein), (5) DEBEN CH. MONDAL (now deceased), (6) ANNADA PROSAD MONDAL (now deceased) and three daughters namely (7) KANAN DAS @ KANAN MONDAL (8) SANDHYA BAR @ SANDHYA MONDAL, and (9) ARATI HALDER @ ARATI MONDAL (the First Party Nos. 3, 6 & 7 herein) as his legal heirs and successors of his estate including the aforesaid property left by him.

AND WHEREAS the said legal heirs and successors of the deceased Krishna Chandra Mondal @ Krishna Pada Mondal jointly mutated their names with the record of the Calcutta Corporation now the Kolkata Municipal Corporation in respect of their ancestral property of ALL THAT piece and parcel of Bastu land in Plot No. B/2 measuring about 5 (five) Cottahs 3 (three) Sqft., be the same a little more or less comprised in Mouza Kasba, JL. No. 13, C.S. Dag No. 1697, Police Station Kasba, District 24 Parganas (South) and the said property re- assessed and numbered as 12/38/1J, Dharmatala Road, being Ward No. 067, Assessee No. 21-067-10- 0410-3, police Station Kasba, Kolkata - 700 039, District 24 Parganas (South).

AND WHEREAS the said Sishu Bala Mondal died intestate leaving behind her the said six sons and three daughters of her estate including the aforesaid property left by her.

AND WHEREAS the said Deben Ch Mondal died intestate on 10.02.2017 leaving behind him, his wife namely Gita Mondal, only son namely Manas Mondal and two daughters namely Manasi Biswas and Mousumi Mondal (the First Party No. 8 to 11 herein) as his legal heirs and successors of his estate including the aforesaid property left by him. Be it mentioned here that the said Deben Ch Mondal at the time of his death he was last residing at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata - 700 039.

AND WHEREAS the said Annada Prosad Mondal died intestate on 29.05.2021 at his residence at 12/3B/1J, Dharmatala Road, P.O. Tiljala, P.S. Kasba, Kolkata-700 039, leaving behind him, his wife namely Kali Mondal, and two daughters namely Pinki Bakshi and Rinki Mondal (the First Party No. 12 to 14 herein) as his legal heirs and successors of his estate including the aforesaid property left by him.

AND WHEREAS thus the above mentioned First Party (First Party 1 to 14) are the joint owners and possessors in respect of ALL THAT piece and parcel of Bastu land in Plot No. B/2 measuring about 5 (five) Cottahs 3 (three) Sqft., be the same a little more or less together with tiles shed structures measuring an area of 500 Sqft., comprised in Mouza Kasba, JL. No. 13, Pargana Kalikata, R.S. No. 233, Touzi No. 145, C.S. Dag No. 1697, Khatian No. 792, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 12/3B/1J, Dharmatala Road, Ward No. 067, Assessee No. 21-067-10-04103, Post Office Tiljala, Police Station Kasba, Kolkata - 700 039, District South 24 Parganas



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(6)

AND WHEREAS now all the above-mentioned owners are desirous of developing the said premises by constructing thereupon new multistoried building of the said premises mentioned in First Schedule hereunder in accordance with the sanction building plan to be approved by the Kolkata Municipal Corporation. But due to financial stringency and/or paucity of funds the owners are unable to start the construction of the said building and had been search of Promoter and/or Developer, who can undertake the responsibility of construction of such building of the said premises of his/her/their own arrangement and expenses.

AND WHEREAS having come to know the intention of the Owners, the Developer contacted the Owner and requested them to allow and develop the said premises as desired by the Owners by constructing the proposed building in accordance with the sanction plan to be sanction by the Kolkata Municipal Corporation at his own arrangement, cost and expenses.

AND WHEREAS on negotiation between the parties, the Owners to allow the Developer to develop the said premises on the terms and conditions hereinafter contained.

AND WHEREAS the owners of the first part and the Developer of the second part has agreed and have further executed a Development Agreement dated 19-04-2024 at and before the office of the DSR-III, Alipore which is recorded in Book no. I, volume no. 1603-2024, from pages 164010 to 164050 being no. 160306623 for the year 2024 accompanied by a Development Power of Attorney dated 19-04-2024 at and before the office of the DSR-III, Alipore which is recorded in Book no. I, volume no. 1603-2023, from pages 162490 to 162515, being no. 160306645 for the year 2024 and the Owners also executed and registered a General Power Of Attorney dated 11-06-2025 registered in the office of the Additional District Sub-Registrar at Alipore and recorded in Book No.-I, CD Volume No:- 1603-2025, Pages 283303 to 283327, Being No. 160310770 for the year 2025


AND WHEREAS following the execution of said Development Agreement and Development Power of Attorney, the said Developer as lawful constituted Attorney of Owners, obtained Sanctioned Building Plan No. 2025070057 dated: 09-07-2025, duly approved by the Kolkata Municipal Corporation and the construction is currently undergoing in accordance with the said sanctioned plan.

According to the available records of the above mentioned registry offices, I do not find any adverse transfer/entry in respect of said property. Hence, in my opinion, (1) AJOY KR MONDAL @ AJOY KUMAR MONDAL @ AJOY MONDAL, 2) MADAN MONDAL @ MADAN MOHAN MONDAL, (3) KANAN DAS @ KANAN MONDAL (4) DILIP MONDAL (5) BAIDYANATH MONDAL (6) SANDHYA BAR @ SANDHYA MONDAL, (7) ARATI HALDER @ ARATI MONDAL (8) GITA MONDAL (9) MANAS MONDAL, (10) MANASI BISWAS, (11) MOUSUMI MONDAL (12) KALI MONDAL, (13) PINKI BAKSHI, (14) RINKI MONDAL, are the absolute lawful joint owners of the above property, having good, clear marketable title thereof. I hereby certify that the abovementioned property is free from all sorts of encumbrances, liens, charges, attachment, liabilities and lispendents of any kind whatsoever.

The online information's of concern Registry offices, court and municipal office are enclosed herewith.

Place: Kolkata.

Date: 25.03.2026


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