VINIT SHARMA

ADVOCATE
HIGH COURT AT CALCUTTA

Chamber's

7A, K .S. Roy Road, 2nd Floor, Cabin 6,
Kolkata 700001
(M) 6290088215

Dated: 25.10.2025

NON ENCUMBERANCES CERTIFICATE AND DETAILED REPORT OF TITLE

A. **Description of property:** ALL THAT piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less, being lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, R.S. Khatian Nos. 11266 and 11267 being Municipal Premises No. 33A, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, at Zone- Banamali Naskar Road to On wards, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 vide Assessee No. 41-132-03-0033-6, A.D.S.R. Behala, South 24 Parganas, which is butted and bounded in the manner following:-ON THE NORTH: By Property of Shanti Mukherjee and Others; ON THE SOUTH: By Drain and 9'-00" wide Common Passage; ON THE EAST: By 16'-00" wide K.M.C. Road; ON THE WEST: By Property of Pradip Kumar Banerjee and Others; (hereinafter known as "**said land**")

B. **Name of the individual owner:**
SRI RATAN LOHA AND DIPAK KAR

C. **Documents perused:**
(Annexure A)

D. **Name of the individual owner: SRI RATAN LOHA AND DIPAK KAR**

WHEREAS the land measuring an area 1 (One) Bigha 8 (Eight) Cottahs 14 (Fourteen) Chittacks be the same a little more or less together with Pucca Structure along with Pond and its Bank, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, within the limits of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, Police Station- previously Behala now Parnasree, District -. previously 24 Parganas now South 24 Parganas, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas, were jointly seized and possessed by i) Sri Pritimoy Mukherjee, ii) Sri Santimoy Mukherjee, iii) Sri Birendra Nath Mukherjee, iv) Smt. Nila Mukerjee, v) Sri Harendra Nath Mukherjee, vi) Smt. Nandarani Banerjee and vii) Smt. Triptimoy Banerjee.

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AND WHEREAS thereafter by virtue of a Registered Deed of Partition dated 21st day of January, 1982, registered at the Office of A.D.S.R. Alipore, 24 Parganas and duly recorded in Book No. 1, Volume No. 22, Pages from 274 to 288, Being No. 569 for the year 1982, made between the said i) Sri Pritimoy Mukherjee, ii) Sri Santimoy Mukherjee, iii) Sri Birendra Nath Mukherjee, iv) Smt. Nila Mukerjee, v) Sri Harendra Nath Mukherjee, vi) Smt. Nandarani Banerjee and vii) Smt. Triptimoy Banerjee, the said Sri Pritimoy Mukherjee had been allotted ALL THAT piece and parcel of Bastu land measuring an area 6 (Six) Cottahs 5 (Five) Chittacks, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No, 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, within the limits of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132. Police Station- previously Behala now Parnasree, District- previously 24 Parganas now South 24 Parganas, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas.

AND WHEREAS thereafter the said Sri Pritimoy Mukherjee seized and possessed the same as absolute owner thereof and mutated his name in the Assessment Records of the then South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 and the said property known and numbered as of Municipal Premises No. 33, Banerjee Para Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- previously 24 Parganas now South 24 Parganas and then the said Sri Pritimoy Mukherjee by dint of a Sanction Plan vide No. 22696 dated 21.02.1983 duly sanctioned by the Calcutta Municipal Corporation, had constructed a Two Storied Building thereon measuring the total covered area more or less 2032 sq.ft. and was enjoying the same by payment of rates and taxes to the Appropriate Authorities.

AND WHEREAS while seized and possessed the said property the said Sri Pritimoy Mukherjee, by dint of a Registered Indenture Of Conveyance dated Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, A.D.S.R. Behala, South 24 Parganas, in favour of one Smt. Jyostna Jana, at a valuable consideration mentioned therein and the said Indenture Of Conveyance duly registered at the Office of A.D.S.R. Behala, South 24 Parganas and duly recorded in Book No. 1, CD Volume No. 18, Pages from 5369 to 5390, Being No. 07073 for the year 2008.

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AND WHEREAS after execution of the said two Deed of Conveyance dated 11th day of April, 1994 and 15th day of December, 2006, the said Sri Pritimoy Mukherjee retained the remaining ALL THAT piece and parcel of demarcated Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33, Banerjee Para Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the
Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, A.D.S.R. Behala, South 24 Parganas. .

AND WHEREAS while seized and possessed the said property, the said Sri Pritimoy Mukherjee, by dint of a Registered Deed Of Gift dated 9th day of May, 2008, hadgifted, transferred and assured ALL THAT piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building measuring total covered area more or less 2032 sq.ft. standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33, Banerjee Para Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, A.D.S.R. Behala, South 24 Parganas, in favour of his son namely Sri Arup Mukherjee and the said Deed Of Gift duly registered at the Office of D.S.R .- II at Alipore, South 24 Parganas and duly recorded in book No. 1, CD Volume No. 3, Pages from 1029 to 1043, Being No. 00849 for the year 2009.

AND WHEREAS thereafter the said Sri Arup Mukherjee became the Owner of the said ALL THAT piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building measuring 1016 sq.ft. more or less each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2032 sq.ft. more or less standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33, Banerjee Para Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- South

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24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, A.D.S.R. Behala, South 24 Parganas.

AND WHEREAS while seized and possessed the said property, the said Sri Arup Mukherjee, by dint of a Registered Indenture Of Conveyance dated 9th day of August, 2021, had sold, conveyed, transferred and assured ALL THAT piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building measuring 1016 sq.ft. more or less each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2032 sq.ft. more or less standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, A.D.S.R. Behala, South 24 Parganas, in favour of i) Smt. Subi Banik, ii) Sri Sourav Banik, iii) Sri Soumen Banik and iv) Sri Pritam Dhar and the said Indenture Of Conveyance duly registered at the Office of A.D.S.R. Behala, South 24 Parganas and duly recorded in Book No. 1, Volume No. 1607- 2021, Pages from 322166 to 322219, Being No. 160708819 for the year 2021.

AND WHEREAS the said i) Smt. Subi Banik, ii) Sri Sourav Banik, iii) Sri Soumen Banik and iv) Sri Pritam Dhar, became the absolute joint Owners of the said property and had been possessing the same by mutating their names jointly in the Assessment Records of the Kolkata Municipal Corporation (S.S. Unit) and the said property being known and numbered as of Municipal Premises No. 33A, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 vide Assessee No. 41-132-03-0033-6, A.D.S.R. Behala, South 24 Parganas and paying taxes regularly thereto and had been enjoying the same without any interruption whatsoever.

AND WHEREAS while seized and possessed the said property, the said i) Smt. Subi Banik, ii) Sri Sourav Banik, iii) Sri Soumen Banik and iv) Sri Pritam Dhar, by dint of a Registered Deed Of Conveyance dated 29th day of April, 2024, had sold, conveyed, transferred and assured ALL THAT piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building measuring 1016 sq.ft. more or less each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2032 sq.ft.

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more or less standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33A, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 vide Assessee No. 41-132- 3-0033-6, A.D.S.R. Behala, South 24 Parganas, in favour of the Landowners Ratan Loha And Dipak Kar.

*(***SRI RATAN LOHA AND DIPAK KAR** *became the owner of the said property which is subject matter of this search report.)*

E. Search Conducted :

A.D.S.R. BEHALA, D.S.R. – I TO 5 SOUTH 24-PARGANAS, REGISTRAR OF ASSURANCES AT KOLKATA FOR THE PERIOD OF 1990- 2025 as is maintained and made available. No adverse entry was found in the name of present owner during the period of searching. Searches conducted as per details available in the last registered document. The searching report is available as on date of conducting search and the searching index are up to dated from time to time and accordingly the Deed Nos. provided above as on date of conducting search.

F. Certificate:

We hereby certify that the property owner, **SRI RATAN LOHA AND DIPAK KAR,** title appears to be clear and marketable and is free from all encumbrances, charges, liens, lispendences, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title as per the searching report. The receipts for the relevant searches are enclosed herewith.

Vinit Sharma

Signature of the Advocate

Enclo: - Search Receipt/s.

F/1898/2009