

Ref. No. N/L

Date 01/07/2025

**'NO ENCUMBRANCES CERTIFICATE
AND DETAILED REPORT ON TITLE'**

Ref. In the matter of Search Report and/or Non-Encumbrance Certificate on the property viz. land measuring 15.175 Decimal in R.S. Plot Nos. 885, 888 & 889, L.R. Plot No. 1067, 1070 & 1071 under L.R. Khatian No. 4530 & 4531, situated within Mouza Asansol, J.L. No. 35, P.S. Asansol, District Paschim Bardhaman, under the limits of Asansol Municipal Corporation, Holding No. 46 (39), Ward No. 20 (old) / 86 (new), Ram Gulam Singh Road, Asansol-713303.

I have examined all the original papers and documents of the above property and I give my search report and/or non-encumbrance Certificate on the property as follows:-

The land comprised in R.S. Plot No. 885 under R.S. Khatian No. 410, L.R. Plot No. 1067, measuring in total 13 Decimal originally belonged to Ramesh Chandra Ghosh, Son of Fani Bhushan Ghosh and his ownership was correctly recorded in the R.S. Record of Rights.

The land comprised in R.S. Plot No. 889 under R.S. Khatian No. 646, L.R. Plot No. 1071, measuring in total 04 Decimal originally belonged to Kiran Kumar Gupta, Son of Kumudini Gupta of Raniganj and his ownership was correctly recorded in the R.S. Record of Rights.

Aforesaid Sri Kiran Kumar Gupta sold and transferred the said land in favour of Sri Sitaram Mishra, Son of Late Shru Prasad Mishra of Ushagram, Asansol by virtue of the Deed of Sale dated 19/12/1958 being No. I-5851 for the year 1958 of Sub-Registry Office, Asansol.

Subsequently said Sri Sitaram Mishra sold the said land in favour of aforesaid Ramesh Chandra Ghosh, Son of Fani Bhushan Ghosh by virtue of the Deed of Sale dated 06/07/1959 being No. I-3720 for the year 1959 of Sub-Registry Office, Asansol.

Aforesaid Ramesh Chandra Ghosh while owning and possessing the aforesaid land measuring in total 17 Decimal died on 07/04/1983 leaving behind Sulekha Ghose, as his widow and Sri Prabir Ghose & Sri Subir Ghose as his two sons and four daughters, namely, Smt. Minati Chaki, Smt. Keya Guha, Smt. Lily Bose and Smt. Bulbul Ghosh, being his only legal heirs and successors, to inherit the aforesaid properties in accordance with the provisions of the Hindu Succession Act, 1956.

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Be it mentioned herein that the aforesaid legal heirs of Ramesh Chandra Ghosh while owning and possessing the aforesaid inherited properties in R.S. Plot No. 885, L.R. Plot No. 1067, measuring 13 Decimal sold and transferred 05.825 Decimal land in favour of 'M/s. Dharohar Construction' and are owners of the remaining 07.175 Decimal land in R.S. Plot No. 885.

The raiyati land comprised in R.S. Plot No. 888 under R.S. Khatian No. 419, L.R. Plot No. 1070, measuring in total 04 Decimal originally belonged to one Gobind Prasad Lala, Son of Late Bishun Prasad Lala who sold and transferred the said land in favour of Smt. Jograni Debi, Wife of Sri Jagdeo Show of Asansol by virtue of the Deed of Sale dated 25/08/1957 being No. I-3672 for the year 1957 of Sub-Registry Office, Asansol.

Said Jograni Debi got her name correctly recorded in the R.S. Record of Rights and subsequently said Smt. Jograni Debi sold and transferred the said land in favour of Sri Harbans Singh, Son of Bishun Das Singh of Ushagram, Asansol by virtue of the Deed of Sale dated 04/03/1960 being No. I-1175 for the year 1960 of Sub-Registry Office, Asansol.

Subsequently said Sri Harbans Singh sold the said land in favour of Sulekha Ghosh, Wife of Late Ramesh Chandra Ghosh, by virtue of the Deed of Sale being No. I-206 for the year 1960 of Sub-Registry Office, Asansol.

Said Sulekha Ghosh thereafter got constructed a two-storied residential house upon part of her aforesaid purchased properties and also got her name recorded in the assessment register of Asansol Municipal Corporation in Holding No. 46 (39) of Ward No. 20 (old) / 86 (new).

Aforesaid Sulekha Ghosh during her lifetime executed two separate Deeds of Gift in favour of his two sons, namely, Sri Prabir Ghose & Sri Subir Ghose gifting her entire inherited and purchased share in the aforesaid properties vide the Deeds of Gift both of them dated 17/08/2015 being No. I-5865 and I-5875 for the year 2015 of A.D.S.R. Office, Asansol wherein her share in the said properties were calculated erroneously omitting the share of her four daughters.

Aforesaid Sulekha Ghosh subsequently died intestate on 04/10/2021 leaving behind her two sons, namely, Sri Prabir Ghose & Sri Subir Ghose and her aforesaid four daughters, namely, Smt. Minati Chaki, Smt. Keya Guha, Smt. Lily Bose and Smt. Bulbul Ghosh, being her only legal heirs and successors, to inherit the aforesaid properties in accordance with the provisions of the Hindu Succession Act, 1956.

In order to perfect the title of said Sri Subir Ghose & Sri Prabir Ghose in respect of the aforesaid property and also to avoid future complications and litigations, said Smt. Minati Chaki, Smt.

Subrata Maji
(Advocate)

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Be it mentioned herein that the aforesaid legal heirs of Ramesh Chandra Ghosh while owning and possessing the aforesaid inherited properties in R.S. Plot No. 885, L.R. Plot No. 1067, measuring 13 Decimal sold and transferred 05.825 Decimal land in favour of 'M/s. Dharohar Construction' and are owners of the remaining 07.175 Decimal land in R.S. Plot No. 885.

The raiyati land comprised in R.S. Plot No. 888 under R.S. Khatian No. 419, L.R. Plot No. 1070, measuring in total 04 Decimal originally belonged to one Gobind Prasad Lala, Son of Late Bishun Prasad Lala who sold and transferred the said land in favour of Smt. Jograni Debi, Wife of Sri Jagdeo Show of Asansol by virtue of the Deed of Sale dated 25/08/1957 being No. I-3672 for the year 1957 of Sub-Registry Office, Asansol.

Said Jograni Debi got her name correctly recorded in the R.S. Record of Rights and subsequently said Smt. Jograni Debi sold and transferred the said land in favour of Sri Harbans Singh, Son of Bishun Das Singh of Ushagram, Asansol by virtue of the Deed of Sale dated 04/03/1960 being No. I-1175 for the year 1960 of Sub-Registry Office, Asansol.

Subsequently said Sri Harbans Singh sold the said land in favour of Sulekha Ghosh, Wife of Late Ramesh Chandra Ghosh, by virtue of the Deed of Sale being No. I-206 for the year 1960 of Sub-Registry Office, Asansol.

Said Sulekha Ghosh thereafter got constructed a two-storied residential house upon part of her aforesaid purchased properties and also got her name recorded in the assessment register of Asansol Municipal Corporation in Holding No. 46 (39) of Ward No. 20 (old) / 86 (new).

Aforesaid Sulekha Ghosh during her lifetime executed two separate Deeds of Gift in favour of his two sons, namely, Sri Prabir Ghose & Sri Subir Ghose gifting her entire inherited and purchased share in the aforesaid properties vide the Deeds of Gift both of them dated 17/08/2015 being No. I-5865 and I-5875 for the year 2015 of A.D.S.R. Office, Asansol wherein her share in the said properties were calculated erroneously omitting the share of her four daughters.

Aforesaid Sulekha Ghosh subsequently died intestate on 04/10/2021 leaving behind her two sons, namely, Sri Prabir Ghose & Sri Subir Ghose and her aforesaid four daughters, namely, Smt. Minati Chaki, Smt. Keya Guha, Smt. Lily Bose and Smt. Bulbul Ghosh, being her only legal heirs and successors, to inherit the aforesaid properties in accordance with the provisions of the Hindu Succession Act, 1956.

In order to perfect the title of said Sri Subir Ghose & Sri Prabir Ghose in respect of the aforesaid property and also to avoid future complications and litigations, said Smt. Minati Chaki, Smt.

Subrata Maji
(Adv)

- NIL -

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Ref. No. Keya Guha, Smt. Lily Bose and Smt. Bulbul Ghosh executed a Deed of Gift in favour their said brothers transferring all their entire inherited share by virtue of the Deed of Gift executed on 13/12/2022 and registered on 22/12/2022 duly registered in Book-I, Volume number 2305-2022, Page from 229430 to 229456, being No. I-230510812 for the year 2022 of A.D.S.R. Office, Asansol.

Aforesaid Sri Prabir Ghose & Sri Subir Ghose after becoming the absolute owners of the aforesaid properties duly mutated and recorded their names in the records and registers of S.D.L.&L.R.O., Asansol in separate L.R. Khatian No. 4530 & 4531 and paid the relevant taxes upto date and have also authorised and appointed "Briddhi Developers", a Partnership Firm, having its Office at : 924/New, R.B. Tower, BDG Path, Upper Chelidanga, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, represented by its authorised Partners :- (1) Shri Anup Ghosal, Son of Shri Nandalal Ghosal, resident of 'Sonartori Apartment', Plot No. 10 & 11, Kalyanpur Housing Estate, P.O. Asansol-5, P.S. Asansol (North), District Paschim Bardhaman, and (2) Shri Biswajit Ghosh, Son of Late Kamakshya Pada Ghosh, resident of 'Sudha Neer Apartment', K.B. Raj Road, Upper Chelidanga, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, for development of the said property by virtue of a Deed of Development Agreement or Construction Agreement duly registered on 30/10/2024 in Book-I, Volume number 2305-2024, Page from 181637 to 181664, being No. I-230508559 for the year 2024 of A.D.S.R. Office, Asansol and authorised and empowered the Developer for construction of the multi-storied building vide Deed of General Power of Attorney duly registered on 30/10/2024 in Book-I, Volume number 2305-2024, Page from 181846 to 181868, being No. I-230508570 for the year 2024 of A.D.S.R. Office, Asansol.

Aforesaid Sri Prabir Ghose & Sri Subir Ghose also gifted a portion of their said land for widening of the road in favour of Asansol Municipal Corporation vide Deed of Gift dated 17/11/2023 registered in Book-I, Volume number 2305-2023, Page from 192923 to 192936, being No. I-230509779 for the year 2023 of A.D.S.R. Office, Asansol.

I have caused necessary searches of the Records maintained at Asansol A.D.S.R. Office for the period from 2008 to 2025 vide Searching Receipt No. 2305006849/2025, 2305006848/2025 & 2305006850/2025 all dated 24/06/2025 and have not found any transfer i.e. by any lease, trust, mortgage, sale, gift, charges, lien, attachment or any other right of easement in favour of any other person/persons in respect of the said property beside the aforesaid Deeds during the said period, except, the Deeds of Sale being No. I-230501968/2025, I-230503275/2020, I-230503791/2019, I-230502249/2020, I-230509322/2022 & I-230506756/2024 which are in respect of the adjacent building

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constructed by 'M/s. Dharohar Construction' sold in its favour by the aforesaid legal heirs of said Ramesh Chandra Ghosh.

From all the deeds and documents discussed above, I am of the opinion that :

- a) Sri Prabir Ghose & Sri Subir Ghose as owners of the said property have acquired clear and undisputed title of the property above referred to.
- b) That the documents discussed above are complete and sufficient to cover clear marketable title and the same is not subject to any litigation or under the notice of any acquisition.
- c) The property mentioned in the Schedule above is free from all encumbrances, attachment, charges, liabilities, liens and/or lis pendens attachment of any kind whatsoever and equitable mortgage can be created in favour of any Banks/Financial Institutions by Sri Prabir Ghose & Sri Subir Ghose.
- d) I also hereby certify that the aforesaid property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Subrata Maji

Advocate, Asansol Court.

01/07/2015

Subrata Maji

Advocate

Asansol Court

EN. No. WB/1116/1999