

Trilok Chattopadhyay
ADVOCATE
Howrah Judges' Court, Howrah

Resi. : 12, Abinash Banerjee Lane,
P.S. Shibpur, District-Howrah
Ph. : 9830340722

Dated : 25.11.2018

**NON ENCUMBRANCE CERTIFICATE AND
DETAILED REPORT ON TITLE**

Ref. : An area of land measuring about 19 Cottahs 15 Chittacks 3 Sq.ft. together with structures standing thereon situated at Holding No. 49, Laxmi Narayan Tala Road, P.S. Shibpur, Dist. Howrah within HMC Ward No. 39, under Sheet No. 153, Dag No. 69 & 70, Khatian No. 75, Mouja Shibpur, District Howrah.

Present Owners of the said Plot of Land – (1) Smt. Sudipta Ghosh (2) Smt. Subhasree Neogi (3) Sri Atanu Deb Burman (4) Smt. Srila Ghosh (5) Sri Subhendu Deb Burman (6) Sri Bidyendu Deb Burman (7) Smt. Pritikana Sinha (8) Smt. Smriti Kana Sinha Roy.

I have caused necessary searches in the District Sub-Registry Office and Addl. District Sub-Registry Office at Howrah for the period from 1980 to 2011 and for the year 2014 to 2017 through the record searcher Sri Dipak Chakraborty of Howrah Registry Office, Howrah of Holding No. 49, Laxmi Narayan Tala Road, Howrah. I have also inspected the Deed of Sale vide Deed No. 2548 of 1919 and 2243 of 1922. I have also inspected HMC Assessment Register, No Objection Certificate from Land Ceiling Department, Current Tax bill, Tax Clearance Certificate of Howrah Municipal Corporation and Parcha, Rent Receipt in respect of the said property.

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Advocate
Howrah Judges' Court

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My report is as follows :-

THAT one Parry Mohan Deb Burman son of Late Radha Mohan Deb Burman acquired a Mekarari Mourashi Bastu Plot of Land measuring more or less 19 Cottah 15 Chittack 03 Squarefeet at Majarhati Village within Police Station Shibpur and District Howrah by way of purchase vide Registered Deed of Sale the Deed No. being 2548 for the year 1919 and 2243 for the year 1922 and both the deeds were duly registered in the Office of the Second Joint Sub-Registrar, Howrah and presently the said Plot of Bastu Land is known and numbered as 49, Lakshmi Narayan Tala Road within Municipal Corporation Ward No. 39, P.S. Shibpur, Dist. Howrah.

That said Parry Mohan Deb Burman acquired right title, interest on the said plot of Bastu Land and had been in possession therein throughout his life time. Parry Mohan Deb Burman died leaving behind his widow Smt. Nagendra Nandini Debi and three sons namely Sri Pijush Kanti Deb Burman, Sri Amiya Kanti Deb Burman and Sri Barid Kanti Deb Burman and only daughter Nihar Kana Deb Burman as the legal heirs and Successors.

That after death of said Parry Mohan Deb Burman his widow Smt. Nagendra Nandini Debi together with her three sons and one daughter became the joint owner of the said plot of land by way of inheritance but during the process of Mutation Howrah Municipality recorded the name of Nagendra Nandini Debi as the owner and occupier of the said plot of land which was then numbered as 26, College Ghat Road. But later the said plot of land has been numbered as 49, Lakshmi Narayan Tala Road by Howrah Municipal Corporation.

That above said Nagendra Nandini Debi constructed residential building upon the said land and had been peacefully and uninterruptedly residing therein with her family members for several years.


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Advocate
Howrah Judges' Court

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That Nagendra Nandini Debi died leaving behind her surviving Pijush Kanti Deb Burman, Amiya Kanti Deb Burman, Barid Kanti Deb Burman - the three sons and Niharkana Deb Burman the only daughter. The sons and the daughter of Late Nagendra Nandini Debi and Late Parry Mohan Deb Burman jointly inherited the landed property of their deceased mother and father in equal share and had been enjoying the same jointly.

That Pijush Kanti Deb Burman, Amiya Kanti Deb Burman, Barid Kanti Deb Burman mutated their names in the record of the District Land & Land Revenue Office Howrah as the owner and occupier of the said property whereas the name of Nihar Kana Deb Burman was not recorded therein.

That Sri Pijush Kanti Deb Burman died leaving behind him surviving his only daughter Sudeshna Khan. Sudeshna Khan then inherited the 1/4 th. undivided share of her deceased father in the joint property.

That Sri Amiya Kanti Deb Burman died on 11.02.1997 leaving behind his widow Sabita Deb Burman, one son Atanu Deb Burman and one daughter Sreela Ghosh to inherit his undivided 1/4 th. share in the joint property in equal proportion. Hence each individual successor of Amiya Kanti Deb Burman inherited 1/12 th. share in the joint property.

That Sri Barid Kanti Deb Burman died on 11.11.1982 leaving behind him widow Dipti Deb Burman, two sons Subhendu and Bidyendu Deb Burman, two daughters Pritikana Sinha and Smritikana Sinha Roy to inherit his undivided 1/4 th. share in the joint property in equal proportion. Thus the successors of Barid Kanti Deb Burman acquired 1/20 th. undivided share each in the joint property.

That Smt. Sudeshna Khan died on 2.06.2002 leaving her surviving two married daughters - Sudipta Ghosh and Subhasree Neogi who inherited their mother's 1/4 th. undivided share in the joint property in equal proportion.

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Ami Kanti Deb Burman
Ami Kanti Deb Burman
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That during the time of construction work one of the above said owners Smt. Dipti Deb Burman expired and leaving behind her two sons and two married daughters namely Sri Subhendu Deb Burman, Sri Bidyendu Deb Burman, Smt. Pritikana Sinha and Smt. Smritikana Sinha Roy as her legal successors. After her death her undivided 1/20th share of the said property was devolved on her two sons and two married daughters.

That during the time of construction work one Smt. Niharkana Deb Burman gifted her undivided 1/4th share of the entire property in favour her two grand daughters namely Smt. Sudipta Ghosh and Smt. Subhasree Neogi by way of a Registered Deed of Gift being No. 1158 and 1157 for the year 2014, executed on 26.02.2014 and thereafter said Niharkana Deb Burman expired on 07.03.2014.

That Smt. Sudipta Ghosh, Smt. Subhasree Neogi, Smt. Sabita Deb Burman, Sri Atanu Deb Burman, Smt. Srila Ghosh, Sri Subhendu Deb Burman, Sri Bidyendu Deb Burman, Smt. Pritikana Sinha, Smt. Smriti Kana Sinha Roy became the joint owner of the said property measuring 19 (nineteen) cottahs 15 (fifteen) chittacks 03 (three) Sq.ft. of bastu land together with structures standing thereon situated at Holding No. 49, Lakshmi Narayan Tala Road, P.S. Shibpur, Dist. Howrah.

That on 09.06.2017 Sabita Deb Burman died intestate leaving behind her only son Sri Atanu Deb Burman and only married daughter Smt. Srila Ghosh to inherit her 1/12th Share in the property in equal Share.

That Smt. Sudipta Ghosh, Smt. Subhasree Neogi, Sri Atanu Deb Burman, Smt. Srila Ghosh, Sri Subhendu Deb Burman, Sri Bidyendu Deb Burman, Smt. Pritikana Sinha, Smt. Smriti Kana Sinha Roy became the joint owner of the said property measuring 19 (nineteen) cottahs 15 (fifteen) chittacks 03 (three) Sq.ft. of bastu land together with structures standing thereon situated at Holding No. 49, Lakshmi Narayan Tala Road, P.S. Shibpur, Dist. Howrah.


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I hereby certify that the above referred property of the present owners are free from all encumbrances, charges, liabilities, liens and lispending, attachment of any kind whatsoever and the property has an absolutely clear, free and marketable title and is fit for equitable mortgage.

I also hereby certify that the above mentioned land is not subject to any restriction of Urban Land (Ceiling & Regulation) Act, 1976.

The receipts for the relevant searches are enclosed herewith.

Advocate


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Enrolment No. F-1088/921/2002