

Trilok Chattopadhyay
ADVOCATE
Howrah Judges' Court, Howrah

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

Dated : 08.08.2018

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

Ref. : An area of land measuring about 10 Katha 5 Chittacks 40 Squarefeet together with structures standing thereon situated at Holding No. 18, College Road, P.S. A.J.C. Bose Botanic Garden but formerly Shibpur, Dist. Howrah within HMC Ward No. 38, under Sheet No. 152, Dag No. LR-57, Khatian Nos. LR-69, 193, 328 & 396, Mouja Shibpur, District Howrah.

Present Owners of the said Plot of Land – (1) SRI PRODYOT KUMAR BANERJEE (2) SRI SAYANTAN BANDYOPADHYAY.

I have caused necessary searches in the District Sub-Registry Office and Addl. District Sub-Registry Office at Howrah for the period from 2006 to 2018 through the record searcher Sri Dipak Chakraborty of Howrah Registry Office, Howrah of Holding No. 18, College Road, Howrah. I have also inspected the Deed of Sale vide Deed No. 1363 of 1940. I have also inspected the Deed of Settlement vide Deed No. 6322 of 1988. I have also inspected Deed of Gift vide Deed No. 6234 of 2006 and 4573 of 2012. 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 LR Parcha, Rent Receipt in respect of the said property.

My report is as follows :—

THAT one Sarojini Debi widow of Late Jagindra Nath Bandopadhyay purchased by a Sale Deed written in Bengali, a plot of land measuring 10 (ten) Kothas 12 (twelve) Chittack

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by
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Advocate
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more or less together with building situated within Howrah Municipality Holding No. 18, College Road, P.S. Shibpur, District Howrah from one Smt. Mokshada Bala Roy, wife of Sri Lalit Mohan Roy Karmakar. The Sale Deed was registered in the office of the District Sub Registrar, Howrah which was recorded in Book No. I, Volume No. 23, Pages 205 to 210 being No. 1363 on date 10.07.1940.

THAT Sarojini Debi since purchase had been enjoying the said property with her family members by mutating her name in the Records of Rights and on making payments of taxes to the appropriate authorities.

THAT while in possession of the said property Sarojini Debi died leaving behind as successor, her only son Nripendra Nath Banerjee to inherit the said property. Thus after the death of Sarojini Debi Nripendra Nath Banerjee became the absolute owner of the property.

THAT Nripendra Nath Banerjee mutated his name in Records of Rights as owner and occupier and had been enjoying the property with his wife and children, making payment of taxes to the concerned authorities.

THAT while in absolute physical possession Nripendra Nath Banerjee died on 9th July, 1967 leaving behind him his Successors Ruby Banerjee and Krishna Banerjee two unmarried daughters, Prodyot Kumar Banerjee and Sayantan Bandyopadhyay – two sons and widow Amala Banerjee to inherit the said property in equal share each.

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THAT the Successors named above of Late Nripendra Nath Banerjee, became the joint owner of the property and mutated their names in the office of the Howrah Municipal Corporation and Land Reform Department as owners and occupiers.

THAT Ms Ruby Banerjee, Ms Krishna Banerjee, Sri Prodyot Kumar Banerjee, Sri Sayantan Bandyopadhyay and Amala Banerjee while seized and possessed of divided the said property into two unequal parts which were later recorded in the office of the Howrah Municipal Corporation as Holding number 18 and 18/1, College Road.

THAT while in possession in the property Amala Banerjee settled her 1/5th undivided share in the property at 18 and 18/1, College Road in favour of her two unmarried daughters Ms Ruby Banerjee and Ms Krishna Banerjee vide a 'Deed of Settlement' registered in the office of the District Registrar, Howrah on 30th day of December, 1988, which was recorded as Being No. 6322 in Book No. I, Volume No. 15, Pages from 309 to 317 of 1988.

THAT a portion of the property being land measuring 2 Katha 12 Chittack 30 Square feet was recorded as Holding number 18, College Road and remaining portion being land and two storied building was recorded as Holding number 18/1, College Road in the office of Howrah Municipal Corporation.

THAT Sri Prodyot Kumar Banerjee out of his love and affection for his younger brother transferred his undivided 1/5th Share in the land at 18, College Road Holding to Sri Sayantan Banerjee by a 'Deed of Gift' registered in the office of the District Sub Registrar Howrah on 18.08.2006, the said Deed being No. 6234.

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THAT Amala Banerjee died on 10.04.1993 leaving behind her Settlers Ms Ruby Banerjee and Ms Krishna Banerjee to inherit the undivided 1/5th Share of the deceased in equal Share, with the effect of the Deed of Settlement.

Thus, the Share holding in the property was as stated below ; –

1. Ms Ruby Banerjee : 1/5th Share in 18 and 18/1, College Road Holding & 1/10th Share of her mother in 18 and 18/1, College Road. Total : 3/10 Share.
2. Ms. Krishna Banerjee : 1/5th Share in 18 and 18/1, College Road Holding & 1/10th Share of her mother in 18 and 18/1, College Road. Total : 3/10 Share.
3. Sri Prodyot Kumar Banerjee : 1/5th Share in 18/1, College Road Holding.
4. Sri Sayantan Bandyopadhyay : 1/5th Share in 18 and 18/1, College Road Holding & 1/5th Share of Prodyot Banerjee in 18, College Road.

THAT out of total area of 10 Kottahs 12 Chittacks area of land recorded in Holding number 18, College Road 2 Katha 12 Chittacks 30 Sq.ft. that is 2010 Sq.ft. area is recorded in 18/1, College Road Holding and 7 Katha 15 Chittacks 15 Sq.ft. that is 5730 Sft. is recorded in 18, College Road Holding.

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Based on above, area of land in individual Share stands as follows ; –

1. Ms Ruby Banerjee : 3/10 Share in total area of land in both holding that is 2322 Sft.
2. Ms. Krishna Banerjee : 3/10 Share in total area of land in both holding that is 2322 Sft.
3. Sri Prodyot Kumar Banerjee : 1/5th Share in 18/1, College Road Holding that is 1146 Sft.
4. Sri Sayantan Bandyopadhyay : 1/5th Share in both Holding that is 1548 Sft. and 1/5th Share of his brother in Holding No. 18, College Road that is 402 Sft. aggregating 2352 Sft. in both Holdings.

THAT MS Ruby Banerjee and Krishna Banerjee gifted their Share in the property at both the Holdings to their youngest brother Sri Sayantan Bandyopadhyay vide a Deed of Gift being Deed No. 4573 which was duly registered in the Office of the ADSR Howrah on date 31.05.2012.

Thus by virtue of the said Deed of Gift Sri Sayantan Bandyopadhyay became entitled to 4/5th Share in the 18/1, College Road Holding and absolute owner of entire 18, College Road Holding.

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Thus the Share holding in the property stands as follows ;

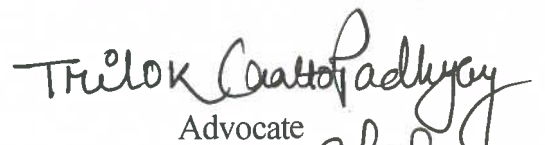
Sri Prodyot Kumar Banerjee – 1146 Sft. and Sri Sayantan Bandyopadhyay – 6996 Sft.

THAT thereafter Sri Prodyot Kumar Banerjee and Sayantan Bandyopadhyay mutated their names in the record of Howrah Municipal Corporation as owners and occupiers of Holding No. 18, College Road measuring an area about 10 Katha 5 Chittacks 40 Squarefeet and also they mutated their names in the record of rights and are paying rent and taxes in their own names regularly.

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

I also hereby certify that the above mentioned land is not subject to any restriction of Urban Land (Ceiling & Regulation) Act, 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipts for the relavant searches are enclosed herewith.


Advocate
8/8/2018.
Trilok Chattopadhyay
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Enrolment No. F-1088/921/2002