

Debendra Nath Ghosh

LL.B, ADVOCATE
HOWRAH JUDGES COURT

Residence : Ch.
86/1, Beltala Ro.
Kolkata-700 026
Phone : 2476-8787
Mobile : 9831720177

Date: 12.10.2006

To
The Asst. General Manager
Bank of India
Kolkata Overseas Branch
Kolkata

Sir,

Report on Title

Non-Encumbrance Certificate

Bastu land together with one Storeyed
Pucca Residential Building lying and
situated at Mouza - Champberia, Bonagram,
P.S. Bongaon, District : 24-Parganas North

Owner of the Property : Smt. Basanti Rani Dutta

Persuant to the request made by you for preperation
of Title Report and Non-Encumbrance Certificate in respect
of the abovenamed immovable property, I have caused and
conducted comprehensive Index Searching, Court Searching
and Investigation of Title. Thereafter I prepared a Report
on Title, which I am sending herewith for your perusal and
necessary action please.

Yours faithfully,

Debendranath Ghosh
Advocate

Enclo : As stated above.

DEBENDRA NATH GHOSH
ADVOCATE
86/1, BELTALA ROAD
KOLKATA - 700 026

Phone : 2476-8787

DATED THE 12TH OCTOBER - 2006

REPORT ON TITLE
NON-ENCUMBRANCE CERTIFICATE

BASTU LAND TOGETHER WITH ONE
STOREYED PUCCA RESIDENTIAL
BUILDING LYING AND SITUATED AT
MOUZA - CHAMPBERIA, P.S. BONGAON,
BONGRAM, DISTRICT : 24-PARGANAS NORTH

AREA OF THE LAND : 10 Cottahs - 0
Chattak - 0 Sq.ft.
More or less

OWNER OF THE PROPERTY :

SMT. BASANTI RANI DUTTA

Prepared By :

DEBENDRA NATH GHOSH
ADVOCATE
86/1, BELTALA ROAD
KOLKATA - 700 026

Phone : 2476-3787

Mobile : 9831720177

FROM : DEBENDRA NATH GHOSH
ADVOCATE
86/1, BELTALA ROAD
KOLKATA - 700 026

To
The Asst. General Manager
Bank of India
Kolkata Overseas Branch
Kolkata

Sir,

REPORT ON TITLE

NON-ENCUMBRANCE CERTIFICATE

In respect of immovable property being
Homestead land together with one Storeyed
Pucca Residential Building with one Mazanine
Floor lying and situated at Mouza - Champaberia,
J.L. No.105 (Old J.L. No.213 comprised in
L.O.P. No.151, R.S. Khatian No.2113
appertaining to Plot No.543 (Part) R.S. Dag
No.2074 and being Holding No.279/1172A, Bidhan M
Nagore Road (Champaberia Bye Lane) within
Bongaon Municipality Ward No.4, P.S. Bongaon,
District : 24-Parganas North

DEED NO. I-239 dated 1.7.1992

AREA OF THE LAND : 10 Cottahs - 0 Chattak -
0 Sq.ft. More or less

OWNER OF THE PROPERTY : SMT. BASANTI RANI DUTTA

A/C. M/S. S.D. INTERNATIONAL
PROP. SRI SANATAN DUTTA

Persuant to the request made by you for preperation of
Title Report and Non-Encumbrance Certificate in respect of the
abovenamed immovable property, I have inspected the Following
documents and papers like :-

Contd.....p/2

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- a) Original Gift Deed No. I-239 dated 1.7.1992 executed by Governor of the State of West Bengal in favour of Smt. Basanti Rani Dutta.
- b) Record of Rights (Porcha).
- c) Municipal Tax Receipt issued by Bongaon Municipality.
- d) Government Tax Receipt Khajna/Dakhila.
- e) Sanctioned Building Plan sanctioned by Bongaon Municipality.
- f) Letter of Bongaon Municipality regarding permitting to raise Pucca Building etc.

supplied by Sri ~~xxxxxx~~ Sanatan Dutta son of late Subhas Dutta, the Proprietor of M/s. S.D. International, Chakdah Road (Rate Para More) P.S. Bongaon, District : 24-Parganas North. Thereafter, I have caused and conducted comprehensive Index Searching, Court Searching and Investigation of Title in respect of the property as fully described in the schedule below. After perusing the recitals of the aforesaid Deed of conveyance, it appears to me as follows :-

CHAIN OF TITLE :

1. It is found after partition of India a large number of Residents of Former East Pakistan crossed over and came to the Territory of the State of West Bengal from time to time due to force of circumstances.

2. It is also found a considerable Number of such people were compelled by circumstances to use vacant lands forcibly in the Urban areas for homestead purposes who were called as "REFUGEES".

Contd....p/3

3. It is learnt that one such person (Refugee) Smt. Basanti Rani Datta wife of Subhas Chandra Dutta had come to use and occupy a piece of land lying and situated at Mouza - Champaberia, J.L. No. 213 C.S. Plot No. 543 (Part) P.S. Bongaon, District : 24-Parganas North.

4. Thereafter the said Smt. Basanti Rani Dutta being Refugee displaced from East Pakistan (Now Bangladesh) approached to the Government of West Bengal for a plot of land for his rehabilitation.

5. Thereafter Government of West Bengal acquired a vast landed properties situated at Mouza - Champaberia in C.S. Dag Nos. 543 (Part) in the Urban area of Bongaon within P.S. Bongaon, District : 24-Parganas North under the provision of L.D.P. Act, 1948/L.A. Act I of 1894 for rehabilitation of the said Refugees.

6. Thereafter Government of West Bengal decided to transfer the plots of lands to the said Refugees by way of Gift who had already occupied the lands and resided there for a long time.

7. Thereafter, to provide relief and in consideration of the destitute condition of the said Refugee member like Smt. Basanti Rani Dutta and others as stated above, The Governor of the State of West Bengal as "DONOR" conveyed and transferred a plot of homestead land measuring about 10 Cottahs - 0 Chattak - 0 Sq.ft. a little more or less in L.O.F. No. 151 lying and situated at Mouza - Bongaon, J.L. No. 213, C.S. Plot No. 543 (Part) within P.S. Bongaon, District : 24-Parganas (North) in favour of the "DONEE" Smt. Basanti Rani Dutta wife of

Subhas Chandra Dutta of Vill. & Mouza - Champaberia, P.S. Bongaon, District : 24-Parganas North by a Registered Gift Deed No. I-239 dated 1.7.1992. I inspected the said Original Gift Deed No. I-239 dated 1.7.1992 and I find that the said Original Gift Deed was duly registered at the office of the Addl. District Sub-Registrar at Bongaon and recorded in Book No.I, Volume No.21, Pages 6085 to 6087, Being No.239 for the year 1992. The said Gift Deed was duly accepted by the said Smt. Basanti Rani Dutta and the said Gift was acted upon.

8. Thereafter the said Smt. Basanti Rani Dutta raised and constructed 1 (one) storeyed Residential Building upon the said Gift made plot of land as per sanctioned plan sanctioned by the Chairman Bongaon Municipality.

9. Thereafter the said Smt. Basanti Rani Dutta duly mutated her name in the record of Bongaon Municipality in respect of his said property situated at Mouza - Champaberia, P.S. Bongaon, District : 24-Parganas North. After mutation the said property was declared as Holding No.279/1172, Bidhannagar Road, Ward No.4, P.S. Bongaon, District : 24-Parganas North and thereafter she paid Municipal rates and Taxes and she also collected Tax Clearance certificate from Bongaon Municipality. Smt. Basanti Rani Dutta caused recording her name in the Government Settlement Record. It is found the name of said Basanti Rani Dutta has since been reflected in R.S. Khatian No.2113, R.S. Dag No.2074. The nature of land has since been recorded as Bastu Land and she paid Government Taxes and obtained Government Khajna/Dakhila. Receipts. 69.

10. Therefore by the strength of the said Original ^{Gift} Title Deed No.I-239 dated 1.7.1992 followed by physical possession for

more than 14 years, followed by mutation took place at Municipal office and on the basis of the facts and circumstances as discussed above, the said Smt. Basanti Rani Dutta acquired and obtained a very good right Title and Interest over the said property and Smt. Basanti Rani Dutta is the present legal owner of the said property as fully described in the Schedule below.

OTHER OBSERVATION :

11. I have caused and conducted comprehensive Index searching in respect of the properties which is fully described in the schedule below in the jurisdictional Registrar Offices like (i) District Registrar, Barasat, (ii) Additional District Sub-Registrar, Bongaon for last 30 years i.e. 1976 to 2006 as record available. At the time of inspection of Index Searching, it is transpired that after obtaining the said property no such transaction like Sale, Gift, Mortgage has since been made by the said Smt. Basanti Rani Dutta in respect of the said immovable property as fully described in the schedule below.

12. I have caused and conducted a searches of the Suit Registrar both Money and Title Suit against Smt. Basanti Rani Dutta in the Jurisdictional Court of Civil Judge, Senior Division, Barasat Court, Barasat for the last 12 years which disclose No such adverse entry of attachment or any lispendens thereof.

13. It is hereby stated, the property is now a Bastu Land with 1 Storeyed Residential Building/Structure and the property will be used as a Bastu land and for residential/

dwelling purpose. More over Local Municipal office already issued N.O.C. in respect of construction of Residential House and sanctioned the Plan for construction of House/Building. Therefore no such permission is further required to be taken by the owner from the competent Authority, Urban Land (Ceiling and Regulation) Department for creating Equitable Mortgage and there is no such legal bar for creation of Equitable Mortgage under the said Urban Land (Ceiling & Regulated) Act, 1976.

14. Enquiries are also made and it is transpired that the properties as described in the Schedule below presently is not the subject matter of any Notice of Acquisition or Requisition by the Government/CMDA or Land Acquisition Department etc.

15. It is hereby stated, the immovable property as fully described in the Schedule below is a land with structure which is now used for Residential purpose and the said immovable property is not used for Agricultural purpose and the said land at present is not an Agricultural land and the said land is now used not by a Farmer. So there is no such legal Bar under the provisions of Section 7 of the West Bengal Land Reforms (WBLR) Act for creating Equitable Mortgage of the said property.

16. Considering the facts and circumstances as stated above, it is hereby confirmed and certified that the properties as fully described in the schedule below is a Good property which is free from any charge Mortgage or in litigation pending in any court of law and the present owner obtained full

ownership over the said property and the said property is free from all encumbrances.

17. Therefore it is hereby certified that the properties as fully described in the schedule below is a good property and has marketable Title and it can be said that the said property is fit for Equitable Mortgage.

18. For creating Equitable Mortgage, the following documents should be deposited with the Bank.

- i) Original Title Deed No. I-239 dated 1.7.1992.
- ii) Copy of Record of Right (Porcha).
- iii) Copy of letter for permission for construction of Building.
- iv) Municipal Tax Receipt of Bongaon Municipality.
- v) Councillor's Certificate dated 16.9.2006.
- vi) Copy of Government Tax Receipt (Khajna Dakhila).
- vii) Copy of sanctioned plan of sanctioned by Bongaon Municipality.

Schedule

All that piece and parcel of Bastu land together with 1 (One) Storeyed Pucca Residential Building consisting of 3 (three) Bed Rooms, Dining Space, Kitchen, Covered Varandah, Bath & Privy and one Mazanine Floor Room with Tin Shed, stair case, one outside Bath Room, Small Temple, Chatal, etc. standing thereupon lying and situated at Mouza - Champaberia, J.L. No.105 (Old J.L. No.213) comprised in L.O.P. No.151, R.S. Khatian No.2113 appertaining to Plot No. 543 (Part) and R.S. Dag No. 2074 and being Holding No.279/1172A Bidhan Nagore

-:: 8 ::-

Road (Champaberia Bye Lane), within Bongaon Municipality Ward No.4, within P.S. Bongaon, District : 24-Parganas together with all types of easement rights which is butted and bounded By :-

North : Land & Building of Bhaban Sadhu.

South : Municipal Road thereafter property of Sati Ghosh.

East : Land & Building of Gurupada Sil.

West : Land & Building of Satyanarayan Kundu.

Dated, Kolkata

The 12th October - 2006

Debendra Nath Ghosh
(DEBENDRA NATH GHOSH)
ADVOCATE

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN N 456802

red Of
H COI

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 432551-43202
2. Date of application..... 18/9/06
3. Search for the year(s)..... 1976-08
4. Name of office to which the record to be searched or inspected relates..... J.R. Dey - 1st Floor, Durgam
5. Name of person or property to be searched..... M. Chapa Beania No - 2113
6. Nature of document..... 2010-151
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... (S.P.O. - 543 (P) LR - 2098
8. From whom received..... G. M. B. M.
9. Fees paid under Article—
- F (1) (i) Col.
- F (1) (ii) M. L. M.
- F (2)

Registrar of.....

18/9/06

06
Smt. Tapasi Lahiri

LICENSED DEED-WRITER &
RECORD SEARCHER

Registered Office :
HOWRAH COURT

Residence :
Serampore, Hooghly

06
Searching Report

Date 11-10-2006

2gaon
Manga- Chapabesia, Kh no- 2113, LOP no-151, CS Plot- 543(P)
Bagm- 2098, P.S- Bongaon. Dist- 24 pgn(N). Index II.
asat- D.R.O. For the year = 1976- 2006.

- ml	1997- ml
- n	1998- n
- n (from,	1999- n
1- n (n)	2000- n
2- n (n)	2001- n
3- n (n)	2002- n
4- n (n)	2003- Computer Searching
5- n	2004- DO
6- n	2005- DO
7- n	2006- DO
8- n	
9- n	
10- n	
11- n	
12- n	
13- n	
14- n	
15- n	
16- n	
17- n	
18- n	
19- n	
20- n	

T. Lahiri
Howrah

Tapasi Lahiri

REGISTERED DEED-WRITER &
DEED SEARCHER)

Registered Office :
HOWRAH COURT

Residence :
Serampore, Hooghly

Searching Report

Date 11-10-2006

WRA - Chapabesia, Khoro - 2113, LOP NO - 151, CS Plot - 543(P)
NO - 2098, P.S. - Bongoran. Dist - 24 pgn (or). Index - H
an - A.D.S.R.O. For the year - 1976 - 2006.

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1997 - ML

1998 - n

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2001 - n

2002 - n

2003 - n

2004 - n

2005 - n

2006 - Index not Supply

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n

Sale - 239-21 (Tom)

T. Lahiri
Howrah

Form No. 10 (Vide rule-61)

Receipt No.

9455

BONGAON MUNICIPALITY

RECEIPT FORM—(Duplicate to be filled up by the carbon paper process)

ing No.

279/1172 A

Name of the Street

Bishan nagar Road

No.

04

Circle No.

02

e of the Assessors

Basanti Bani Kutta

ived the sum of Rs.

76=00

(in words)

Seventy six only

count of surcharge as detailed below :—

	Arrear		Current Year—2006—2007				Total Amount
	Period	Amount	1st Qr. Amount	2nd Qr. Amount	3rd Qr. Amount	4th Qr. Amount	
ty Tax			20=00	20=00	20=00	20=00	80=
phate			1=00	1=00	1=00	1=00	4=
			19=00	19=00	19=00	19=00	76=
ge							
thate							
Pee							
total			19=00	19=00	19=00	19=00	76=

18-4-2006

Signature of the Collecting Sarkar
any authorised person with DateSignature of Vice-Chairman
BONGAON MUNICIPALITY

L & IR
SBP C

9806566

খাজনার দাখিলা এবং বিবিধ তলব

প্রজার অংশ

১। প্রজার নাম	২। পানার নাম ও তোজি নং	৩। সারবন্দার নাম ও হরশীল ব্রক নং	৪। কৃষিসহায়কের বসতি নং
উঃ ২৪৫৫	৪০৫৫৫	৪০৫৫৫	
৫। মোজার নং	৬। জমাবন্দী নং	৭। বহিরাবান নং	৮। দাগ নং
৪০৫৫৫৫৫৫		৪৫৫০	
৯। প্রজার নাম ও পিতা/স্বামীর নাম ও নাকিন			১০। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে
M R ২৫৫৫			বালেন্দ্র দ্বারা হও

প্রজার উপর সালিয়ানা তলব

নগর খাজনা	সার চার্জ	পশু কর	পুত কর	শিক্ষা কর	বিবিধ		গ্রামীণ কর্মসংস্থান আইনে দেয়		মোট
১১	১২	১৩	১৪	১৫	খাস জমি বাবদ লাইসেন্স ফি	অন্যান্য	সার চার্জ	সেস	১৬
					লাইসেন্স ফি ১৭(ক)	১৭(খ)	১৮(ক)	১৮(খ)	

ওয়াশীল

দিন নম্বর	তৃতীয়	দ্বিতীয়	হাল	সং	অগ্রিম
সনের তারিখ	সনের তারিখ	সনের তারিখ	সনের তারিখ	সনের তারিখ	সনের তারিখ
০০-০০	০০-০০	০০-০০	০০-০০	০০-০০	০০-০০
পাতিম					
সার চার্জ					
পশু কর					
পুত কর					
শিক্ষা কর					
খাস জমি বাবদ লাইসেন্স ফি					
অন্যান্য					
গ্রামীণ কর্মসংস্থান আইনে দেয়					
(ক) সার চার্জ					
(খ) সেস					
মোট					
দাখিল হইয়াছে					

• যে সনের বাবদ ওয়াশীল হইবে, নিম্নলিখিত
উক্তকর্ত্ত্বক দ্বারা পাওনা হইবে, ইচ্ছা হইলে উক্তকর্ত্ত্বক
স্বাধীনভাবে বিবরণ লিখিতে হইবে।

মোতি হাফাজ
কম্পাং

২০০৮
২০০৮
২০০৮

পা- উত্তর ২৪-পরগনা খতিয়ান নং- ২১১৩ [১৫২০১০৫]
 ডা- চাঁপাখোড়িয়া জে.এল. নং- ১০৫ থানা- বনগাঁও

১) রাজস্ব - ০.০০ টাকা
 ২) জমির মোট পরিমাণ - ০.১৫০০ একর (৩) মোট দাগের সংখ্যা - ১

৩) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম	বাসন্তী রানী দত্ত	রায়ত	ATTESTED Sd/- Sd/- ২৬.৫.০৫
জিলা/স্বামী	সুভাষ		
ঠিকানা	নিজা		



৪) অত্রস্বত্বের নিজ দখলীর জমি :

লগ নম্বর	জমির শ্রেণী	দাগের মোট পরিমাণ একর	দাগের মধ্যে অত্র স্বত্বের অংশ	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
				একর	হেক্টর
১০৭৪	বাস্ত	০.১৫০০	১.০০০০	০.১৫০০	
		প্রথম ১০ বৎসর হস্তান্তর নিঃ প্রথম ১০ বৎসর হস্তান্তর নিঃ			

PARCO

১০/৫



TRUE COPY
 ১৫/৫/০৫
 ১৫/৫/০৫

দাগের মোট সংখ্যা এক মাত্র ০.১৫০০

TC
The S.D.O
Bangalore. N. 20 - Bangalore.

Through The R.C. AND R. DEPT.
Bangalore. N. 20 - Bangalore.

ಅಧಿಕಾರಿ,

ಅಧಿಕಾರಿ ಕಛೇರಿ - ಬೆಂಗಳೂರು
ಮೈಸೂರು - ಮೈಸೂರು - 46 ಮೈಲಿ - ಬೆಂಗಳೂರು
46, 50 - ಕಾರ್ಪೊರೇಷನ್, ಬೆಂಗಳೂರು + ಮೈಸೂರು - ಬೆಂಗಳೂರು
ಬೆಂಗಳೂರು - 28/10/22 28 ಮೈಲಿ ಮೈಸೂರು.

ಅಧಿಕಾರಿ ಕಛೇರಿ - 2/9/22 ತಾಂತ್ರಿಕ
- ಬೆಂಗಳೂರು - 500 ಅಡಿ - ಬೆಂಗಳೂರು ಬಸ್ಸು
ಬೆಂಗಳೂರು - 2000 ಬೆಂಗಳೂರು 2000. - ಬೆಂಗಳೂರು
ಬೆಂಗಳೂರು ಬಸ್ಸು (ಬೆಂಗಳೂರು ಬಸ್ಸು) ಬೆಂಗಳೂರು
2000 - 22/9/22 ಬೆಂಗಳೂರು ಬಸ್ಸು ಬೆಂಗಳೂರು
ಬೆಂಗಳೂರು - ಬೆಂಗಳೂರು - 46 ಮೈಲಿ (ಬೆಂಗಳೂರು) ಬೆಂಗಳೂರು
ಬೆಂಗಳೂರು (ಬೆಂಗಳೂರು) ಬೆಂಗಳೂರು - ಬೆಂಗಳೂರು ಬೆಂಗಳೂರು ಬೆಂಗಳೂರು
ಬೆಂಗಳೂರು - ಬೆಂಗಳೂರು ಬೆಂಗಳೂರು 28/10/22.

ಅಧಿಕಾರಿ ಕಛೇರಿ - ಬೆಂಗಳೂರು
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ಬೆಂಗಳೂರು - ಬೆಂಗಳೂರು ಬೆಂಗಳೂರು ಬೆಂಗಳೂರು

ಅಧಿಕಾರಿ - 22/10/22

10: 45.

ಅಧಿಕಾರಿ ಕಛೇರಿ - ಬೆಂಗಳೂರು
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✓ ಬೆಂಗಳೂರು ಬೆಂಗಳೂರು
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