




Date: 11/07/2023

Non-Encumbrances Certificate and detailed report on title

Ref. : **ALL THAT** the piece and parcel of lands together forming one large contiguous plot together measuring about **40 Cottah 1 Chittack 4 Sq. Ft.** comprised in R.S. Dag No. 3019 corresponding to L.R. Dag No. 3036 under R.S. Khatian No. 1026 appertaining to L.R. Khatian Nos. 4813, 4814, 4815, 4816, 4817, 4818, 4819 and 4820 in Mouza Jagaddal, J.L. No.- 71, Police Station -Sonarpur, Additional District Sub-Registrar - Sonarpur, District - South-24 Parganas, Ward No. 26, Holding No. 84, Ramchand Dey Street, Kolkata- 700149, West Bengal together with structures constructed thereon

Present owners of the said plot: **1. MRS. CHANDRA GHOSH, 2. SMT SHARMILA SHOME, 3. SMT. UTTARA GHOSH, 4. MR. DEBASISH GHOSH, 5. MR. SANDEEP GHOSH, 6. MR. SABYASACHI GHOSH alias GHOSH SABYASACHI, 7. MRS. LAILA MUKHERJEE, 8. MR. AMITAVAA GHOSH**

I have caused necessary searches in the District Sub- Registry Office at Alipore, Additional District Sub-Registrar - Sonarpur and Additional Registrar Assurances at Calcutta for the period from 1993 to 2023 and have inspected the settlement Records, B.L. & L.R.O. Mutation and all other relevant documents in respect of the aforesaid Property.


Sunny Shaw
Advocate
Alipore Judges Court
Kolkata-700 027



My report is as follows:

The said **1. MRS. CHANDRA GHOSH**, became the owner of that land measuring 4 Cottah 8 Chittack through succession after the death of her husband Mr. Girija Sankar Ghosh, **2. SMT SHARMILA SHOME**, became the joint owner, along with her mother and one brother and one sister, of the land measuring 2 Cottah out of 6 Cottah through succession after the death of her father Mr. Subrata Ghosh and after that her mother Mrs. Bithika Ghosh passed away and thus she jointly inherited that property having 1/3rd share of 6 Cottah i.e. as 2 Cottah in her name, **3. SMT. UTTARA GHOSH**, became the owner of that piece and parcel of land measuring 7 Cottah 5 Chittack (This includes the land measuring 5 Cottah 1 Chittack 14 Sq. Ft.) by virtue of a registered Deed of Sale Being No. 2714 for the year 1995 transferred by the Vendor named as Yogendra Kumar Gupta, **4. MR. DEBASISH GHOSH**, became the owner of all that piece and parcel of land measuring 6 Cottah 8 Chittack 6 Sq. Ft. by virtue of a registered Sale Deed Being No. 12305 for the year 1993 transferred by the Vendor named Mrs. Susila Kedia, **5. MR. SANDEEP GHOSH**, became the joint owner of, along with his mother and two sisters, of the land measuring 2 cottah out of 6 Cottah through succession after the death of his father Mr. Subrata Ghosh and after that his mother Mrs. Bithika Ghosh passed away and thus he jointly inherited that property having 1/3rd share of 6 Cottah i.e. 2 Cottah in his name and he also became the owner of that land measuring 6 Cottah by dint of a registered Sale Deed Being No. 12164 for the year 1993 duly transferred by Mr. Chandra Mohan, **6. MR. SABYASACHI GHOSH alias GHOSH SABYASACHI**, became the owner of that land measuring 6 Cottah by dint of a registered Sale Deed Being No. 12165 for the year 1993 duly transferred by the Vendor Sri Chandra Mohan, **7. MRS. LAILA MUKHERJEE**, became the joint owner, along with her mother and one brother and one sister, of the land measuring 2 Cottah out of 6 Cottah


Sunny Shaw
Advocate
Alipore Judges Court
Kolkata-700 027



through succession after the death of her father Mr. Subrata Ghosh and after that her mother Mrs. Bithika Ghosh passed away and thus she jointly inherited that property having 1/3rd share of 6 Cottah i.e. 2 Cottah in her name, **8. MR. AMITAVAA GHOSH**, became the owner of that land measuring 7 Cottah 6 Chittack by dint of Sale Deed, Being No. 12163 for the year 1993, duly executed by Sangeeta Trust, and thus, **1 to 8** became the absolute owners of **ALL THAT** the piece and parcel of land together forming one large contiguous plot together measuring about **41 Cottah 8 Chiitak 14 Sq. Ft.** out of which **40 Cottah 1 Chiitack 4 Sq. Ft.** is to be developed hereby and which is comprised in R.S. Dag No. 3019 corresponding to L.R. Dag No. 3036 under R.S. Khatian No. 1026 corresponding to L.R. Khatian Nos. 4813, 4814, 4815, 4816, 4817, 4818, 4819 and 4820 in Mouza Jagaddal, J.L. No.- 71, Police Station - Sonarpur, Additional District Sub-Registrar - Sonarpur, District - South-24 Parganas, Ward No. 26, Holding No. 84, Ramchandra Dey Street, Kolkata- 700149, West Bengal together with structures constructed thereon and all the owners also mutated their names in the records of Municipal Office and B.L. & L.R.O. and have been paying the Government rent thereon and a single Holding No. 84 has been issued for the cluster of property land.

I hereby state that the above mentioned lands of **1. MRS. CHANDRA GHOSH, 2. SMT SHARMILA SHOME, 3. SMT. UTTARA GHOSH, 4. MR. DEBASISH GHOSH, 5. MR. SANDEEP GHOSH, 6. MR. SABYASACHI GHOSH alias GHOSH SABYASACHI, 7. MRS. LAILA MUKHERJEE, 8. MR. AMITAVAA GHOSH**, are free from all encumbrances, charges, liabilities, attachment and lis pendens of any kind whatsoever and the said property has saleable, transferable and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the


Sunny Shaw
Advocate
Alipore Judges Court
Kolkata-700 027



SUNNY SHAW (ADVOCATE)
Residential Chamber :Sonarpur Subhashpally,
Kamrabad Road, Kolkata - 700150,
Mob: 9875302028

same is not under any claim of the KMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipts of the relevant searches are enclosed herewith.


Sunny Shaw
Advocate
Alipore Judges Court
Kolkata-700 027

SIGNATURE