

Advocate
(High Court, Calcutta)

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NON ENCUMBRANCE CERTIFICATE

Ref.: An area of land admeasuring 300.00 Sq .Meter be same or little more or less being Premises No. 24-0615, in Street No. – 0615 (12 M. Wide) (Erstwhile plot No. 1325 in Block No. AAIB), Category HIG (Individual – II) situated in the New Town, P.S. Rajarhat, New Town, Present owner of the said plot: 1. Sri Brijraj Narayan Singh, 2. Usha Kumari Singh.

I have caused necessary searches of Certificate of Record of Title, Deeds, Letter of Allotment of Plot, and Memo of Possession of Plot in respect of the abovementioned plot.

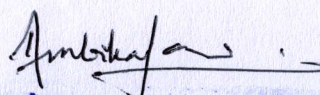
My report is as follows:

The Sri Brijraj Narayan Singh and Usha Kumari Singh had purchased the abovementioned Plot from WBHIDCO by the virtue of Deed of Sale which is registered at the office of ADSR, Bidhannagar, North 24 Parganas on 28.05.2021 vide Deed No. 06542 of 2012.

After purchasing the aforesaid plot they became the absolute owner of the aforesaid area of 300.00 Sq. Meter be same or little more or less being Premises No. 24-0615, in Street No. – 0615 (12 M. Wide) (Erstwhile plot No. 1325 in Block No. AAIB), Category HIG (Individual – II) situated in the New Town, P.S. Rajarhat, New Town and also recorded their name in Form G dated 25.04.2013, being Ref No. 672/2013 and also got Memorandum of Possession of plot dated 26.06.2012 being Ref No. MP-I/HIDCO/EM/22/3170 and paid the relevant taxes up to date.

I hereby certify that the above mentioned land of Sri Brijraj Narayan Singh and Usha Kumari Singh is free from all sorts of encumbrances, charges, liabilities lines and list-pendants attachment of any kind whatsoever and the said property has an absolutely clear, free 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 same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.


Ambika Law
Advocate
High Court Calcutta
F/2022/2017