

Tanay Krishna Ghosh

L.L.B Advocate

District Judges Court, Brasat,
North 24 parganas
CIVIL & CRIMINAL

Residence :-

Vill :- Bamihati, P.O :- Jassure
North 24 Parganas, Pin - 743233
Chamber :- Bamihati, Jussure
Mob :- 8170937904

Date ..22/9/2022

No Encumbrances Certificate and detailed report on title.

Ref.: An area of Bastu land admeasuring 09 dec. more or less situated in Mouza Sahara, J.L. No. 46, R.S. Dag No. 80, L.R. Dag No. 80/522, R.S. Khatian No. 207, L.R. Khatian No. 1335, 533, 827, 1126, 2142 & 2235, under P.S. Barasat, now Madhyamgram, District North 24 Parganas, Under A.D.S.R.O. Barasat, Now Holding No. 220 ID 45024, Sahara Sukanta Nagar of Madhyamgram Municipality, Ward No. 27. Present owner of the said plot: 1. SRI BISWANATH DEY, 2. SRI GOPAL CHANDRA DEY, 3. SRI DILIP KUMAR DEY, 4. SRI PRADIP KUMAR DEY, 5. SRI SAMIT KUMAR DEY, 6. SRI SUJIT KUMAR DEY, all are sons of Late Sadananda Dey, all are residing at 2nd Lane, Sukanta Nagar, P.O. Michael Nagar, P.S. Barasat, at present Madhyamgram, Dist. North 24 Parganas, Kolkata - 700133.

I have caused necessary searches in the Additional Sub Registry Office at Barasat, for the period from 2009 to 2022, District Registry Office, Barasat and Registrar of Assurances at Calcutta for a period from 2009 to 2022 and have inspected the settlement Records. BLRO Mutation and all other relevant documents in respect of the aforesaid Property. I have made necessary searches in the competent Court of Law and found no legal impediments in respect of the aforesaid Property.

My report is as follows:

NOTE FOR THE ADVOCATE

(The Advocate should State here as to how ownership development on the present owners, Changes of ownership which might have taken place during the period by way of transfer along with the relevant names and reference of the registered title deed).

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WHEREAS all that piece and parcel of land measuring an area 09 decimals more or less comprised in R.S. Dag No. 80, under R.S. Khatian No 207, situated at Mouza Sahara, J.L. No. 46, Re. Sa. No. 3, under P.S. Barasat, at present Madhyamgram, within the Jurisdiction of ADSR office Barasat, under the limits of Madhyamgram Municipality, Ward No. 27, in the District of North 24 Parganas, was owned and possessed by one Jamuna Rani Ghosh, Ganga Rani Ghosh, Kalipada Ghosh & Gopal Chandra Ghosh, all are sons and daughters of Late Bihari Lal Ghosh, being its absolute Owners by way of inheritance.

AND WHEREAS while in peaceful possession, said Jamuna Rani Ghosh, Ganga Rani Ghosh, Kalipada Ghosh & Gopal Chandra Ghosh, due to their legal necessity, sold / transferred / conveyed land as foresaid to the present Owners i.e. 1. SRI BISWANATH DEY, 2. SRI GOPAL CHANDRA DEY, 3. SRI DILIP KUMAR DEY, 4. SRI PRADIP KUMAR DEY, 5. SRI SAMIT KUMAR DEY, 6. SRI SUJIT KUMAR DEY, all are sons of Late Sadananda Dey, all are residing at 2nd Lane, Sukanta Nagar, P.O. Michael Nagar, P.S. Barasat, at present Madhyamgram, Dist. North 24 Parganas, Kolkata - 700133, by dint of a registered Sale Deed being No. 468 dated 18.01.1977 registered at SR Barasat and the present Owners recorded their names in the L.R. Settlement record in respective L.R. Khatian Nos. 1335 (SRI BISWANATH DEY), 533 (SRI GOPAL CHANDRA DEY), 827 (SRI DILIP KUMAR DEY), 1126 (SRI PRADIP KUMAR DEY), 2142 (SRI SAMIT KUMAR DEY) & 2235 (SRI SUJIT KUMAR DEY) in L.R. Dag No. 80/522 land measuring about 10 dec. more or less and they also mutated their names in Madhyamgram Municipality in Holding No. 220 ID 45024, Sahara Sukanta Nagar of Madhyamgram Municipality, Ward No. 27 and the present owners herein seized and possessed the same without any encumbrances.

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The said 1. SRI BISWANATH DEY, 2. SRI GOPAL CHANDRA DEY, 3. SRI DILIP KUMAR DEY, 4. SRI PRADIP KUMAR DEY, 5. SRI SAMIT KUMAR DEY, 6. SRI SUJIT KUMAR DEY, after purchasing the above mentioned property in the manner as aforesaid, became the absolute owner of the aforesaid area of 10 dec. be the same a little more or less (as per Parcha) of land as mentioned above.

I hereby certify that the above mentioned land of 1. SRI BISWANATH DEY, 2. SRI GOPAL CHANDRA DEY, 3. SRI DILIP KUMAR DEY, 4. SRI PRADIP KUMAR DEY, 5. SRI SAMIT KUMAR DEY, 6. SRI SUJIT KUMAR DEY, is free from all sorts of encumbrances, charges, liabilities lines and lispence, 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 having good marketable title free from all encumbrances.

The receipts for the relevant searches are enclosed herewith.

Tanay Krishna Ghosh

Tanay Krishna Ghosh
Adv.
Barasat Judges Court

22/9/2022