

**NEMAI CHANDRA PAUL**

Advocate

Chinsurah Judges' Court  
Chinsurah, Hooghly

**RESIDENCE CUM CHAMBER**

Hiranmoyee Keota, P.O. - Sahaganj,  
P.S. - Chinsurah, Dist. - Hooghly,  
Pin - 712104, Mob : 9903112886

Ref :

Date : 17/07/2023

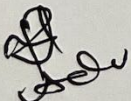
## NON ENCUMBRANCES CERTIFICATE CUM TITLE REPORT

This is to certify that I have caused and conducted the searching of property of Sri Tapas Ghosh S/o. Late Biswanath Ghosh (PAN AMAPG8524F), Aadhaar Card No. - 7808 0507 6650 by Caste Hindu, (Indian Citizen), by Profession Service, residing at 67, Netaji Pally, P.O. Angus, P.S. Bhadreswar, Dist. Hooghly, W.B. Pin 712221, which is specifically mention below :-

That the above named person place before me One number of Gift Deed and I search the concern office and found one entry was made in favour of the present owner Sri Tapas Ghosh. That the said instrument was being No. 00084 for the year 2012 registered at A.D.S.R office at Chandanagore, on 17/01/2012.

That now present vendor Tapas Ghosh became the absolute owner of the property ALL THAT piece and parcel of **Bastu** Land measuring 0.049 Acre or more or less 3 katha 10 sq.ft. along with structure thereon, situated at Monza Gourhati - Champdani. J.L. No. 21 (old), New 221, Sheet No. 8, Touzi No. 318B1, comprised in R.S. Khatian 1298, Corresponding to L.R. Khatian No. 8508, R.S. Dag No. 1322, Corresponding to L.R. Dag No. 1373, under P.S. Bhadreswar, Dist. Hooghly, and AD.S.R. Office Chandannagore, under Champdany Municipality Ward No. 22. Holding No. 67, Mohallah Netaji Pally, P.S. - Bhadreswar. Dist. Hooghly, W.B.

After purchasing the same said Tapas Ghosh applied for mutation before the B.L. & L.R.O. Khalisani, Hooghly and collected separate parcha in his name vide L.R. Khatian No. 8508, and also paid the relevant taxes upto date. And further more he applied for mutation before Champdani Municipality and the authority consider the same and muted the property in favour of the owner vide holding no. 67, Netaji Pally.





**AI CHANDRA PAUL**

*Advocate*

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Perused the above information slip and inspected by me from which it is found that Tapas Ghosh obtained the abovementioned property by way of gift and he also mutated his name before the office of the B.L & L.R.O Khalisani Hooghly and Champdani Municipality.

On the basis of gift deed, mutation certificate, tax receipt and searching report of A.D.S.R. Chandanangore and D.S.R. II Hooghly, I opined that the Tapas Ghosh is absolute and lawful owner of abovementioned property.

Considering the above facts and circumstances I may refer that the above mentioned property is free from all encumbrances and there is no defect of the title, whatsoever Tapas Ghosh have a valid marketable title over the property. The property is absolutely belongs to the Tapas Ghosh and the property is fit for equitable mortgage.

Professionally,

*Nemai Chandra Paul*

**Nemai Ch. Paul, Advocate**  
Reg. No.- WB-383/1987  
Chinsurah Judge's Court