

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

1. **Smt Niva Deb Barman, PAN - AWCPD9945M** W/o Dr. Manash Deb Barman, by caste Hindu, by profession house wife ,by Nationality Indian, residing at Krishnanagar, P.O. & P.S. Agartala, Dist-Paschim Tripura, State of Tripura,Pin-799001,
2. **Smt Nila Mitra PAN - CJCPM6298K** W/o Dilip Kumar Mitra by Profession House wife by caste- Hindu, by nationality Indian, residing at Uttar Khallor, P.O. & P.S. Bagnan, Dist Howrah, Pin-711303,
3. **Smt Kajal Ghosh, PAN - BQGPG2319M** W/o Sri Kashinath Ghosh, by Caste- Hindu, by Nationality - Indian, by profession- house wife, residing at 1 No Bangasri Pally, P.O-Angus, P.S. Bhadreswar, Dist HooghlyPin-712221,
4. **Sri Kashinath Ghosh, S/o. - Lt. Sailendra Nath Ghosh, PAN - ADBPG0119N** by Caste- Hindu, by Nationality - Indian, by profession- house wife, residing at 1 No Bangasri Pally, P.O-Angus, P.S. Bhadreswar, Dist HooghlyPin-712221, which is specifically mention below :-

That the above named persons place before me the relevant Gift Deeds and I search the concern office and found the entries was made for that deeds.

That now present vendors 1. **Smt Niva Deb Barman, 2. Smt Nila Mitra 3. Smt Kajal Ghosh, 4. Sri Kashinath Ghosh**, became the absolute owners of the property **ALL THAT** piece and parcel of the demarcated 0.085 decimal equivalent to 5 cottah 5chattack **Bastu land** situated at Mouza -Gourhati - Champdani, J.L. No. 21, comprised in R.S. Dag No. 287, R.S. Khatian No. 2560, 2561, 2562 corresponding to L.R. Dag No 454, L.R. Khatian No. 9427, 9428, 9430, 9754, 9755, 9756 & 10009 within the local limits of Champdany Municipality, Ward No-22, Holding No. 1, at 2 No. Bangasree Pally Moahallah, P.O. - Angus, P.S Bhadreswar, Dist. Hooghly, Pin -712221 in the state of west Bengal.

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After obtaining the same said owners applied for mutation before the B.L. & L.R.O. Khalisani, Hooghly and collected separate parcha in their names and also paid the relevant taxes upto date. And further more they applied for mutation before Champdani Municipality and the authority consider the same and muted the property in favour of the owner vide holding no. 1, 2 no. Bangasree Pally.

Perused the above information slip and inspected by me from which it is found that **1. Smt Niva Deb Barman, 2. Smt Nila Mitra 3. Smt Kajal Ghosh, 4. Sri Kashinath Ghosh**, obtained the abovementioned property by way of gift and they 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 **1. Smt Niva Deb Barman, 2. Smt Nila Mitra 3. Smt Kajal Ghosh, 4. Sri Kashinath Ghosh**, are absolute and lawful owners 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 **1. Smt Niva Deb Barman, 2. Smt Nila Mitra 3. Smt Kajal Ghosh, 4. Sri Kashinath Ghosh**, have a valid marketable title over the property. The property is absolutely belongs to **1. Smt Niva Deb Barman, 2. Smt Nila Mitra 3. Smt Kajal Ghosh, 4. Sri Kashinath 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