



SUNNY SHAW

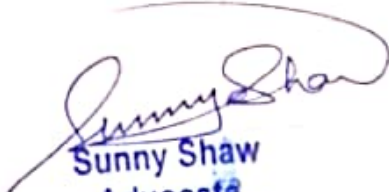
**Residential Chamber : Sonarpur Subhashpa
Kamrabad Road, Kolkata - 700150, Mob: 98**

Non Encumbrances Certificate and detailed report on title

Ref. : An area of land admeasuring more or less measuring **1 (One) Bigha 02 (Two) Cottah 11 (Eleven) Chittack 12 (Tweleve) Sq. Ft.** equivalent to **37.46 decimals** comprised in Mouza - Dhamaitala, J.L. No. 75, Pargana- Magura, Within the limits of Rajpur-Sonarpur Municipality, Police Station -Sonarpur, Post Office - Narendrapur, Kolkata - 700151, District - South 24 Parganas, in R.S. Dag No. 440, **L.R. Dag No. 453**, under L.R. Khatian No. 224/1 and 12 Decimals land in R.S. Dag No. 441, **L.R. Dag No. 490**, under R.S. Khatian No. 199, L.R. Khatian Nos. 1158, 1159, 1156, 1157 and rest 11 Decimals land in R.S. Dag No. 442, L.R. Dag No. 489, under L.R. Khatian Nos. 1158, 1159, 1156, 1157, Within the limits of Rajpur-Sonarpur Municipality, West Bengal, within the limits of Rajpur - Sonarpur Municipality, Ward No. 25, Holding No. 529, School Raod (Jagaddal), **Assessment No.1104302780030**, P.S. & A.D.S.R.O. Sonarpur, District - South 24 Parganas, West Bengal.

Present owner of the said plot: **(1) SMT. SACHIRANI SAHA (2) SRI PRADIP KUMAR SAHA (3) SRI DEB KUMAR SAHA (4) SRI DILIP KUMAR SAHA.**

I have caused necessary searches in the District Sub Registry Office at Alipore, A.R.A Culcutta and Additional District Sub-Registrar office at Garia for the period from 1985 to 2024 through on line and have inspected the settlement Records, BLRO Mutation and all other relevant documents in respect of the aforesaid Property.


**Sunny Shaw
Advocate
Alipore Judges Court**

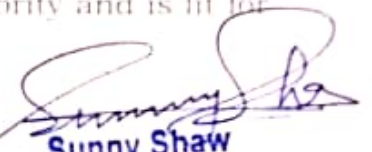


My report is as follows:

The said **SMT. SACHIRANI SAHA, SRI PRADIP KUMAR SAHA, SRI DEB KUMAR SAHA and SRI DILIP KUMAR SAHA**, became the absolute owner of **ALL THAT** the piece and parcel of land measuring **1 (One) Bigha 02 (Two) Cottah 11 (Eleven) Chittack 12 (Twelve) Sq. Ft.** equivalent to **37.46 decimals** comprised in Mouza - Dhamaitala, J.L. No. 75, Pargana- Magura, Within the limits of Rajpur-Sonarpur Municipality, Police Station -Sonarpur, Post Office - Narendrapur, Kolkata - 700151, District - South 24 Parganas, in R.S. Dag No. 440, **L.R. Dag No. 453**, under L.R. Khatian No. 224/1 and 12 Decimals land in R.S. Dag No. 441, **L.R. Dag No. 490**, under R.S. Khatian No. 199, L.R. Khatian Nos. 1158, 1159, 1156, 1157 and rest 11 Decimals land in R.S. Dag No. 442, L.R. Dag No. 489, under L.R. Khatian Nos. 1158, 1159, 1156, 1157, Within the limits of Rajpur-Sonarpur Municipality, West Bengal, within the limits of Rajpur - Sonarpur Municipality, Ward No. 25, Holding No. 529, School Raod (Jagaddal), **Assessment No.1104302780030**, P.S. & A.D.S.R.O. Sonarpur, District - South 24 Parganas, West Bengal, by virtue of two Sale Deeds bearing Deed No. 6090/1982 and 0266/1975 respectively all of which were duly registered on before the office of the then Sub-registry office Sonarpur and the owner also mutated their names in the records of Municipal Office and have been paying the Government rent thereon.

I hereby state that the above mentioned land of **SMT. SACHIRANI SAHA, SRI PRADIP KUMAR SAHA, SRI DEB KUMAR SAHA and SRI DILIP KUMAR SAHA** is free from all encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has salable 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 KMDA and the CIT and any other authority and is fit for equitable mortgage.


Sunny Shaw
Advocate
Allipore Judges Court