

Ref. No. .... **NON ENCUMBRANCE REPORT**

Date ..... 19/08/2023

Ref: Opinion on investigation of title and obtaining of search report in respect of property situated at District North 24 Parganas, all D.R.-1 Barasat, in respect of the land measuring more or less 3 (Three) Cottahs 3 (Three) Chitack 32(Thirty Two) Sqft Out of which

Bastu Land area 4 (Four) Chitack 16 (Sixteen) Sqft more or less in C.S.Dag No.987, R.S.Dag No.987/3564 (Parcha) now R.S. Das No.3564 (Online website)

AND Bastu Land area 9(Nine) Chitack 23 (Twenty Three) Sqft more or less in C.S.Dag No.988, R.S.Dag No.988/3569(Parcha) now R.S. Das No.3569 (Online website)

And Bastu Land area 2(Two) Katha 5(Five) Chitack 38(Thirty Eight)Sqft more or less in C.S.Dag No.989, R.S. Dag No.989(P) (as per Parcha & Online website)

Totaling 3(Three) Cottahs 3 (Three) Chitack 32(Thirty Two) Sqft more or less alongwith one G+3/4 storied pucca building under name and style as Aarushi Apartment thereon shall be erected lying and situated in Mouja- Masunda, J.L. No.34, Resa No.96, Touji No.169, R.S.Khatian No.-2010, C.S. Dag No.987, 988, 989, R.S. Dag No.987/3564 988/3569, 989(p) (as per parcha) Now R.S. Dag No.3564, 3569, 989(P) (as per Website), L.R. Dag No.3102, L.R. Khatian No.993, 2010, 62, **Holding No.178(after amalgamated)** (Previous Holding No.178 & 178/1), adjacent 20 feet wide wide Vivekananda Road, Ward No.3, within the local limits of NewBarrackpore Municipality, Present P.S.-NewBarrackpur Previously- Ghola(Khardah), Sub- Registry Office presently -Sodepur, previously- Barrackpore, Kolkata-700131, District North 24 Parganas.

As desired I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

PRESENT LAND OWNERS- 1) **SRI ASOK KUMAR GHOSH**, 2)**SRI ALOK KUMAR GHOSH**, 3) **SRI ASHIS KUMAR GHOSH**, alias Ashish Ghosh, all are S/o Sri Dilip Kumar Ghosh, 4) **SRI SUVENDU GHOSH**, S/o Late Kalipada Ghosh, all are now residing at 178 Vivekananda Road.

All are P.O. NewBarrackpur, Present P.S.- NewBarrackpur Previously Ghola (Khardah), Kolkata - 700131, District- North 24 Parganas.

PROMOTER/DEVELOPER

CHAKRABORTY CONSTRUCTION

Represented by its Proprietor SAJAL CHAKRABORTY

That as per papers and documents I hereby certify that 1) **SRI ASOK KUMAR GHOSH**, 2)**SRI ALOK KUMAR GHOSH**, 3) **SRI ASHIS KUMAR GHOSH**, alias Ashish Ghosh, all are S/o Sri Dilip Kumar Ghosh, 4) **SRI SUVENDU GHOSH**, S/o Late Kalipada Ghosh, being the joint owner and have a clear valid and marketable title over the aforesaid property and they are competent to create the mortgage.

The search report of which are annexed hereto conducted by me for the period of 2010 to 2023 do not disclose any encumbrances. Save and except three deed one is Gift deed vide No. 150110203/2022 in the name of Land Owner No.1 to 3 and another two are One Development agreement 150102019/2023 and development Power of attorney vide No.150102035/2023 I found no defect in title.

**JAYANTA DEY Adv.**

Barasat Judges' Court

SIGNATURE OF THE LAWYER