

ANANYA CHATTOPADHYAY

(ADVOCATE)

Howrah Judges Court

Howrah -711101

CHAMBER :-

99, Madhu Sudan Biswas Lane,

Howrah - 711101.

Ph.No.-9147158528

Reference No:-

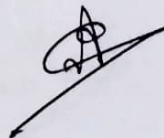
Date:- 01/03/2023

No Encumbrances Certificate and detailed report on title

Ref. : An area of land measuring more or less **66 decimals** comprised in L.R. Dag No. **2411**, under L.R. Khatian No. 2125, L.R. Dag No. **2407**, under L.R. Khatian No. 2024, 2588, 2595 & 3062, L.R. Dag No. **2409** under L.R. Khatian No. 3077 & 2022, L.R. Dag No. **2408** under L.R. Khatian No. 2588 & 2595, L.R. Dag No. **2400** under L.R. Khatian No. 2022 & 1644, L.R. Dag No. **2406** under L.R. Khatian No. 2022 & 1644, L.R. Dag No. **2410**, L.R. Khatian No. 2586 and 2587, Mouza - Ukila Paikpara, J. L. No. - 56, N.S. Road, Ward No.26 under Rajpur-Sonarapur Municipality, P.S.- Sonarapur, Kolkata-700103.

Present owners of the said plot: (1) **SRI RAJIV KUMAR GUPTA**, (2) **SRI KESHAV KUMAR GUPTA**, (3) **SRI SHIVAM GUPTA**, (4) **SRI NRIPESH GUPTA**, (5) **SMT. MONIKA GUPTA**, (6) **R.K.INVESTMENT**.

I have caused necessary searches in the District Sub- Registry Office at Alipore, Sub Registry Office at Sonarapur and Additional Registrar Assurances at Calcutta for the period from 1990 to 2022 and have inspected the settlement Records, B.L. & L.R.O. Mutation and all other relevant documents in respect of the aforesaid Property.



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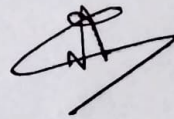
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My report is as follows:

The said **(1) SRI RAJIV KUMAR GUPTA, (2) SRI KESHAV KUMAR GUPTA, (3) SRI SHIVAM GUPTA, (4) SRI NRIPESH GUPTA, (5) SMT. MONIKA GUPTA, (6) R.K.INVESTMENT**, by dint of Sale Deed Being No. 2225 for the year 1988, Being No. 2887 for the year 1998, Being No. 2274 for the year 1988, Being No. 2715 for the year 1988, Being No. 2420 for the year 1988, Being No. 2226 for the year 1988, Being No. 06157 for the year 2008 and Being No. 00829 for the year 2009 and one will executed on 23.10.2012 by Laxmi Gupta, wife of Hiralal Gupta during her lifetime, in favour of Sri Shivam Gupta and Nripesh Gupta, and probate granted in respect of the said will vide P.L.A. No. 313 of 2015 by the Hon'ble High Court at Calcutta, Gift deeds being no. 11433 for the year 2022 and being no. 11435 for the year 2022, became the absolute joint owners of ALL THAT piece and parcel of land measuring more or less **66 decimals** comprised in L.R. Dag No. **2411**, under L.R. Khatian No. 2125, L.R. Dag No. **2407**, under L.R. Khatian No. 2024, 2588, 2595 & 3062, L.R. Dag No. **2409** under L.R. Khatian No. 3077 & 2022, L.R. Dag No. **2408** under L.R. Khatian No. 2588 & 2595, L.R. Dag No. **2400** under L.R. Khatian No. 2022 & 1644, L.R. Dag No. **2406** under L.R. Khatian No. 2022 & 1644, L.R. Dag No. **2410**, L.R. Khatian No. 2586 and 2587, Mouza - Ukila Paikpara, J. L. No. - 56, N.S. Road, Ward No.26 under Rajpur-Sonarpur Municipality, P.S.-Sonarpur, Kolkata-700103 and all the owners also mutated their names in the records of Municipal Office and B.L. & L.R.O. and have been paying the Government rent thereon.



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I hereby state that the above mentioned land of (1) **SRI RAJIV KUMAR GUPTA**, (2) **SRI KESHAV KUMAR GUPTA**, (3) **SRI SHIVAM GUPTA**, (4) **SRI NRIPESH GUPTA**, (5) **SMT. MONIKA GUPTA**, (6) **R.K.INVESTMENT** is free from all encumbrances, charges, liabilities lines and lispens attachment of any kind whatsoever and the said property has saleable 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.

The receipts of the relevant searches are enclosed herewith.

Ananya Chattopadhyay

Ananya Chattopadhyay
Advocate
Howrah Judges' Court
Howrah-711 101