



**No Encumbrances Certificate and detailed report on title**

Ref. : An area of land admeasuring more or less **6 (Six) Cottah 07 (Seven) Chittacks** comprised in Mouza - Barhans Fartabad, J.L. No. 47, Touzi No. 109, R.S. No. 44, under Dag No.4017 appertaining to R.S. Khatian No. 945 and 1724, at said Mouza Barhans Fartabad, Within the limits of Rajpur-Sonarpur Municipality, Ward No. 28, Block - Sonarpur, Municipal **Holding No. 606, Uttar - Purba Fartabad**, Police Station - Narendrapur (formerly Sonarpur), Post Office - Garia, Kolkata - 700084, District - South 24 Parganas, West Bengal, under Police Station and Sub-Registry/A.D.S.R. office at Garia, in the District of South 24-Parganas, with right to take electricity, tap water, drainage etc. connection through the common passage adjacent to the said plot together with all easements rights and appurtenances thereto.

Present assessed owners of the said plot as per the records of Rajpur Sonarpur Municipality: **(1) HAFIJUL MONDAL, (2) FARHAT SAIN MONDAL, (3) MD. NIAZUDDIN, and (4) SYEDA NURJABI.**

I have caused necessary searches in the District Registry Office, Sub Registry Office at Sonarpur and Additional Registrar Assurances Calcutta for the period from 2000 to 2023 through on line and have inspected the Municipal Holding in respect of the aforesaid Property.

My report is as follows:

The said **(1) HAFIJUL MONDAL, (2) FARHAT SAIN MONDAL, (3) MD. NIAZUDDIN, and (4) SYEDA NURJABI** became the absolute joint owners of ALL THAT the piece and parcel of land measuring **6 (Six) Cottah 07 (Seven) Chittacks** comprised in Mouza - Barhans Fartabad, J.L. No. 47, Touzi No. 109, R.S. No. 44, under Dag No.4017 appertaining to R.S. Khatian No. 945 and 1724, at said Mouza Barhans Fartabad, Within the limits of Rajpur-Sonarpur Municipality, Ward No. 28, Block - Sonarpur, Municipal **Holding No. 606, Uttar - Purba Fartabad**, Police Station - Narendrapur (formerly Sonarpur), Post Office



**SUNNY SHAW**

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

- Garia, Kolkata - 700084, District - South 24 Parganas, West Bengal, under Police Station and Sub-Registry/A.D.S.R. office at Garia, in the District of South 24-Parganas, by virtue of several Deed of Conveyances bearing Deed No.434 for the year 1970 registered before Sub-Registrar at Sonarpur, Deed No.58 for the year 1970 registered before Sub-Registry office Sonarpur, Deed No.2456 for the year 1969 registered before Sub-Registry office at Sonarpur, Deed No.436 for the year 1970 registered before Sub-Registrar at Sonarpur, Deed No.4665, for the year 2003 registered before District Sub-Registrar-IV, Alipore, Deed No. 01629 for the Year - 2011 registered before Additional District Sub- Registrar Garia, Deed no. 5341 of 2012 before District Sub-Registrar - IV, Alipore, South 24 Parganas, Deed no. 00583 of 2019 before Additional District Sub-Registrar - Garia, South 24 Parganas, and all the owners 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 **(1) HAFIJUL MONDAL, (2) FARHAT SAIN MONDAL, (3) MD. NIAZUDDIN, and (4) SYEDA NURJABI** 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  
Allpore Judges Court**