



# BIJOLI HEIGHTS

**SANTONU DAS**  
OFFICE : 198, R. K. PALLY, SONARPUR  
P.O.-R. K. PALLY, KOL-700150  
e-mail : bijoliheights01@gmail.com  
PH. : 9051140524/9433322162

REF. NO. ....

DATE .....

Date:

To,

The Authority,

WB RERA,

Calcutta Greens,

Survey Park, Santoshpur,

Kolkata,

West Bengal 700075.

Dear Sir/Madam,

**Sub: Non-Encumbrance in our project/land**

This is to certify that we do not have any encumbrances on our project "BIJOLI HEIGHTS" at premises no. 573, holding no. 573, Tegharia, Ward No. 08 of Rajpur Sonarpur Municipality, Khatian No. LR-602 : 2653,, LR-602 : 2654, Mouza - Jagannathpur, JL 51, Police Station – Sonarpur, Kolkata 700150, West Bengal.

Copy of non-encumbrance certificate of advocate attached for your kind reference.

Thanking You,

Your faithfully

**BIJOLI HEIGHTS**  
*Santonu Das.*  
**Santonu Das**  
Proprietor

Encl: Non-encumbrance certificate of advocate.

**BIJOLI HEIGHTS**  
*Santonu Das.*  
**Santonu Das**  
Proprietor

**Tapas Chowdhury**

Advocate

Alipore Judges Court  
Kolkata- 700 027.

**Chamber :**

Ramkrishna Pally, Sonarpur,  
Kolkata- 700 150.

Dated : 10.01.2024

**Details of Title Report**

Ref: **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Jagannathpur, J.L. No. 51, R.S. No. 44, Touzi No. 271, R.S. Dag No. 527, 531, 533, L.R. Dag No. 602, R.S. Khatian No. 392, 243, 266, L.R. Khatian No. 2654 & 2653, being Scheme Plot No. 182, Ramkrishna Pally Road, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, Holding no.573, P.S.- Sonarpur at present Narendrapur, Kolkata- 700150, District- South 24 Parganas.

**Present owner of the said property:**

**MR. SANTONU DAS**, son of Late Jagannath Das

I have caused necessary searches online in the above referred property in D.S.R. Alipore for the year 2009 to 2024, A.D.S.R. Sonarpur for the year 2009 to 2024 and A.R.A. Kolkata for the year 2009 to 2023 and also relevant documents relating to the said property.

**My report is as follows :**

That Ashram Praktan Chhatra Sangha, Narendrapur sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Jagannathpur, J.L. No. 51, R.S. No. 44, Touzi No. 271, R.S. Dag No. 527, 531, 533, R.S. Khatian No. 392, 243, 266, being Scheme Plot No. 182, Ramkrishna Pally Road, P.S.-Sonarpur, District- South 24 Parganas unto and in favour of Samar Guha by virtue of a Deed of Conveyance dated 13.02.1967 which was registered before Sonarpur Sub-Registry Office and recorded in Book No.I, Volume No.5, pages 27 to 30, being no. 118 for the year 1967.

Thereafter said Samar Guha sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Jagannathpur, J.L. No. 51, R.S. No. 44, Touzi No. 271, R.S. Dag No. 527, 531, 533, R.S. Khatian No. 392, 243, 266, being Scheme Plot No. 182, Ramkrishna Pally Road, P.S.- Sonarpur, District- South 24 Parganas unto and in favour of Partha Pratim Mitra and Kalpana Mitra by virtue of a Deed of Conveyance which was registered before Sonarpur Sub-Registry Office and recorded in Book No.I, Volume No.46, pages 129 to 137, being no. 2662 for the year 2001.

Thereafter said Partha Pratim Mitra and Kalpana Mitra jointly mutated their names in the office of the Rajpur Sonarpur Municipality, being Holding no.573, P.S.- Sonarpur at present Narendrapur, Kolkata- 700150 and also mutated their names in the office of B.L. & L.R.O., being L.R. Khatian Nos. 2282 & 2283, L.R. Dag no. 602.





**Tapas Chowdhury**

Advocate

Alipore Judges Court  
Kolkata- 700 027.

**Chamber :**

Ramkrishna Pally, Sonarpur,  
Kolkata- 700 150.

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Thereafter said Partha Pratim Mitra and Kalpana Mitra sold, transferred and conveyed 2 Cottahs 8 Chittacks land out of total land measuring 5 Cottahs under Mouza- Jagannathpur, J.L. No. 51, R.S. No. 44, Touzi No. 271, R.S. Dag No. 527, 531, 533, L.R. Dag No. 602, R.S. Khatian No. 392, 243, 266, L.R. Khatian No. 2282 & 2283, being Scheme Plot No. 182, Ramkrishna Pally Road, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, Holding no.573, P.S.- Sonarpur at present Narendrapur, Kolkata- 700150, District- South 24 Parganas unto and in favour of Santonu Das, the present owner herein by virtue of a Deed of Conveyance dated 12.03.2023 registered before A.D.S.R. Sonarpur and recorded in Book No.I, Volume No. 1608-2023, pages from 37611 to 37627, being no. 160801932 for the year 2023.

Thereafter said Partha Pratim Mitra and Kalpana Mitra sold, transferred and conveyed 2 Cottahs 8 Chittacks land out of total land measuring 5 Cottahs under Mouza- Jagannathpur, J.L. No. 51, R.S. No. 44, Touzi No. 271, R.S. Dag No. 527, 531, 533, L.R. Dag No. 602, R.S. Khatian No. 392, 243, 266, L.R. Khatian No. 2282 & 2283, being Scheme Plot No. 182, Ramkrishna Pally Road, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, Holding no.573, P.S.- Sonarpur at present Narendrapur, Kolkata- 700150, District- South 24 Parganas unto and in favour of Santonu Das, the present owner herein by virtue of a Deed of Conveyance dated 12.03.2023 registered before A.D.S.R. Sonarpur and recorded in Book No.I, Volume No. 1608-2023, pages from 37628 to 37644, being no. 160801933 for the year 2023.

Thereafter present owner mutated his name in B.L. & L.R.O. being L.R. Khatian nos. 2654 & 2653, L.R. Dag no. 602 and also mutated their name in Rajpur Sonarpur Municipality, being Holding no. 573, Ramkrishna Pally Road, Ward No. 08, P.S.- Sonarpur at present Narendrapur, Kolkata- 700150.

There is no other entry in this property and the said property is free from all encumbrances.

This property is free from all encumbrances.

  
Advocate