



**SUNNY SHAW**

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

**Non Encumbrances Certificate and detailed report on title**

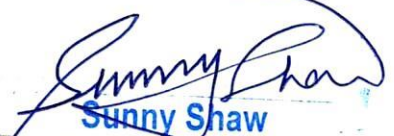
Ref. : An area of land admeasuring more or less measuring **139 (ONE THIRTY NINE) decimals** be the same a little more or less comprised in Mouza- Ukila Paikpara, J.L. No. 56, Touzi No. - 109, R.S. No. 147, Parganas- Medanmalla under R.S. Dag Nos. 2256, 2298, 2299, 2300, 2301, 2401, 2402, L.R. Dag Nos. 2241, 2291, 2292, 2293, 2294, 2401, 2402 under R.S. Khatian No. 499, 426, 212, 254, 87, 180, 519/520 appertaining to L.R. Khatian Nos. 1647, 3063, 3064, 3072, 2588, 2595, 3061, 2022, 2920, 2921, 2023, 1644, 1646, Post Office -Narendrapur, Police Station - Sonarpur, A.D.S.R. Sonarpur, within the limits of Rajpur-Sonarpur Municipality under Ward No. 26, Holding No. 247, Netaji Subhash Road, Kolkata -700103, District- South 24 Parganas, West Bengal.

Present owner of the said plot: **SMT. RESHMI SAHA, SMT. MITHU SAMADDAR, SRI RAJIV KUMAR GUPTA, SRI NRIPESH GUPTA, SRI SHIVAM GUPTA, SMT MONIKA GUPTA, SMT CHITRA GUPTA, R K INVESTMENT, M/S GAYA PRASAD HIRALAL Ltd., SRI KESHAV KUMAR GUPTA, SMT. RASHMIKA ROY CHOWDHURY alias RASHMIKA GUPTA.**

I have caused necessary searches in the Sub Registry Office at Alipore, A.R.A Culcutta and Additional District Sub-Registrar office at Sonarpur and Garia for the period from 2008 to 2024 through on line and have inspected the settlement Records, BLRO Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:

The said **SMT. RESHMI SAHA, SMT. MITHU SAMADDAR, SRI RAJIV KUMAR GUPTA, SRI NRIPESH GUPTA, SRI SHIVAM GUPTA, SMT MONIKA GUPTA, SMT CHITRA GUPTA, R K INVESTMENT** represented by one of its Partners **SRI RAJIV KUMAR GUPTA, GAYA PRASAD HIRALAL Ltd., SRI KESHAV KUMAR GUPTA, SMT. RASHMIKA ROY CHOWDHURY** became the absolute joint owners of **ALL THAT** the piece and parcel of land measuring **139 decimals** be the same a little more or less comprised in Mouza- Ukila Paikpara, J.L. No. 56, Touzi No. - 109, R.S. No. 147, Parganas- Medanmalla under R.S. Dag No. 2256, 2298, 2299, 2300, 2301, 2401, 2402, L.R. Dag No. 2241, 2291, 2292, 2293, 2294, 2401, 2402 under R.S. Khatian No. 499, 426, 212, 254, 87, 180, 519/520 appertaining to L.R. Khatian Nos. 1647, 3063,

  
**Sunny Shaw**  
**Advocate**  
**Alipore Judges Court**  
08/02/24

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

3064, 3072, 2588, 2595, 3061, 2022, 2920, 2921, 2023, 1644, 1646, Post Office – Narendrapur, Police Station – Sonarpur, A.D.S.R. Sonarpur, within the limits of Rajpur-Sonarpur Municipality under Ward No. 26, Holding No. 247, Netaji Subhash Road, Kolkata -700103, District- South 24 Parganas, West Bengal.

By virtue of several Deed of Conveyances bearing Deed Nos. 0245/2017, 11434/2022, 11436/2022, 1556/2017, 3673/2013, 4297/1988, 5582/1988, 5583/1988, 5679/1988, 5680/1988, 5723/1988 respectively all of which were duly registered before the office/s of the S. R., Alipore, A.D.S.R Sonarpur and A.D.S.R. Garia and the owner/s also mutated his/her/their/its name/s in the records of Rajpur-sonarpur Municipality and have been paying the Government rent thereon.

I hereby state that the above mentioned land of testamentary and non-testamentary successors namely **SMT. RESHMI SAHA, SMT. MITHU SAMADDAR, SRI RAJIV KUMAR GUPTA, SRI NRIPESH GUPTA, SRI SHIVAM GUPTA, SMT MONIKA GUPTA, SMT CHITRA GUPTA, R K INVESTMENT** represented by one of its Partners **SRI RAJIV KUMAR GUPTA, GAYA PRASAD HIRALAL Ltd., SRI KESHAV KUMAR GUPTA, SMT. RASHMIKA ROY CHOWDHURY** alias **RASHMIKA GUPTA** 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**  
**Alipore Judges Court**  
08/02/24

