

*Subrata Mallik*

Advocate

District Judges Court, Barasat  
North 24 Parganas

Resident :

23, M. M. Ghosh Road, Kol - 74

Office :

100, South Sinthee Road, Kol - 30

Mobile : 9903455760

Ref No .....

Date .....

**NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE**

**Ref.**

An area of land admeasuring piece or parcel of land measuring 6 (Six) Cottahs 11 (Eleven) Chittacks 20 (Twenty) Sq. ft. be the same a little more or less together with two storied brick-built messuage, tenement, dwelling house containing bed rooms, verandah, bath rooms etc on each of the floor and common passage and two gates (one main gate and another south east gate) and other easements and common rights appurtenant at the premises being Premises No. 22E. Gopal Chandra Chatterjee Road, Kolkata - 700002 Sub registry Office A.D.S.R. Cossipore, Dum Dum comprised in Kolkata Municipal Corporation, Ward No. 1, Police Station - Cossipore, within the limits of Kolkata Municipal Corporation , **Present owner** of the said **M/S UNICON DEVELOPERS**, a Partnership Firm having its registered, office at 100/2, B.T.Road, Room No. 25, Ground Floor, Kolkata-700 090. represented by the constituted attorney **SRI ARINDAM GHOSH**, son of Late Dilip Ghosh, by faith - Hindu, by Occupation Business, nationality - Indian, residing at 1/23, Fakir Ghosh Lane, P.S. Baranagar, Kolkata-700 108.

I have caused necessary searches in the **Sub Registry Office Cossipore Dum Dum** for the year of **2010 to 2023**, at in the District **Registry Office D.R. I** for the year of **2010 to 2023**, at in the District **Registry Office A.R.A II Kolkata** for the year of **2010 to 2023**, at in the District **Registry Office A.R.A IV Kolkata** for the year of **2015 to 2023**, to and have inspected the settlement Records, JLRO Mutation and all other relevant documents in respect of the aforesaid Property. My report is as follows:

*S. Mallik*  
Subrata Mallik  
(Adv.)

Barasat Court  
Enroll No.-F31/31 of 1987)

*Subrata Mallik*

Advocate

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**NOTE FOR THE ADVOCATE**

(The Advocate should State here as to how the ownership devolved on the present owners, Changes of ownership which might have taken place during the period by way of transfer, inheritance should be mentioned along with the relevant names and reference of the registered title deed).

The said **M/S UNICON DEVELOPERS**, a Partnership Firm having its registered, office at 100/2, B.T.Road, Room No. 25, Ground Floor, Kolkata-700 090. represented by the constituted attorney **SRI ARINDAM GHOSH**, son of Late Dilip Ghosh, by faith - Hindu, by Occupation Business, nationality - Indian, residing at 1/23, Fakir Ghosh Lane, P.S. Baranagar, Kolkata-700 108, became the absolute owner of the aforesaid area of after purchasing land measuring piece or parcel of land measuring 6 (Six) Cottahs 11 (Eleven) Chittacks 20 (Twenty) Sq. ft. be the same a little more or less together with two. storied brick-built messuage, tenement, dwelling house containing bed rooms, verandah, bath rooms etc on each of the floor and common passage and two gates (one main gate and another south east gate) and other easements and common rights appurtenant at the premises being Premises No. 22E. Gopal Chandra Chatterjee Road, Kolkata - 700002 Sub registry Office A.D.S.R. Cossipore, Dum Dum comprised in Kolkata Municipal Corporation Ward No. 1, Police Station - Cossipore, within the limits of Kolkata Municipal Corporation Municipal Office and paid the relevant taxes upto date. And is free from all sorts of encumbrances, charges, liabilities lines and lispdents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title. I also hereby certify that the abovementioned 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 CMDA and The CIT and any other authority and is fit for equitable mortgage.

The receipt for the relevant searches are enclosed herewith.

*S. Mallik*  
Subrata Mallik  
(Adv.)  
Barasat Court\*  
Enroll No.-F31/31 of 1987)