



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 **17 Cottah 08 Chittak 25 Sq.ft.** be the same a little more or less comprised in Mouza- Kusumba, J.L. No. 50, R.S. Dag No. 1751, 1806, 1807, 1808, corresponding to L.R. Dag No. 1833, 1892, 1893, 1894, under R.S. Khatian No. 1097 appertaining to L.R. Khatian Nos. 3849, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), A.D.S.R. Garia, within the limits of Rajpur-Sonarpur Municipality under Ward No. 07, Holding No. 1491, Kusumba Road, Kolkata -700103, District- South 24 Parganas, West Bengal.

Present owner of the said plot: **M/S, RAJWADA GROUP**

I have caused necessary searches in the Additional District Sub-Registrar office at Garia, Additional District Sub-Registrar and District Sub-Registrar IV at Alipore, A.R.A Culcutta for the period from 2003 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 **M/S. RAJWADA GROUP** became the absolute owner of **ALL THAT** the piece and parcel of land measuring **17 Cottah 08 Chittak 25 Sq.ft.** be the same a little more or less comprised in Mouza- Kusumba, J.L. No. 50, R.S. Dag No. 1751, 1806, 1807, 1808, corresponding to L.R. Dag No. 1833, 1892, 1893, 1894, under R.S. Khatian No. 1097 appertaining to L.R. Khatian Nos. 3849, Post Office -Narendrapur, Police Station - Narendrapur (formerly Sonarpur), A.D.S.R. Garia, within the limits of Rajpur-Sonarpur Municipality under Ward No. 07, Holding No. 1491, Kusumba Road, Kolkata -700103, District- South 24 Parganas, West Bengal by virtue of Sale Deed bearing Deed No. 01819/2012 respectively all of which were duly registered on before the office of the A.D.S. R. Sonarpur and the owner also mutated its


Sunny Shaw
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Alipore Judges Court
17/04/2024

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name in the records of Municipal Office and have been paying the Government rent thereon.

I hereby state that the above mentioned land of **M/S, RAJWADA GROUP** 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
17/04/24**