



SUNNY SHAW

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

Date: 26.04.2023

No Encumbrances Certificate and detailed report on title

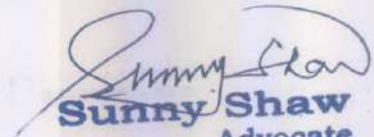
Ref. : An area of land admeasuring more or less **81.2 decimals equivalent to 02 Bigha 09 Cottah 03 Chittack** comprised in Mouza. Jagaddal, J.L.No. 71, Touzi No. 49, R.S. No. 233, R.S. Dag No. 3293 corresponding to L.R. Dag Nos.3365, R.S. Khatian Nos., 480 corresponding to L.R. Khatian Nos. 894,1247 & 4126, Now holding No. 278 Kali Mohon Roy Chowdhury Road, within the limits of Rajpur- Sonarpur Municipality, Ward No. 25, Under Additional District Sub-Registrar office at Sonarpur, Police Starion - Sonarpur, District- South 24 Parganas, West Bengal.

Present owners of the said plot: **SRI PRASANTA NASKAR, SRI SUSHANTA NASKAR @ RATI KANTA NASKAR, SMT BASANTI LAHA.**

I have caused necessary searches in the District Registry Office, Sub Registry Office at Sonarpur and Additional Registrar Assurances Calcutta for the period from 2008 to 2023 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 **SRI PRASANTA NASKAR, SRI SUSHANTA NASKAR @ RATI KANTA NASKAR** and **SMT BASANTI LAHA** became the absolute joint owners of ALL THAT the piece and parcel of land measuring **81.2 decimals equivalent to 02 Bigha 09 Cottah 03 Chittack** be the same a little more or less, comprised in Mouza- Jagaddal, J.L. No.71, Touzi No.49, R.S. No. 233, Pargana- Magura, in R.S. Dag No. 3293 appertaining to R.S. Khatian No.480 under L.R. Dag Nos. 3365 appertaining to L.R.


Sunny Shaw
Advocate
Alipore Judges Court
Kolkata-700 027

1



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Khatian nos. 894, 1247 & 4126 within the limits of Rajpur-Sonarpur Municipality, Police Station- Sonarpur, District- South 24 Parganas, West Bengal by virtue of one Deed of Partition, and two Deed of Conveyances bearing Deed No. 3716/1984 and 12115/1965 and 10928/2014 respectively all of which were duly registered on before the office of the S.R. Sonarpur and S.R. Baruipur and A.D.S.R. - Sonarpur, 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 **MR. PRASANTA NASKAR, MR. SUSHANTA NASKAR @ RATI KANTA NASKAR and MRS. BASANTI LAHA** 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
Kolkata-700 027