

**TISTA CHATTERJEE**

Advocate  
High Court, Calcutta  
Chamber –  
7 A, Kiran Shankar Roy Road  
Second Floor  
Suite No. 10, Room No. M – 7  
Kolkata – 700001  
Phone – 8348594399

tistachat9@gmail.com

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

Ref. : All that piece and parcel of Bastu land measuring 33 decimals more or less lying and situated at L.R. Khatian No.11030, R.S. Dag Nos.3536 and 3537, Mouza Naihati, J.L. No. 03, Rayata Satwa, Police Station Naihati, within the limits of the Naihati Municipality, District 24 Parganas (North), A.D.S.R.O. - Naihati.

Present owner of the said plot: Naihati Municipality.

I have caused necessary searches in the Sub Registry Office at Naihati, Additional District Sub Registrar, Barasat, Registrar of Assurance at Kolkata for a period from 1999 to 2015 and have inspected the settlement Records, B.L. & L.R.O. Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows

**NOTE FOR THE ADVOCATE**

From the given documents, it transpires that one Moni Bala Sadhukha was the original owner of All that piece and parcel of Bastu land measuring 33 decimals more or less lying and situated at Mouza Naihati, R.S. Khatian No.106, R.S./L.R Dag No.3536 and 3537, J.L. No.03, Rayata Satwa, Police Station Naihati, within the limits of the Naihati Municipality, District 24 Parganas (North).

Naihati Municipality, represented by its chairman Mr. Rabindra Bhattachariyay, the purchaser herein after being fully satisfied with the title and after verifying the requisite documents of the said schedule property purchased the said schedule land vide registered deed of sale being no.05443 for the year 2002 duly registered in the office of Additional District Sub Registrar, Naihati, from the vendor herein upon certain consideration mentioned therein. Pursuant to the

Simoco Systems & Infrastructure Solutions Ltd.  
*Prasjit Mukherjee*  
Authorised Signatory

**TISTA CHATTERJEE**

Advocate  
High Court, Calcutta  
Chamber –  
7 A, Kiran Shankar Roy Road  
Second Floor  
Suite No. 10, Room No. M – 7  
Kolkata – 700001  
Phone – 8348594399

tistachat9@gmail.com

said purchase the purchaser herein became the sole, absolute and lawful owner, occupier and possessor of the said schedule land.

Thereafter the applicant/ owner duly recorded its name in the Record of Rights to the concerned Department.

I hereby certify that the above mentioned land of Naihati Municipality, represented by its Present Chairman is free from all sorts of encumbrances , charges, liabilities, liens and lis-pendens attachment of any kind whatsoever and the said property has an absolutely clear, free 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 CMDA and The CIT and any other authority and is fit for equitable mortgage.

The receipt for the relevant searches are enclosed herewith.

*Tista Chatterjee*

TISTA CHATTERJEE  
Advocate  
High Court, Calcutta

Simco Systems & Infrastructure Solutions Ltd.  
*Prasjit Mukherjee*  
Authorised Signatory