

## NON-ENCUMBRANCE CERTIFICATE AND REPORT ON TITLE:

### **Client Reference:**

- 1) SHOYON BHATTACHARYA son of Late Shyamal Bhattacharya of Recjuani, P.O + P.S- Rajarhat, Kolkata- 700135, North 24 Parganas.
- 2) NETAI CHANDRA DAS son of Late Panchu Gopal Das of Naipukur, P.O + P.S- Rajarhat, Kolkata- 700135, North 24 Parganas.

**Property Reference:** Mouza- Recjuani, J.L.no- 13, Pargana- Kolkata, Touzi- 341B/1, R.S. Dag no- 1268 corresponding to L.R. Dag no- 1268, under L.R. Khatian no- 2629 and 5164, Police Station- Rajarhat, under Rajarhat Bishnupur- I Gram Panchayat, within the limit of District- 24 Pargana (North).

**Land Area-** 8 decimal i.e. 4 Kattahs 11 Chittaks 03 Square feet.

### REPORT ON TITLE:

**WHEREAS** one SHIKHA PAL wife of Shri Susanta Chandra Pal was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 04 decimal i.e. 02 kattahs 05 chittaks 24 square feet more or less, lying and situated at Mouza- Recjuani, J.L. no- 13, R.S Dag No- 1268 corresponding to L.R. Dag no- 1268, Police Station- Rajarhat, within District 24 Parganas (North) by virtue of Purchase from one Bharti Sangha Recreation Club which was registered in the office of the A.D.S.R- Bidhannagar (Salt Lake City) and duly recorded in Book no- I, Volume no- 45, Page no- 199 to and 208, Deed no- 2200, for the Year- 1987.

**WHEREAS** one SWAPAN CHOUDHURY son of Shri Prafulla Krishna Choudhury was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 04 decimal i.e. 02 kattahs 05 chittaks 24 square feet more or less, lying and situated at Mouza- Recjuani, J.L. no- 13, R.S Dag No- 1268 corresponding to L.R. Dag no- 1268, Police Station- Rajarhat, within District 24 Parganas (North) by virtue of Purchase from one Bharti Sangha Recreation Club which was registered in the office of the A.D.S.R- Bidhannagar (Salt Lake City) and duly recorded in Book no- I, Volume no- 45, Page no- 209 to 218, Deed no- 2201, for the Year- 1987.

**AND WHEREAS** the said SHIKHA PAL wife of Shri Susanta Chandra Pal and SWAPAN CHOUDHURY son of Shri Prafulla Krishna Choudhury was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 8 decimal i.e. 04 Kattahs 11 Chittaks 03 Square feet, and duly mutated their names before the B.L.&L.R.O authority vide L.R. Khatian no- 2629 and 5164.

**AND WHEREAS** the said 1) SHIKHA PAL wife of Shri Susanta Chandra Pal and 2) SWAPAN CHOUDHURY son of Shri Prafulla Krishna Choudhury was absolutely seized and possessed in respect of the aforesaid 8 decimal i.e. 04 Kattahs 11 Chittaks 03 Square feet, property conveyed, sold and transferred their entire property to 1) SHOYON BHATTACHARYA son of Late Shyamal Bhattacharya 2) NETAI CHANDRA DAS son of Late Panchu Gopal Das on 13/12/2011 which was registered in the office of the A.D.S.R- Bidhannagar (Salt Lake City) and duly recorded in Book no- I, Volume no- 22, Pages from- 15162 to 15184, Deed no- 13989, for the Year- 2011.

*(Signature)*

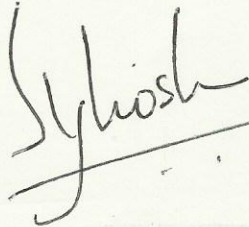
I have caused necessary searches in the office of A.D.S.R- Bidhannagar (Salt Lake City), D.S.R.- Barasat and Registrar of Assurances- II, Kolkata, for a period from 1987 to 2013, through concern Searcher in the said registry offices and perused the documents connected with the said property supplied by the respective owner.

**My report is as follows:**

As per the available records of the offices concern, I found no adverse entry in respect of the aforesaid land and upon inspection of the other documents regarding title, I am in opinion that the above-mentioned land admeasuring 8 decimal i.e. 04 Kattahs 11 Chittaks 03 Square feet recorded in the above named client, is free from all sorts of encumbrances, charges, liabilities, liens, lispensens, attachments of any kind whatsoever and the owner got clear, absolute free and marketable title in respect of the said land.

The report for the relevant searches is enclosed herewith.

Dated: .....

  
Adv.

Sarbojit Ghosh  
Advocate  
High Court, Calcutta