



SUNNY SHAW

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

1

Non Encumbrances Certificate and detailed report on title

Ref. : An area of land admeasuring more or less measuring **20 Decimal** equivalent to **12 Cottah 1 Chittak 28 sq.ft.** be the same a little more or less which has been obtained after actual measurement that the Vendors physically and enjoy and possess the land measuring 17.93 decimal equivalent to **10 Cottah 13 Chittak 25 sq.ft.** be the same a little more or less comprised in Mouza- Rajpur, J.L. No. 55, Touzi No. - 251, Pargana- Madan Malla, in R.S. & L.R. Dag No. 781, 778 under R.S. Khatian No. 196, appertaining to L.R. Khatian No. 4233, 4234 and 4235, Police Station - Sonarpur, S.R. Sonarpur, within the limits of Rajpur-Sonarpur Municipality under Ward No. previously 16 presently 17, Holding No. 116, Ishan Mitra Lane, Kolkata - 700149, District- South 24 Parganas, West Bengal.

Present owner of the said plot: **(1) SRI PARVEEN AGARWAL, (PAN- AGPPA1802M), (AADHAR-683800972303), (2) SRI BIKASH AGARWAL, (PAN- AHAPA8484B), (AADHAR-272383048531)**

I have caused necessary searches in the District Registry Office, A.R.A Culcutta and Additional District Sub-Registrar office at Sonarpur for the period from 1990 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 **(1) SRI PARVEEN AGARWAL, (PAN- AGPPA1802M), (AADHAR-683800972303), (2) SRI BIKASH AGARWAL, (PAN- AHAPA8484B), (AADHAR-272383048531)** represented by **SRI BIKASH AGARWAL** by virtue of a General Power of Attorney which was duly registered on 29/01/2015 before the office of the A.D.S.R. at Garia and recorded in its Book No. IV, CD, Volume No. 1, Pages from 217 to 226, Being No. 00019 for the year 2015, became the absolute joint owners of **ALL THAT** the piece and parcel of land measuring **20 Decimal** equivalent to **12 Cottah 1 Chittak 28 sq.ft.** be the same a little more or less which has been obtained after actual measurement that the Vendors physically and enjoy and possess the land measuring 17.93 decimal equivalent to **10 Cottah 13 Chittak 25 sq.ft.** be the

Sunny Shaw
Sunny Shaw
Advocate

**Alipore Judges Court
Kolkata-700 027**

04/3/2025

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Entry no. 7716, P.no. 30, LPD-9, L-15



SUNNY SHAW

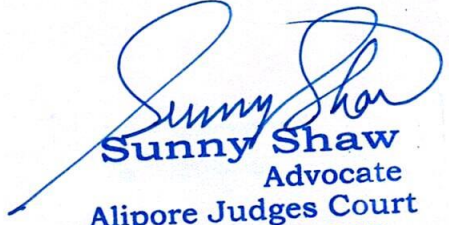
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same a little more or less comprised in Mouza- Rajpur, J.L. No. 55, Touzi No. - 251, Pargana- Madan Malla, in R.S. & L.R. Dag No. 781, 778 under R.S. Khatian No. 196, appertaining to L.R. Khatian No. 4233, 4234 and 4235, Police Station - Sonarpur, S.R. Sonarpur, within the limits of Rajpur-Sonarpur Municipality under Ward No. previously 16 presently 17, Holding No. 116, Ishan Mitra Lane, Kolkata -700149, District- South 24 Parganas, West Bengal.

By virtue of Several Sale Deeds bearing Deed No. 02829/2008 registered before A.R.A. - I and Deed No. 04031/2024 registered before A.D.S.R. Sonarpur and the owner also mutated his name in the records of Municipal Office and have been paying the Government rent thereon.

I hereby state that the above mentioned land of **(1) SRI PARVEEN AGARWAL, (PAN-AGPPA1802M), (AADHAR-683800972303), (2) SRI BIKASH AGARWAL, (PAN-AHAPA8484B), (AADHAR-272383048531)** 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
04/2/2025

Sunny Shaw
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Alipore Judges Court
Kolkata-700 027

04/8/2018