

RUPSA GANGULI

ADVOCATE

231, SANTOSHPUR AVENUE
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HIGH COURT , KOLKATA

Ref:-

Date:- 07/04/2026

NON ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : **ALL THAT** piece and parcel of land measuring about more or less 5 cottahs at KMC Premises No.194, Barakhola, Ward No.109, Assesse No.311090201947, Police Station - Purba Jadavpur, Post Office - Mukundapur, Kolkata - 700099, in Mouza - Borakhola, J.L No. 21, R.S - Khatian No. 147, appertaining to RS Dag No.143, District – South 24-Parganas.

I have caused necessary searches by searcher Mr. A. Samanta in the Registrar of Assurances-I, II, III, & IV Kolkata, District Sub-Registry Office – I, II, III, IV & V, South 24 Parganas at Alipore and Additional District Sub-Registry office at Sealdah for the period of 1995 to 2026 and has inspected the settlement Records, mutation and all other relevant documents in respect of the aforesaid property.

My Report is as follows :-

DEVOLUTION OF TITLE :

By a Deed of Gift which was registrar on 27.09.1996 before Additional District Sub-Registrar at Sealdah and recorded in **Book no.I, Volume No.74, Pages from 22 to 29, being No.2856 for the year 1996** Sukumar Sen the owner of the piece and parcel of land measuring about 5 Cottahs in Mouza – Barakhala, J.L. No.21, R.S. Khatian No.147, appertaining to R.S. Dag No.143, in favour

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of his son Nitish Kumar Sen and by virtue of the said Deed of Gift said Nitish Kumar Sen became the sole and absolute owner of the said property.

Subsequently he mutated his name with B.L. & L.R.O. Kolkata and that land is recorded in Mouza – Barakhola under L.R. Khatian No.327 appertaining to L.R.

Dag No.142, he mutated his name with Kolkata Municipal Corporation and that land is marked as K.M.C. Premises No.194, Barakhala, having assessee No.311090201947.

Subsequently said Nitish Kumar Sen entire into a development Agreement with M/s. Asirbad Enterprises a sole proprietorship business of Sri Sudhir Das that **Development Agreement** was registered before District Sub-Registrar – II at Alipore and recorded in Book No.I, Volume No.1602-2023, Page from 439424 to 439456, Being Deed No.160212803 for the year 2023 and also executed a **Development Power of Attorney** in favour of the M/s. Asirbad Enterprises which was duly registered at the office of the **D.S.R.-II, Alipore, 24 Parganas (South) and was recorded in Book No.I, Volume No.1602-2023, Pages from 439373 to 439389, Being No. 160212813 for the year 2023.**

Thereafter that Development Agreement along with Development Power was modified by a Supplementary Development along with Development Power of Attorney which was duly registered at the office of the **D.S.R.-V, Alipore, 24 Parganas (South) and was recorded in Book No.I, Volume No.1630-2024, Pages from 148896 to 148936, Being No. 162005130 for the year 2024.**

I hereby certify that the above mentioned flat is free from all sorts of encumbrances, charges, liabilities, liens and lispendents attachment of any kind whatsoever as per documents available to us and the said property as

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per those documents may be declare as 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 as per available documents the same is not under any claim of the KMDA and the CIT and any other authority as per record available to us and is fit for equitable mortgage.

Rupsa Ganguli

RUPSA GANGULI
Advocate

Rupsa Ganguli
Advocate
High Court, Calcutta