

*Asish Das*

B.A. LL.B. (C.U.) ADVOCATE

MOBILE NO: 9674333519

ALIPORE JUDGES' COURT,  
PUKURPAR SERESTHA, ROOM NO. 30  
KOLKATA - 700027.

Date: 09/12/2025

**Non Encumbrances Certificate and detailed report on title**

**Ref:** An Area of Commercial Bastu land measuring **83 Decimal** be the same a little more or less comprised in Mouza - Jagaddal, J.L. No. 71, Touzi No. - 47, 49, 63-68, R.S. No. 233, Pargana - Magura, (split-up of land measuring 30 Decimal under R.S. Dag No. 3260 corresponding to L.R. Dag No. 3325, and land measuring 24 Decimal under R.S. Dag No. 3261 corresponding to L.R. Dag No. 3327, and land measuring 8 Decimal under R.S. Dag No. 3262 corresponding to L.R. Dag No. 3332, and land measuring 21 Decimal under R.S. Dag No. 3263 corresponding to L.R. Dag No. 3333), under R.S. Dag Nos. 3260, 3261, 3262 and 3263 corresponding to L.R. Dag Nos. 3325, 3327, 3332 and 3333, under R.S. Khatian Nos. 730, 511 and 508, appertaining to L.R. Khatian No. 5458, 5428, 5427, 5426 and 3051, within the limits of Rajpur-Sonarpur Municipality, Ward No. 25, Municipal Holding No. 400, Kali Mohan Roychoudhury Road, Additional District Sub-Registrar Sonarpur, Post Office Dakshin Jagaddal, Kolkata 700151, Police Station - Sonarpur, District South-24 Parganas, West Bengal.

**Present Owner of  
the said plots :**

**(1) MR. ASHOKE GHOSH, (2) MRS. BHARATI GHOSH, (3) MISS AAHELI GHOSH, (4) MR. ANIRBAN GHOSH and (5) SHABNAM BEGUM.**

I have caused necessary searches in the Registry Office at A.D.S.R. Sonarpur for the period from 1995 to 2025, and in the District Registry Office at Alipore for a period from 1995 to 2025 through the online

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searching system and I have inspected the settlement Record, B.L. & L.R.O. Mutation and all other relevant documents in respect of the aforesaid property.

By dint of Deeds of Settlement, Deed of Conveyance and Deed of Gift the present owners have the absolute ownership over the said plots.

The said MR. ASHOKE GHOSH and SHABNAM BEGUM became the absolute owners by dint of Deeds of Settlement and purchase, and MRS. BHARATI GHOSH, MISS AAHELI GHOSH and MR. ANIRBAN GHOSH became the absolute owners by dint of Deed of Gift, and thus became the absolute joint owners of the aforesaid land measuring 83 decimal be the same a little more or less as mentioned above, and also mutated in the records of B.L. & L.R.O. office and Rajpur-Sonarpur Municipal Office and paid the relevant taxes upto date.

I hereby certify that the above mentioned land of said (1) MR. ASHOKE GHOSH, (2) MRS. BHARATI GHOSH, (3) MISS AAHELI GHOSH, (4) MR. ANIRBAN GHOSH and (5) SHABNAM BEGUM, is free from all sorts of encumbrances, charges, liabilities, liens and lispendents attachment of any kind whatsoever and all the said property has an absolutely clear, free and marketable title.

I also hereby certify that the abovementioned 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 KIT and any other authority and is fit for equitable mortgage.



**ADVOCATE**

The receipts for the relevant searches are enclosed herewith: