

TO WHOMSOEVER IT MAY CONCERN

Ref.: ALL THAT entire area of land admeasuring 84 decimal, comprised in Mouza- Bonhooghly, J.L No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Additional District Sub Registrar -Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, District- South-24 Pargana, West Bengal, Kolkata-700151.

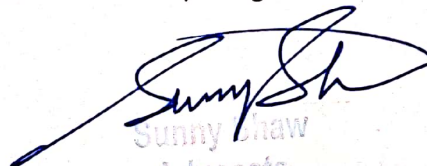
The PROPERTY is nearby/adjacent to 40 feet wide metal road named Dr. Bidhan Chandra Roy Road (Dr. B. C. Roy Road)

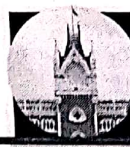
Present owners of the said Dags: Subhash Chandra Naskar@ Subhash Naskar, Prabhas Chandra Naskar Prabhas Naskar, Mr. Bikash Agarwal, Mrs. Reshmi Bhowmick, Mrs. Malini Gupta, And Mr. Umesh Swaika.

I have caused necessary searches in the District Registry Office, Sub Registry Office at Sonarpur and Alipore Court for the period from 1990 to 2026 and have inspected the settlement Records, BLRO Mutation and all other relevant documents in respect of the aforesaid Property. My report is as follows:

- That said **Mr. Bikash Agarwal**, became the absolute owner of divided, demarcated and identified plot no. 17, given hereunder;

ALL THAT piece and parcel of land **identified as Plot no. 17** admeasuring **02 Cottah 12 chittack 24 Sq. Ft** out of entire area of Land admeasuring **84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in **Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 10118, 10387**, Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur, Pincode – 700103, District – South-24 Pargana, West Bengal, **along with the easementary rights and hereditaments attached therewith**, by virtue of Deed Of Conveyance which was duly registered on 17.06.2025 in the office of **Additional District Sub-Registrar Sonarpur** and same was recorded in **Book no.1, Volume-1608-2025, Pages from 120834 to 120854, Being No. 5770 for the Year 2025.**

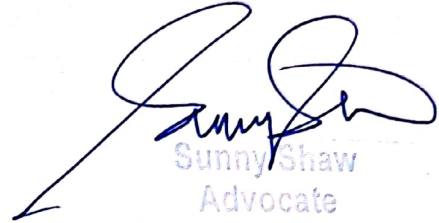

Sunny Shaw
Advocate
Alipore Judges Court
5/6/26



SUNNY SHAW (ADVOCATE)
Residential Chamber :Sonarpur Subhashpally,
Kamrabad Road, Kolkata - 700150,
Mob: 9875302028

I hereby state that the above mentioned land of **Mr. Bikash Agarwal**, is free from all encumbrances, charges, liabilities and lispendents attachment of any kind whatsoever and the said property has saleable 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
5/6/26