

Asok Kumar Ghosh
Advocate

JUDGES' COURT, HOOGHLY, CHINSURAH

PHONE : (033) 2680-5428 (L)
MOBILE : 9432114303 / 8240088353

Residence & Chamber
"GANGOTRI"

166, 167 Dutta Goli, Chinsurah
(Behind Hooghly Collegiate School)
P.O. & P.S.- Chinsurah, Dist. Hooghly

Ref. No.

Date

NON-ENCUMBRANCE CUM TITLE PROOF CERTIFICATE

This is to certify after perusing the following documents which placed by Sri Kamal Kumar Saha, Son of Late Madhusudan Saha and Sri Sailen Ghosh, Son of Sudhir Chandra Ghosh, both resident of- Borokhejuria, P.O.-Adconagar, P.S.- Magra, Dist- Hooghly, Pin- 712121.

1. A Copy of the Deed of Sale being No- 09880 for the year 2014 where Swapna Banerjee and Goutam Mukherjee as vendors transfer the property in favour of Kamal Kumar Saha.
2. A Copy of the Deed of Sale being No- 09790 for the year 2014 where Banerjee and Goutam Mukherjee as vendors transfer the property infavour of Kamal Kumar Saha.
3. A Copy of the Deed of Sale being No- 09787 for the year 2014 where Swapna Banerjee and Goutam Mukherjee as vendors transfer the property in favour of Sailen Ghosh.
4. A Copy of the Deed of Sale being No- 09879 for the year 2014 where Swapna Banerjee and Goutam Mukherjee as vendors transfer the property in favour of Sailen Ghosh.
5. A copy the L.R. Record of right being L.R. Khatian No- 642, J.L. No- 49, Mouza- Borokhejuria, P.S.- Mogra, Dist- Hooghly in the name of Kamal Kumar Saha.
6. A copy the L.R. Record of right being L.R. Khatian No- 642, J.L. No- 50, Mouza- Trishbigha, P.S.- Mogra, Dist- Hooghly in the name of Kamal Kumar Saha.

Asok Kumar Ghosh

Cont...2

Asok Kumar Ghosh
Advocate

JUDGES' COURT, HOOGHLY, CHINSURAH

PHONE : (033) 2680-5428 (L)
MOBILE : 9432114303 / 8240088353

Residence & Chamber
"GANGOTRI"

166, 167 Dutta Goli, Chinsurah
(Behind Hooghly Collegiate School)
P.O. & P.S.- Chinsurah, Dist. Hooghly

Ref. No.

Date

(2)

7. A copy the L.R. Record of right being L.R. Khatian No- 779, J.L. No- 49, Mouza- Borokhejuria, P.S.- Mogra, Dist- Hooghly in the name of Sailen Ghosh.
8. A Copy of Govt. Rent receipt issued by Chinsurah-Mogra Block in the name of Kamal Kumar Saha.
9. A Copy of Govt. Rent receipt issued by Chinsurah-Mogra Block in the name of Sailen Ghosh.
10. A Copy of tax receipt issued by Saptagram Gram Panchayat in the name of Kamal Kumar Saha.
11. A Copy of tax receipt issued by Saptagram Gram Panchayat in the name of Sailen Ghosh.
12. Search receipt dated 20/02/2024 in respect of L.R. Plot No. 43/375 of Mouza - Borokhejuria, J.L. No. 49 and search period 2011 to 2024 in the Office of D.S.R. - I, Hooghly.
13. Search receipt dated 20/02/2024 in respect of L.R. Plot No. 43/375 of Mouza - Borokhejuria, J.L. No. 49 and search period 2009 to onwards in the Office of D.S.R. - II, Hooghly.

Asok

Asok Kumar Ghosh

Advocate

JUDGES' COURT, HOOGHLY, CHINSURAH

PHONE : (033) 2680-5428 (L)
MOBILE : 9432114303 / 8240088353

Residence & Chamber
"GANGOTRI"

166, 167 Dutta Goli, Chinsurah
(Behind Hooghly Collegiate School)
P.O. & P.S.- Chinsurah, Dist. Hooghly

Ref. No.

Date

(3)

14. Search receipt dated 20/02/2024 in respect of L.R. Plot No. 43/375 of Mouza – Borokhejuria, J.L. No. 49 and search period 2011 to 2024 in the Office of A.D.S.R. Hooghly.
15. Search receipt dated 21/02/2024 in respect of L.R. Plot No. 148 of Mouza – Trishbigha, J.L. No. 50 and search period 2011 to 2024 in the Office of D.S.R. – I, Hooghly.
16. Search receipt dated 21/02/2024 in respect of L.R. Plot No. 148 of Mouza – Trishbigha, J.L. No. 50 and search period 2020 to 2024 in the Office of D.S.R. – II, Hooghly.
17. Search receipt dated 21/02/2024 in respect of L.R. Plot No. 148 of Mouza – Trishbigha, J.L. No. 50 and search period 2011 to 2024 in the Office of A.D.S.R. Hooghly.
18. Search report dated 21/02/2024 issued by Rajib Dutta, Law Clerk, Hooghly Registry Office Chinsurah.

On perusal of the mentioned above documents it reveals from the registered Deed of Sale , L.R. R.O.R., Govt. Rent receipt, Saptagram Gram Panchayet Tax receipt and search receipt it reveals that the Deed of Sale in respect of the properties as described in the schedule hereinbelow originally belong to Swapna Banerjee and Goutam Mukherjee having right, title, interest and possession. Said Swapna Banerjee and Goutam Mukherjee registered their properties as described in the schedule hereinbelow in favour of Kamal Kumar Saha by way of Registered Deed of Sale being No. 09880 for the year 2014 and registered Deed of Sale

Cont...4

Asok Kumar Ghosh

Advocate

JUDGES' COURT , HOOGHLY, CHINSURAH

PHONE : (033) 2680-5428 (L)
MOBILE : 9432114303 / 8240088353

Residence & Chamber

"GANGOTRI"

166, 167 Dutta Goli, Chinsurah
(Behind Hooghly Collegiate School)
P.O. & P.S.- Chinsurah, Dist. Hooghly

Ref. No.

Date

(4)

being No. 09790 for the year 2014 and they further transfer by way of two Deeds of Sale being No. 09787 for the year 2014 and 09879 for the year 2014 in favour of Sailen Ghosh. After purchase the properties as described in the schedule hereinbelow said Kamal Kumar Saha and Sailen Ghosh recorded their names in the finally published L.R. record of rights and they paid Govt. rent to the B.L. R.O.R Chinsurah-Mogra Block and taxes to the Saptagram Gram Panchayet.

I have caused to search in the Office of the D.S.R. -I, D.S.R. - II and A.D.S.R. Office Chinsurah, Hooghly on 20/02/2024 and 21/02/2024 through my law Clerk Rajib Dutta and he submitted a search report after completion of Search in respect of the property as described in the schedule hereinbelow. During search said Law Clerk Rajib Dutta did not found any adverse entry in respect of the property as described in the schedule hereinbelow.

After perusal mentioned above documents in my opinion that the properties as described in the schedule hereinbelow are free from all encumbrances and have marketable title.

DESCRIPTION OF THE PROPERTY

1) Dist and Dist Sub Registry office Hooghly, Additional District Sub Registry Chinsurah, Hooghly P.S. - Mogra, J.L. No. 49, Mouza - Borokhejuria,

<u>L.R. Khatian No.</u>	<u>L.R. Dag No.</u>	<u>Class</u>	<u>Area</u>
642 (Kamal Kumar Saha)	43/375	Bastu	0.11 acre
779 (Sailen Ghosh)	43/375	Bastu	0.13 acre

Cont...5

Asok Kumar Ghosh
Advocate

JUDGES' COURT, HOOGHLY, CHINSURAH

PHONE : (033) 2680-5428 (L)
MOBILE : 9432114303 / 8240088353

Residence & Chamber
"GANGOTRI"

166, 167 Dutta Goli, Chinsurah
(Behind Hooghly Collegiate School)
P.O. & P.S.- Chinsurah, Dist. Hooghly

Ref. No.

Date

(5)

2) Dist and Dist Sub Registry office Hooghly, Additional District Sub Registry Chinsurah,
Hooghly P.S. – Mogra, J.L. No. 50, Mouza – Trishbiga,

<u>L.R. Khatian No.</u>	<u>L.R. Dag No.</u>	<u>Class</u>	<u>Area</u>
782	148	Kalabagan (Bastu)	0.02 acre
(Kamal Kumar Saha)			

Submitted by

Asok Kumar Ghosh

(ASOK KUMAR GHOSH)

22/2/2024.

Advocate