

Ref:- 52/2026-2027

Date:- 03.06.2026

NON ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : **ALL THAT** piece and parcel of land measuring about 3 Cottahs 2 Chittaks 4 Sq.ft. lying and situated in Mouza – Garfa, J.L. No.19, within L.R. Khatian No.836 appertaining to R.S. & L.R. Dag No.779, within the jurisdiction of Kolkata Municipal Corporation Ward No.104, Premises No.67/3, Garfa Sitala Mandir Road, Police Station – Survey Park, Kolkata – 700075.

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 2010 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 :

Shyam Sundar Mondal alias Shyama Pada Mondal son of Late Akshay Kumar Mondal was the recorded owner of the above mentioned land and he mutated the said land with Kolkata Municipal Corporation and the land is marked as 67, Garfa Sitala Mandir Road.

The said Shyam Sundar Mondal alias Shyama Pada Mondal died intestate on 15.01.2018 leaving behind his three sons namely Sri Biswanath Mondal, Sri Kashinath Mondal and Sri Biplab Mondal and one daughter namely Mithu Mondal as his legal heirs and successors as per Hindu Succession Act, 1956.

The said Mithu Mondal by a Deed of Gift which was duly registered before D.S.R. – III, Alipore and recorded in Book No.I, Volume No.1603-2024, pages from 240286 to 240304, being No.160308786 for the year 2024 gifted her undivided share in favour of her full blood brother namely Sri Biswanath Mondal, Sri Kashinath Mondal and Sri Biplab Mondal and by virtue of that deed Sri Biswanath Mondal, Sri Kashinath Mondal and Sri Biplab Mondal became the sole and absolute owners of the property specifically described here above. Subsequently they mutated the said plot with K.M.C. in their name and the plot is marked as K.M.C. Premises No.67/3, Garfa Sitala Mandir Road.

That on 07.05.2025 the said Sri Biswanath Mondal, Sri Kashinath Mondal and Sri Biplab Mondal entered into a Development Agreement with the developer Popular Enterprise. That Deed was duly registered before D.S.R.-III, South 24 Parganas at Alipore and recorded in Book no.I, Volume No.1603-2025, pages from 238314 to 238336, Being No.08274 for the year 2025.

That on 07.05.2025 the above mentioned Sri Biswanath Mondal, Sri Kashinath Mondal and Sri Biplab Mondal issued and executed a Development Power of Attorney in favour of that Popular Enterprise. That Deed was duly registered before D.S.R.-III, South 24 Parganas at Alipore and recorded in Book No.I, Volume No.1603-2025, pages from 566895 to 566915, Being No.08288 for the year 2025.

That on 07.05.2025 the above mentioned Sri Biswanath Mondal, Sri Kashinath Mondal and Sri Biplab Mondal issued and executed a General Power of Attorney in favour of Ajoy Sardar for a One Covered Car Parking Space. That Deed was duly registered before D.S.R.-III, South 24 Parganas at Alipore and recorded in Book No.I, Volume No.1603-2025, pages from 240308 to 240324, Being No.08287 for the year 2025.

No other registration had done still today in any of the above mentioned registry Offices for the land i.e. **ALL THAT** piece and parcel of land measuring about 3 Cottahs 2 Chittaks 4 Sq.ft. lying and situated in Mouza – Garfa, J.L. No.19, within L.R. Khatian No.836 appertaining to R.S. & L.R. Dag No.779, within the jurisdiction of Kolkata Municipal Corporation Ward No.104, Premises No.67/3, Garfa Sitala Mandir Road, Police Station – Survey Park, Kolkata – 700075 specifically described in the subject matter of this No Encumbrance Certificate.

I hereby certify that the above mentioned land 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 per those documents may be declare as absolutely clear, free and marketable title.

RUPSA GANGULI
Advocate
High Court Calcutta

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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