

**SOMESH MISHRA,**

Advocate

Alipore Court & other Allied Courts

Residence-cum-Chambers :

"MAHESHWAR"

52, Commint Park,

Kolkata-700 094

Mobile : 9051446430

Email : mishrasomesh08@gmail.com

Dated : 16.02.2026

**NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE**

**Re : ALL THAT piece and parcel of land admeasuring an area of 7(Seven) cottahs more or less situate lying at Mouza-Nayabad J.L. No. 25, in R.S. & L.R. Plot No. 110, under L.R. Khatian No.2854, P.S. Panchasayar, within the KMC Ward No. 109, KMC Premises No.3959, Nayabad, Assessee No.31-109-08-3743-0, Kolkata - 700 094.**

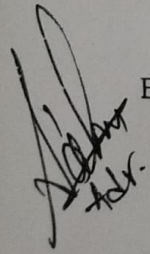
**PRESENT OWNER:**

**MRS. MOUMITA BRAHMACHARI**, wife of Mr. Santanu Brahmachari, residing at 20/9C/1, Baishnab Ghata Lane, P.O. Naktala, P.S.-Netaji Nagar, Kolkata-700047.

I have caused necessary searches the above mentioned property in the available records of D.R. Alipore, A.D.S.R. Sealdah and also in the offices of Addl. Registrar of Assurances, Kolkata from 2012 to 12.02.2026 and I have gone through the Title Deed, Link Deeds, B.L.R.O. Mutation Certificate, etc. My Search Report is as follows:-

**WHEREAS** Pursuant to the final decree made under order No. 546 dated 14th July, 1971 passed in Title Suit No.16 of 1941 in the file of Ld. Sub-ordinate Judge, 3rd Court at Alipore, 24 Parganas, and Partition plan of the suit property therein mentioned by the partitioner Commissioner the Lot marked as 'ga" admeasuring 23 bigha 10 cottah and Lot marked as 'tha" admeasuring 7 bigha were finally allotted to Smt. Labanya Prova Mondal wife 'of Pratul Chandra Mondal, deceased Defendant, exclusively and absolutely forever and free from all encumbrances.

**AND WHEREAS** the said Smt. Labanya Prova Mondal by the Deed of Sale in Bengali dated 8th October, 1975 corresponding to 21st Ashwin, 1382 B.S.

  
Sd/-  
Adv.

# SOMESH MISHRA,

Advocate  
Alipore Court & other Allied Courts

Residence-cum-Chambers  
"MAHESHWAR"  
52, Commint Park  
Kolkata-700 09-  
Mobile : 9051446434  
Email : mishrasomesh08@gmail.com

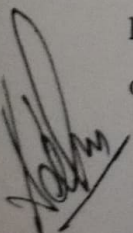
2

registered in the office of the Sub-Registrar at Alipore and recorded in Book No. I, being No. 5304 for the year 1975 for the consideration mentioned therein sold transferred and conveyed to ALL THAT demarcated land being a part of the suit property admeasuring 23 bigha 10 cottah being said Lot "Ga" comprises demarcated R.S. Plot No. 110 appertained to R.S. Khatian No. 1, 145 and 146 of Mouza - Nayabad, J.L. No. 25, P.S. Jadavpur, in the district of South 24 Parganas to one Kanti Ranjan Chakraborty son of late Nalini Mohan Chakraborty of Paschim Rajapur, Jadavpur South 24 Parganas absolutely forever and free from all encumbrances;

**AND WHEREAS** the said Kanti Ranjan Chakraborty had developed the said land and sub-divided the said land and laid roads to access them;

**AND WHEREAS** the said Kanti Ranjan Chakraborty by the Deed of Sale in Bengali dated 8/10/1975 registered in the office of the Sub-Registrar at Alipore and recorded in Book No. I, 5304 for the year 1975 for the consideration mentioned therein sold transferred and conveyed to ALL THAT land admeasuring 2 bigha 3 cottah 4 chhitack inclusive of road being the demarcated part of the R.S. Plot No. 110 appertained to R.S. Khatian No. 1, 145 and 146 particularly a portion of the said Lot-'Ga' as shown in the said partition plan, of said Mouza-Nayabad, P.S.-Jadavpur in the district of South 24 Parganas to Amarendra Kumar Basu, since deceased, absolutely forever and free from all encumbrances and he further subdivided the said plot into several small plots having direct access;

**AND WHEREAS** the said Amarendra Kumar Basu, while seised and possessed of his purchased land as aforesaid died intestate on 14th February, 1987 leaving behind his wife namely Smt. Chhaya Basu one son namely Suvam Basu and one daughter namely Smt Ipsita Bhaumick as his heirs and legal representatives



# SOMESH MISHRA,

Advocate  
Alipore Court & other Allied Courts

Residence-cum-Chambers :  
"MAHESHWAR"  
52, Commint Park,  
Kolkata-700 094  
Mobile : 9051446430

Email : mishrasomesh08@gmail.com

3

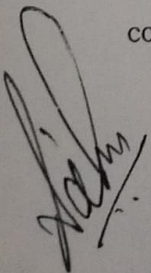
and none else and they inherited the estate of said Amarendra Kumar Basu in equal shares as per Hindu Succession Act, 1956 absolutely forever and free from all encumbrances;

**AND WHEREAS** Smt. Chhaya Basu, Suvam Basu and Smt Ipsita Bhaumick had jointly sold some of the plots from their inherited land being the part of said R.S. Plot No. 110 appertains to R.S. Khatian No. 145 of said Mouza-Nayabad District - South 24 Parganas to several persons;

**AND WHEREAS** Smt. Chhaya Basu, Suvam Basu and Smt Ipsita Bhaumick got their names mutated in the records of the B.L. & L. R. O. vide Memo No. 18/1240/Mut/Addl. B.L. & L. R. O./TM/2002 dated 17/7/2002; Memo No. 18/1239/Mut/Addl. B.L. & L. R. O./TM/2002 dated 17/7/2002 and Memo No. 18/1249/Mut/Addl. B.L. & L. R. O./TM/2002 dated 18/7/2002 respectively in respect of their retained land admeasuring 2 cottah 5 chhitack 15 sq.ft. each comprises R.S. Plot No. 110 appertains to R.S. Khatian No. 145 of said Mouza-Nayabad District - South 24 Parganas;

**AND WHEREAS** the said Smt. Chhaya Basu also died intestate on 6<sup>th</sup> October, 2005 leaving behind her said son namely Suvam Basu and daughter namely Smt Ipsita Bhaumick as her heirs and legal representatives and none else and they inherited the estate of their late mother in equal shares as per Hindu Succession Act, 1956 absolutely forever and free from all encumbrances;

**AND WHEREAS** the said Suvam Basu and Smt. Ipsita Bhaumick got their names mutated in the L.R. Record of rights vide L.R. Khatian Nos. 2787 and 2788 comprises L.R. Dag No 110 (R.S. Plot No. 110).



# **SOMESH MISHRA,**

Advocate  
Alipore Court & other Allied Courts

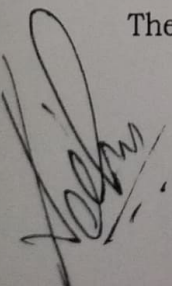
Residence-cum-Chambers :  
"MAHESHWAR"  
52, Commint Park,  
Kolkata-700 094  
Mobile : 9051446430  
Email : mishrasomesh08@gmail.com

4

**AND WHEREAS** thus the previous Owners namely Sri Suvam Basu and Smt Ipsita Bhaumick become are the joint owners of the said plot of land admeasuring 7(seven) Cottah more or less situate lying at Mouza- Nayabad J.L. No. 25, in R.S. & L.R. Plot No. 110, under L.R. Khatian Nos 2787 and 2788, P.S. Panchasayar, within the KMC Ward No. 109, KMC Premises No.3959, Nayabad, Assessee No.31-109-08-3743-0, Kolkata - 700 094, District - South 24 Parganas and have been enjoying their said property without any interruption and hindrances by anybody else free from all encumbrances.

**AND WHEREAS** by virtue of a registered Deed of Sale dated 11/10/2022, registered at D.S.R. IV, Alipore South 24 Parganas and recorded into Book No.1, Deed No.160412014 for the year 2022, said previous Owners namely Sri Suvam Basu and Smt Ipsita Bhaumick, jointly sold and transferred the above mentioned plot of land admeasuring 7(seven) Cottahs more or less situate lying at Mouza-Nayabad J.L. No. 25, in R.S. & L.R. Plot No. 110, under L.R. Khatian Nos.2787 and 2788, P.S. Panchasayar, within the KMC Ward No. 109, KMC Premises No.3959, Nayabad, Assessee No.31-109-08-3743-0, Kolkata - 700 094, District - South 24 Parganas in favour of the present Land Owner herein.

**AND WHEREAS** after purchased the present land Owner herein mutated her name in the record of the B.L.&L.R.O. vide L.R. Khatian No.2854 of L.R. Dag No.110, of Mouza-Nayabad, J.L. No.25 and also recorded her name in the record of the KMC known as KMC Premises No.3959, Nayabad, Assessee No.31-109-08-3743-0, Kolkata - 700 094 and thereafter the present land owner has taken the sanction of a Ground Plus Four Storied building vide No.2023120242 dated 22.08.2023 from The KMC.



# SOMESH MISHRA,

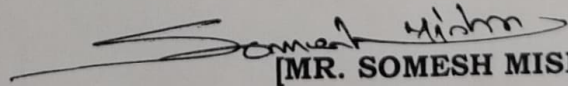
Advocate  
Alipore Court & other Allied Courts

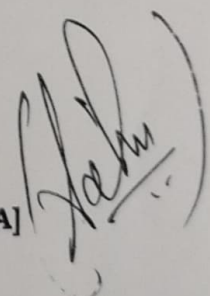
Residence-cum-Chambers :  
"MAHESHWAR"  
52, Commint Park,  
Kolkata-700 094  
Mobile : 9051446430  
Email : mishrasomesh08@gmail.com

5

During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2012 to 12.02.2026, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owners as aforesaid is free from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property as an absolute 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 the same is not under any claim of K.M.D.A. and C.I.T. and any other Authority and is fit for equitable mortgages.

Search Receipt Nos. (i) 1603001348/2026 dated 12.02.2026 issued by D.S.R. - III, Alipore, (ii) 1606000486/2026 dated 12.02.2026, issued by issued by A.D.S.R., Sealdah and (iii) REGN BB 192533 dated 12.02.2026 issued by R.A. Kolkata are enclosed herewith.

  
[MR. SOMESH MISRA]  
Advocate

  
MR. SOMESH MISHRA  
Advocate, High Court Cal.  
'MAHESHWAR'  
52, Commint Park, Kol-94  
Enrollment NO. F/985/08

Government of West Bengal  
Office of the SOUTH 24-PARGANAS (D.S.R. - III)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 12-02-2026

<b>Serial No of Application</b>	1603001348/2026	<b>Search No</b>	1603001348/2026
<b>Search for the Years</b>	From 2012 To 2026	<b>Record Available</b>	From 23/02/2009 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 3959, Road: Nayabad, Holding: 3959		
<b>From whom Received</b>	S Misra	All Transaction	
<b>Fees Paid under Articles</b>	F1(i) 20 /-	F1(ii) 280 /-	

**Search Result: No Record Found**



( Mr Debasish Dhar )  
D.S.R. - III SOUTH 24-PARGANAS  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

Government of West Bengal  
Office of the SEALDAH (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 12-02-2026

Serial No of Application	1606000486/2026	Search No	1606000486/2026
Search for the Years	From 2012 To 2026	Record Available	From 06/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 3959, Road: Nayabad, Holding: 3959		
From whom Received	S MITRA	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	280 /-

Search Result: No Record Found

( Mr Amitava Ghosal )  
A.D.S.R. SEALDAH  
OFFICE OF THE A.D.S.R. SEALDAH



No. REGN BB 192533

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 3733
- 2. Date of application ..... 12/02/26
- 3. Search for the year (s) ..... 2012 - 2026
- 4. Name of office to which the record to be searched or inspected relates ..... RA.
- 5. Name of person or property to be searched ..... I
- 6. Nature of document ..... Sn
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 3959 Nakyatad
- 8. From whom received ..... S. Misra
- 9. Fees paid under Article —
  - (1) (i)
  - (2) (ii) 300/-
  - (2)

..... Registrar of ..... 8