



# **NO ENCUMBRANCES CERTIFICATE**

## **TO WHOMSOEVER IT MAY CONCERN**

This is to certify that there is NO ENCUMBRANCE/s on the land for the Project **63/2B PRINCE GOLAM HOSSAIN SHAH ROAD** at Premises No.63/2B, Prince Golam Hossain Shah Road In Ward No - 095, Borough - X, P.S. - Jadavpur Now Golf Green, Kolkata - 700032 WB, India, as we have done Legal Searching, Court Searching and Due Diligences for the mentioned Parcel of Land and that the said property is not only free from all encumbrances but also free from charges, liens, lispendences, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title.

ALL THAT the piece and parcel of bastu land measuring about 3 Cottah 02 Chittacks 02 Sq. Ft more or less Land along with 47 years old Single storied Residential Mosaic Flooring building standing thereon, having an total area of 1490 Sq. Ft. super built up area more or less, comprised in Dag No. 833 and 835, Khatian No. 71, 736 and 828 within Mouza-Arakpur, J.L. No. 39, Touzi No. 56 under P.S.- Previously Jadavpur now Golf Green, within the limits Ward No.- 95, under the Kolkata Municipal Corporation, Assessee No. 21-095-07-0145-6, being Known as Kolkata Municipal Corporation Premises No.- 63/2B, Prince Golam Hossain Shah Road, P.O.- Jadavpur University P.S.- Previously Jadavpur now Golf Green, Kolkata - 700032, in the District of South 24 Parganas; Sub Registration Office - Alipore, along with full ownership of all doors, windows, fittings, fixtures installations both sanitary and electrical, all external and internal walls with absolute interest in the stair case, roof, Land below and all ways and passages drains water courses and together with the benefit of all ancient and other lights liberties, easements appendages and appurtenances and all estate rights, title, interest, property, claim, paths, passages, ways easement right whatsoever of the Owner/Vendor in the said Land/ Premises/Building/ Property free from all encumbrances attachments, mortgages, liens, lispendences and hypothecation whatsoever to have and to hold the Property hereby sold to the Purchaser absolutely and forever and the said Property as shown in the site plan with RED border and butted and bounded by:-

ON THE NORTH : By Premises No. 63/2A, P.G.H. Shah Road.

ON THE SOUTH : By 12 Ft. wide K.M.C. Road.

ON THE EAST : By 22 Ft. wide P.G.H. Shah Road.

ON THE WEST: By Premises No. 61/2, P.G.H. Shah Road.

**SANTANU PAUL** LLB, CS, Fin(M)

**ADVOCATE**

**Date: 07-02-2026**

**F/2006/2397/2025**