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NON ENCUMBRANCE CERTIFICATE

Re: Project/Housing Complex named "**NAVMAYUKKH**" at **L.R.Dag Nos.666 (Part) & 664 (Part) {R.S. Dag Nos.584 (Part) & 585 (Part)}** recorded in **L.R. Khatian Nos.2541, 2542, 2543, 2544 & 3572**, in Mouza Ramchandrapore, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District of South 24 Parganas, under Ban Hooghly Gram Panchayat, West Bengal (in short "the said **Property**").

For the purpose of ascertaining the title of the **Present Owners namely, (1) (Smt.) Kajli Srimal**, wife of Sri. Rabindra Srimal, **(2) (Sri.) Rabindra Srimal**, son of Late Kantilal Srimall, **(3) (Sri.) Anup bhura**, son of Late Gambhir Chand Bhura, **(4) (Smt.) Amita Bhura**, wife of Sri. Anup Bhura, and **(5) Anup Bhura HUF**, in respect of the said Property, various representations were made and photocopies of certain documents were produced, the present position as regards the title of the Present Owners, to the said Property appears to be as follows:

- (i) By a Deed of Sale dated 30th July 2002 and registered in the office of District Sub-Registrar-IV, South 24 Parganas at Alipore, in Book No.1, Volume No.117 Pages No.71 to 82 Being No.4774 for the year 2002, one Kumari Sohini Mitra for the consideration mentioned therein sold transferred, granted and conveyed unto and to Anup Bhura (HUF), **All That** the piece or parcel of land containing an area of **7 (Seven) Cottahs 3 (Three) Chittaks 10 (Ten) Square Feet** more or less situate lying at and being a divided and demarcated portion of **R.S. Dag Nos.584 & 585**, recorded under **Khatian No.763** in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat-I, Sub-Registration Office ADSR Sonarpur, absolutely and forever.
- (ii) By another Deed of Sale dated 30th July 2002 and registered in the office of District Sub-Registrar-IV, South 24 Parganas at Alipore, in Book No.1 , Volume No.117 Pages No.83 to 96 Being No.4775 for the year 2002, one Smt.Ratnabali Mitra for the consideration mentioned therein sold transferred, granted and conveyed unto and to Sri Rabindra Srimal, **All That** the piece or parcel of land containing an area of **7 (seven) Cottahs 8 (eight) Chittacks** more or less situate lying at and being a divided and demarcated portion of **R.S. Dag Nos.584 & 585**, recorded under **Khatian No.763** in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat-I, Sub-Registration Office ADSR Sonarpur, absolutely and forever.
- (iii) By another Deed of Sale dated 30th July 2002 and registered in the office of District Sub-Registrar-IV, South 24 Parganas at Alipore, in Book No.1, Volume No.117 Pages No.97 to 108 Being No.4776 for the year 2002, one Srimati Ratnabali Mitra for the consideration mentioned therein sold transferred, granted and conveyed unto and to Sri Anup Bhura, **All That** the piece or parcel of land containing an area of **7 (Seven) Cottahs 4 (Four) Chittaks** more

or less situate lying at and being a divided and demarcated portion of **R.S. Dag Nos.584 & 585**, recorded under **Khatian No.763** in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat-I, Sub-Registration Office ADSR Sonarpur, absolutely and forever.

- (iv) By another Deed of Sale dated 30th July 2002 and registered in the office of District Sub-Registrar-IV, South 24 Parganas at Alipore, in Book No.1, Volume No.117 Pages No.109 to 120 Being No.4777 for the year 2002, one Kumari Indrani Mitra for the consideration mentioned therein sold transferred, granted and conveyed unto and to Mrs. Amita Bhura, **All That** the piece or parcel of land containing an area of **7 (Seven) Cottahs 3 (Three) Chittaks 10 (Ten) Square Feet** more or less situate lying at and being a divided and demarcated portion of **R.S. Dag Nos.584 & 585**, recorded under **Khatian No.763** in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat-I, Sub-Registration Office ADSR Sonarpur, absolutely and forever.
- (v) By another Deed of Sale dated 30th July 2002 and registered in the office of District Sub-Registrar-IV, South 24 Parganas at Alipore, in Book No.1, Volume No.117 Pages No.121 to 132 Being No.4778 for the year 2002, one Sri Dipak Mitra for the consideration mentioned therein sold transferred, granted and conveyed unto and to Srimati Kajli Srimal, **All That** the piece or parcel of land containing an area of **6 (Six) Cottahs 12 (Twelve) Chittacks 39 (Thirty Nine) Square Feet** more or less situate lying at and being a divided and demarcated portion of **R.S. Dag No.585**, recorded under **Khatian No.763** in Mouza Ramchandrapur, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat-I, Sub-Registration Office ADSR Sonarpur, absolutely and forever.
- (vi) By a Deed dated 13th September 2019 and registered with office of the Additional District Sub-Registrar, Sonarpur, in Book No.IV, Volume No.1608-2019, Pages from 12937 to 12985 Being No.160800885 for the year 2019, made between one Sri Prasanta Chatterjee, Smt. Aruna Banerjee, Smt. Eti Bhattacharya, Sri Gokul Banerjee, Sri Sudipta Banerjee, Smt. Mitul Bhattacharjee, Sri Sisir Kumar Bandyopadhyay and Smt. Papia Banerjee (Majumdar) therein referred to as the Releasor of the One Part and the Present Owners' namely, Smt. Kajli Srimal, Smt. Amita Bhura, Sri Anup Bhura, Sri Rabindra Srimal and M/s Anup Bhura (HUF), therein referred to as the Releasee of the Other Part, whereby and whereunder the said Sri Prasanta Chatterjee, Smt. Aruna Banerjee, Smt. Eti Bhattacharya, Sri Gokul Banerjee, Sri Sudipta Banerjee, Smt. Mitul Bhattacharjee, Sri Sisir Kumar Bandyopadhyay and Smt. Papia Banerjee (Majumdar) had released and quit claim to all their respective share, right, title, interest, claim and demand **All That** (i) the pieces and parcel of land, containing an area of **10.36 Decimals** (equivalent to **6 Cottahs 4 Chittacks 12 Square Feet**) more or less, situate lying at **L.R.Dag No.664 corresponding to R.S. Dag No.585** and (ii) the pieces and parcel of land, containing an area of **10 Decimals** (equivalent to **6 Cottahs 36 Square Feet**) more or less, situate lying at **L.R.Dag No.666 corresponding to R.S. Dag No.584** both recorded under **L.R.Khatian No.881 corresponding to R.S. Khatian No.763**, both in Mouza Ramchandrapore, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat, Sub-

Registration Office ADSR Sonarpur, both aggregating to **20.36 Decimals** (equivalent to **12 Cottahs 5 Chittacks 3 Square Feet**) more or less, unto and in favour of the Releasee therein, Smt. Kajli Srimal, Smt. Amita Bhura, Sri Anup Bhura, Sri Rabindra Srimal and M/s Anup Bhura (HUF), to the intent and purposes that the Releasee will be the absolute owners thereof according to their respective share without any let or hindrance from the Releasor or anybody claiming through or under them and the released land will be recorded in the name of Releasee.

- (vii) Thereafter, the Land Owners had also got their names recorded in the records of rights under **L.R Khatian Nos.2541** (in the name of Smt. Kajli Srimal), **2542** (in the name of Rabindra Srimal), **2543** (in the name of Smt. Amita Bhura,), **2544** (in the name of Anup Bhura) and **3572** (in the name of M/s Anup Bhura (HUF}) in respect of the said Property and had also got the classification of the land converted to "Bhutal Abasan".
- (viii) Total land area of the said Property, forming part of the Project / Housing Complex at the said Property named "**NAV MAYUKKH**", contains an area of **1 Bighas 12 Cottahs 14 Chittacks 26 Square Feet** more or less situate lying at and being divided and demarcated portions of **L.R. Dag Nos.664 (Part)** and **666 (Part)** corresponding **R.S. Dag Nos.585 (Part) and 584 (Part)**, recorded in **L.R. Khatian Nos. 2541** (in the name of Smt. Kajli Srimal), **2542** (in the name of Rabindra Srimal), **2543** (in the name of Smt. Amita Bhura,), **2544** (in the name of Anup Bhura) and **3572** (in the name of M/s Anup Bhura (HUF}) both in Mouza Ramchandrapore, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District of South 24 Parganas, under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur, West Bengal.

COMMENTS:

In view of the aforesaid, I am in the view that the Present Owners are the absolute owners of the said Property and they have a marketable title to the said Property free from all encumbrances mortgages charges liens lispendens attachments claims demands acquisitions requisitions and vestings whatsoever or howsoever nature.

Date: December 30, 2025

Place: Kolkata



Advocate