

Mr. Sayantoni Sarkar

Advocate

(Alipore Police Court)

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LL.M. Masters in Law (Corporate and Commercial Law)
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Date : 4.9.25

No Encumbrances Certificate and Detailed report on title

Ref.: **ALL THAT** the piece and parcel of land admeasuring an area of 4 Cottahs 1 Chittack 14.8 Sq. ft. more or less, alongwith a two storied pucca structure measuring about 1800 Sq. ft. more or less (Ground floor measuring about 900 Sq. ft. more or less and First floor measuring about 900 Sq. ft. more or less) standing thereon, lying at Mouza- Baikunthapur, J.L. No.37, Re. Sa. No. 110, Touzi No.251, Pargana- Medanmalla, recorded in R.S. Khatian No. 870, R.S. Khanda Khatian No. 1485, R.S. Dag No. 2244, L.R. Khatian No. 2807, L.R. Dag No. 2586, Holding No.66, under Rajpur - Sonarpur Municipality, Ward No. 14, P.S. Sonarpur, A.D.S.R.O. Sonarpur, District - South 24 Parganas.

Present owner : **SMT. SHASWATI SARKAR**

I have caused necessary online searches in the Sub Registry Office at SONARPUR for the period from 2013 to 2025 AND in the District Registry Office at ALIPORE for a period from 2013 to 2025 and A.R.A. KOLKATA for a period from 2013 to 2025 have inspected the R.O. Search in respect of the aforesaid Property.

My report is as follows:

NOTE FOR THE ADVOCATE

AND WHEREAS one Smt. Lakshmi Mani Ghosh was the owner of land admeasuring an area of 4 Cottahs 1 Chittack 14.8 Sq. ft. more or less, alongwith other lands, lying at Mouza- Baikunthapur, J.L. No.37, P.S. Sonarpur, District - South 24 Parganas, by virtue of inheritance from her husband namely Rajendra Nath Ghosh and mutated her name in the record of R.S. record, by paying all taxes regularly.

AND WHEREAS while seized and possessed, by virtue of a Deed of Sale in bengali, dated 6th day of December 1974, duly registered in the office of the A.D.S.R. Sonarpur, recorded in Book No. I, Volume No. 73, Page from 274 to 278, Being No. 4794, for the year 1974, Smt. Lakshmi Mani Ghosh sold, transferred and conveyed **ALL THAT** the piece and parcel of land admeasuring an area of 4 Cottahs 1 Chittack 14.8 Sq. ft. more or less, lying at Mouza- Baikunthapur, J.L. No.37, Re. Sa. No. 110, Touzi No.251,

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Chamber : 1st Floor, Sun Apartment, 25 Roy Mallick Colony, Kolkata-700 030

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Pargana- Medanmalla, recorded in R.S. Khatian No. 870, R.S. Khanda Khatian No. 1485, R.S. Dag No. 2244, P.S. Sonarpur, A.D.S.R.O. Sonarpur, District - South 24 Parganas, in favor of Sri. Ranjit Kumar Sarkar alias Ranajit Kumar Sarkar.

AND WHEREAS by virtue of the above mentioned deed, Sri. Ranjit Kumar Sarkar alias Ranajit Kumar Sarkar became the absolute owner of **ALL THAT** the piece and parcel of land admeasuring an area of 4 Cottahs 1 Chittack 14.8 Sq. ft. more or less, lying at Mouza- Baikunthapur, J.L. No.37, Re. Sa. No. 110, Touzi No.251, Pargana- Medanmalla, recorded in R.S. Khatian No. 870, R.S. Khanda Khatian No. 1485, R.S. Dag No. 2244, P.S. Sonarpur, A.D.S.R.O. Sonarpur, District - South 24 Parganas and constructed a two storied pucca structure measuring about 1800 Sq. ft. more or less (Ground floor measuring about 900 Sq. ft. more or less and First floor measuring about 900 Sq. ft. more or less) on the said land, as per Building Sanction Plan, sanctioned by Rajpur - Sonarpur Municipality and thereafter mutated his name in the record of B.L. & L.R.O. and also in the record of Rajpur - Sonarpur Municipality and obtained Holding No.66, by paying all taxes and Govt. rents regularly.

AND WHEREAS while seized and possessed, by the virtue of a Deed of Gift in bengali, said Sri. Ranjit Kumar Sarkar alias Ranajit Kumar Sarkar out of love and affection gifted and transferred **ALL THAT** the piece and parcel of land admeasuring an area of 4 Cottahs 1 Chittack 14.8 Sq. ft. more or less, alongwith a two storied pucca structure measuring about 1800 Sq. ft. more or less (Ground floor measuring about 900 Sq. ft. more or less and First floor measuring about 900 Sq. ft. more or less) standing thereon, lying at Mouza- Baikunthapur, J.L. No.37, Re. Sa. No. 110, Touzi No.251, Pargana- Medanmalla, recorded in R.S. Khatian No. 870, R.S. Khanda Khatian No. 1485, R.S. Dag No. 2244, L.R. Khatian No. 2807, L.R. Dag No. 2586, Holding No.66, under Rajpur - Sonarpur Municipality, Ward No. 14, P.S. Sonarpur, A.D.S.R.O. Sonarpur, District- South 24 Parganas, in favor of his daughter namely **SMT. SHASWATI SARKAR**, which was duly registered in the office of A.D.S.R. Sonarpur, be the same recorded in Book No. I, Volume No. 1608-2016, Pages from 63603 to 63620, being no. 160802595 for the year 2016.

AND WHEREAS by virtue of the above mentioned deed, **SMT. SHASWATI SARKAR** became the absolute owner of **ALL THAT** the piece and parcel of land

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admeasuring an area of 4 Cottahs 1 Chittack 14.8 Sq. ft. more or less, alongwith a two storied pucca structure measuring about 1800 Sq. ft. more or less (Ground floor measuring about 900 Sq. ft. more or less and First floor measuring about 900 Sq. ft. more or less) standing thereon, lying at Mouza-Baikunthapur, J.L. No.37, Re. Sa. No. 110, Touzi No.251, Pargana-Medanmalla, recorded in R.S. Khatian No. 870, R.S. Khanda Khatian No. 1485, R.S. Dag No. 2244, L.R. Khatian No. 2807, L.R. Dag No. 2586, Holding No.66, under Rajpur - Sonarpur Municipality, Ward No. 14, P.S. Sonarpur, A.D.S.R.O. Sonarpur, District- South 24 Parganas.

I, by the photocopy of the above mentioned documents containing the Devolution of Title as mentioned above, provided by the customer hereby certify that the above mentioned property of **SMT. SHASWATI SARKAR** is free from all sorts of encumbrances, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

The receipts for the relevant searches are enclosed.

SAYANTONI SARKAR
Advocate
Alipore Police Court
F.No. F/15/2018