

Sanchita Barman Roy

M.A., LL.B.
ADVOCATE
HIGH COURT, CALCUTTA

OFFICE :

9, OLD POST OFFICE STREET
GROUND FLOOR, KOLKATA-700 001
PHONE : (033) 2202-2034, FAX : (033) 2240-0370

RESIDENCE :

PUJA APARTMENT : FE-5/5, VIDYASAGAR PALLI
FLAT NO. A-II, THIRD FLOOR, BAGUIATI, KOLKATA-700 059
MOBILE : 9748782943, 8537980146

E-mail : sanchitabarmanroy@yahoo.com
dwjjen.datta72@gmail.com

Date ...15-09-2023

NON ENCUMBRANCE CERTIFICATE

ALL THAT the piece or parcel of land together with structures, tenements, hereditaments, premises and others thereof, containing as to develop and construct flats/units, on a total area of 21 Cottahs 06 Chittacks 15 Sq.ft., or 36 Satak (decimals) be the same or little more or less, lying and situated at Mouza Ramchandrapur, J.L. No.58, comprised within R.S. Dag Nos.679, 680 and L.R. Dag Nos.769, 770, 771, within L.R. Khatian No.3863, having Holding No.8085 Ramchandrapur (Pubali Garden), under P.O. Narendrapur and P.S. Narendrapur (previously Sonarpur), South 24-Parganas, Kolkata - 700103, West Bengal.

OPINION OF LAND

1. This Property is free from all encumbrances.
2. This land is not an agricultural land.
3. This property is not a government vested land.

Sanchita Barman Roy

[Sanchita Barman Roy]
Advocate

SANKAR KUMAR SAMANTA C/o S.K. Sawday & Co
Advocate 7, Red cross Place(2nd Floor)
Kolkata -700001, M-8777491924
Email Id- samanta.sankaradv99@gmail.com

Date: 10/11/2021

SEARCH REPORT

Re: Land situated at Mouza: Ramchandrapur, J L NO. 158, R.S. No. 196, P.S. Sonarpur, P.O. Narendrapur, R.S. Khatian No. 96 & Khatian No. hal 146, Halka 555,918 , 100 L.R. Khatian No. 2398, R.S. Dag No. 680 & Hal Dag No. 678 halka dag No. 769. L.R. Dag No. 771 & 769 and 770, area of land 20 decimal ie 12 Cottah, 3 Cottah 6 Chittack 15 sq.ft. and 6 Cottah respectively, South 24 Parganas, under Bonhooghly 1 No.Gram Panchayet

I have cause searches through my assistant Sanat Saha in the office of DSR- II, Alipore, ADSR Behala, and ARA-1- Kolkata each office from the year 1992 to till date.

During my said search I found two entries regarding sale in Book no. I, Deed No. 6079 for the year 2021, and another deed of sale in Book No. I Deed no. 6138 for the year 2021, my said assistant also found some other entries which is not properly match but mach some portion , some entries not properly entry also in the record book , however that entries are reported in separate sheet

Except abovementioned two entries and separate entries No other entry regarding Sale, Mortgages, Lease, Agreement etc. in respect of abovementioned Land as per records are available,

Hence in my opinion, the above noted land is clear and fair marketable title subject to abovementioned entries.

Sankar Kumar Samanta
Advocate

- Enclo: 1. Search Receipt No. REGN AA033538, REGN AA033537 and REGN AA 327982, all dt 02/11/2021.
2. Field Note dated 09.11.2021.
3 Extra sheet Note dated 09/11/2021

No. REGN AA 033538

Receipt for Fees Deposited for Search or Inspection

22238

- 1. Serial Number of application.....
- 2. Date of application 02/11/24
- 3. Search for the year (s) 1972 - 2014
- 4. Name of office to which the record to be searched or inspected relates D.A. S.B. Sonarpur
- 5. Name of person or property to be searched M. Ram Chandrapur
- 6. Nature of document U.D. 769, 770, 771
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
- 8. From whom received S. Saha
- 9. Fees paid under Article - 48/
- F (1) (i)
- F (2) (ii)
- F (2)



Registrar of

2

No. REGN AA 033537

Receipt for Fees Deposited for Search or Inspection

22237

1. Serial Number of application..... 0211/21

2. Date of application

3. Search for the year (s) 20/4-2021

4. Name of office to which the record to be searched or inspected relates
D.R.P. SR Garia

5. Name of person or property to be searched
Mr. Ramchandra

6. Nature of document
CR No - 769, 770, 771

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
11

8. From whom received
S. Saha

9. Fees paid under Article 18/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

F (1) (i)

F (2) (ii)

F (2)

Registrar of

W Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-1)]

No. REGN AA 327982

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 53982
Date of application..... 2/11/21
Search for the year (s)..... 1992-21
Name of office to which the record to be searched or inspected relates..... Pu
Name of person or property to be searched.....
Nature of document.....
Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M Ramchandraapur
LPK 2398, LPK 769, 770, 771
From whom received..... S Sahu
Fees paid under Article — 302
1) (i)
2) (ii)
3)

..... Registrar of

Mouza → Ramchandrapur

P.S. Sonarpur

BS Dag - 678, 679, 680

LR Dag - 768, 770, 771

LR Kh - 2398.

Index - D

1992 to 2021

DR (DSR-IV) Alipur

1992-m'

83- n

84- n

85- n

86- n

87- n

88- n

88- n

2000- "

2001- "

2002- "

Computer

2003 to 2021

↳ LR Dag-771] 20 Decimal, 1stle; I - 6079 | 21
Kh-2398

LR Dag-768] 1k-10ch-30mh, 1stle; I - 6138 | 21 }
Kh-2398] 1k-11ch-30mh, n I - " } }

R.A. No. (ARAI)

1992 - m

83 - "

84 - "

85 - "

86 - "

87 - "

88 - "

88 - "

200 - "

201 - "

Computy

2002 }
to } m
2021 }

ds
9/11/21

m-Ramchandrapm; PS Sonantm

AS 678 | 21 Dem; sek; I-131-329/334-7472/03
Kh-423

km-146 - 12Ch-30nb; h I-3097/14-8R Sonantm

kh-x - 1k-10ch-30n n I-8191/11-Dem-IV

kh-x - 1k-11ch-30n n I-8192/11-"

km-x - 12Ch. h I-4957/10-"

AS 679

kh-x; 4k; sek; I-9-369/378-444/06-8R Sonantm

k-895; 89 Dem; n I-6-1/9-275/03 - "

k-893; 7k; n I-6-10/17-276/03 - "

k-x; 3k; h I-8191/11-Dem-IV

km-x; 3k; n I-8192/11-"

AS 680

kh-x; 12k; sek; I-2222/10-Dem IV

x 12k; n I-2886/10-ARAI

x 20 Dem; n I-4051/09-8R Sonantm

LR 769

km-2848; 2k-2ch-30nb; sek; I-4270/17-Dem IV

k-146; 2k-5ch-25m; n I-645/18-"

das
8/11/21