

# **S.PRANOYSHUBHRA**

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June 25, 2025

## **NON ENCUMBRANCES CERTIFICATE**

Re: Premises No.203, Kendua Main Road, Police Station Patuli (formerly Jadavpur), Kolkata 700084 in Ward No.101 of the Kolkata Municipal Corporation (hereinafter referred to as "the said **Premises**").

In continuation to my search report dated June 20, 2025, for the purpose of ascertaining the title of the Present Owner namely, **Ashok Kumar Mondal** son of Late Khitish Chandra Mondal, various representations were made and photocopies of title documents were produced before me on basis of which following was my findings with regard to the title and ownership of the said Present Owner to the said Premises.

### **TITLE**

- A. One Dhirendra Nath Mandal was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner, amongst other Properties to **ALL THAT** piece and parcel of land containing an area of 8 Satak more or less situate lying at and being R.S. Dag No.977/1420 recorded in R.S.Khatian No.823 in Mouza-Baishnabghata, J.L.No.28, in the then Police Station-Jadavpur (now Patuli), in the then District of 24 Parganas, absolutely and forever.
- B. By a Deed of family Settlement and Trust registered on 5<sup>th</sup> January 1972 made by the said Dhirendra Nath Mandal therein referred to as the Settler and Khitish Chandra Mondal therein referred to as the Trustee, and registered in the office of Sub-Registrar, Alipore and recorded in Book No. I Volume No. 13 Pages from 97 to 106 Being No. 61 for the year 1972, the



said Dhirendra Nath Mandal, settled among other Properties in favour of the Present Owner, Ashok Kumar Mondal **ALL THAT** piece and parcel of land containing an area of 8 Satak more or less situate lying at and being R.S. Dag No.977/1420 recorded in R.S.Khatian No.823 in Mouza-Baishnabghata, J.L.No.28, in the then Police Station-Jadavpur (now Patuli), in the then District of 24 Parganas, absolutely and forever.

- C. Upon the death of the said Dhirendra Nath Mandal, a Hindu, by virtue of the aforesaid Deed of family Settlement and Trust registered on 5<sup>th</sup> January 1972, the Present Owner herein became seized and possessed of and/or otherwise well and sufficiently entitled to as the sole and absolute owner of **ALL THAT** piece and parcel of land containing an area of 8 Satak more or less situate lying at and being R.S. Dag No.977/1420 recorded in R.S.Khatian No.823 in Mouza-Baishnabghata, J.L.No.28, in the then Police Station-Jadavpur (now Patuli), in the then District of 24 Parganas, absolutely and forever.
- D. The Present Owner herein got his name mutated in the records of the then Calcutta Municipal Corporation in respect of piece and parcel of land containing an area of 8 Satak more or less situate lying at and being R.S. Dag No.977/1420 recorded in R.S.Khatian No.823 in Mouza-Baishnabghata, J.L.No.28, in the then Police Station-Jadavpur (now Patuli), in the District of South 24 Parganas, which was subsequently separately assessed and renumbered by the then Calcutta Municipal Corporation as Premises No.203, Kendua Main Road, Kolkata-700084 under Ward No.101 (bearing Assessee No.311011302031), and continues to be the sole sand absolute owner thereof.
- E. In the event aforesaid. the Present Owner herein is seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owner to amongst other properties to **ALL That** the Municipal Premises No.203, Kendua Main Road, Police Station-Patuli (formerly Jadavpur) Kolkata-700084, in the District of South 24 Parganas, (hereinabove referred to as "the **said Premises**"), absolutely and forever.



F. The name of the Present Owner has been and continues to be recorded as the owner (bearing Assessee No.311011302031) of the said Premises in the records of the Kolkata Municipal Corporation

**COMMENTS:**

I hereby certify that the above mentioned Premises belonging of the Present Owner namely, **Ashok Kumar Mondal** son of Late Khitish Chandra Mondal is free from all encumbrances, charges, liabilities and lis pendens attachment of any kind whatsoever and the Present Owner have an absolutely clear, free and marketable title.



Advocate