

*Sudipta Chakraborty*  
B. Com. LL.B. Advocate

Calcutta High Court,  
Alipore Judges' Court,  
& Associated with Banks

Chamber :  
220, Rifle Club (East) Bansdrone,  
1st floor, Kolkata - 700 070  
Residential Address :  
156, Bansdrone Rifle Club  
105/1, Rifle Club, (East)  
Bansdrone, Kolkata - 700 070  
Mobile : 9831036678

E-mail : sudiptachakraborty@gmail.com

Ref. No.....

Date 30/10/2025

: NON-ENCUMBRANCE CERTIFICATE AND DETAIL REPORT-ON-TITLE :

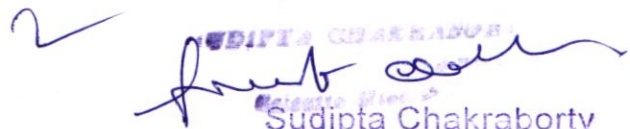
Ref : An area of Property measuring 5 Cottah 00 Chittaks a bit little more or less Homestead Land, together with structure thereon, in C.S and R.S. Dag No.1214, Khatian No.714, of MOUZA-BANSDRONI, J.L.No.45, within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.27, Bansdrone Park, Assessee No. 311130600273, WARD NO.113, Police Station-previously Regent Park now Bansdrone, Kolkata-700070, District South 24-Parganas.

Present Owner :-

SRI PARIMAL CHANDRA DAS, Son of Late Chintaharan Das, PAN-ADBPD4530C, Date of birth-02/01/1940, Aadhaar No.918256970165, By Faith Hindu, By Occupation-Retired Person, residing at P-12, Bansdrone Park, Post Office and Police Station-Bansdrone, Kolkata-700070.

I have caused necessary searches at D.R & S.R. Alipore for the period from 2010 to 2025 and have inspected other relevant documents in respect of the aforesaid Property.

W H E R E A S on 20/06/1961 one Nirmala Bala Sarkar, Wife of Hirendra Lal Sarkar, Sold, conveyed and transferred her property 2 Cottahs 8 Chittaks more or less in Mouza-Bansdrone, J.L. No.45, Dag No.1214, to

  
Sudipta Chakraborty  
Advocate  
Calcutta High Court  
Reg. No.: WB/1056/1999

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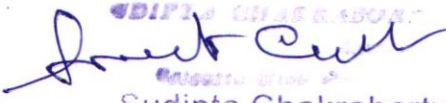
30/10/25  
Date.....202

Chintaharan Das, by way of registered Deed, which was registered at Sub-Registrar, Alipore, Sadar, recorded in Book No.I, Volume No.108, pages 32 to 36, pages 5287, for the year 1961.

A N D W H E R E A S on the same day on 20/06/1961 said Nirmala Bala Sarkar, Wife of Hirendra Lal Sarkar, Sold, conveyed and transferred her property 2 Cottahs 8 Chittaks more or less in Mouza - Bansdrani, J.L. No.45, Dag No.1214, to Chittaranjan Das, by way of registered Deed, which was registered at Sub-Registrar, Alipore, Sadar, recorded in Book No.I, Volume No.108, pages 37 to 41, pages 5288, for the year 1961.

A N D W H E R E A S on 12/11/1970 said Chittaranjan Das, sold, conveyed and transferred his property 2 Cottahs 8 Chittaks more or less in Mouza - Bansdrani, J.L. No.45, Dag No.1214 to Chintaharan Das, by way of registered Deed, which was registered at Sub-Registrar, Alipore, Sadar, recorded in Book No.I, Volume No.130, pages 280 to 284, pages 4817, for the year 1970.

A N D W H E R E A S subsequently on 3<sup>rd</sup> March, 1977, said Chintaharan Das executed a Will and gave and bequeath all his property both moveable and immovable in favour of his son Shri Parimal Chandra Das and after the demise of Chintaharan Das, his son Shri Parimal Chandra Das obtained the Probate from district Delegate 9<sup>th</sup> Sub-Judge, Alipore, on 09/08/1983 and became the absolute owner, he mutated his name in the record of the Kolkata Municipal Corporation and paying regular taxes thereon.

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Sudipta Chakraborty  
Advocate  
Calcutta High Court  
Reg. No.: WB/1056/1992

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Ref. No.....

Date 30/10/21 202

So, I hereby certify that the above mentioned land of SRI PARIMAL CHANDRA DAS, Son of Late Chintaharan Das, have good clear and marketable title over the property mentioned herein above so for records available to the registry office searches for the period of 2010 to 2025 in respect of the above mentioned property and said property is free from encumbrances and also not litigated in anyway and it is also further noted that the above property is not mortgage and there is no Bank loan against the above property.

Encl. :

1. Two Registry Office Search Receipts

*Sudipta Chakraborty*  
{ Advocate }  
Sudipta Chakraborty  
Advocate  
Calcutta High Court  
Reg. No.: WB/1056/1999



Government of West Bengal  
Office of the ALIPORE (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 30-10-2025

<b>Serial No of Application</b>	1605003685/2025	<b>Search No</b>	1605003685/2025
<b>Search for the Years</b>	From 2010 To 2025	<b>Record Available</b>	From 08/12/2008 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Regent Park, Premises: 27, Road: Bansdrani Park, Holding: 27		
<b>From whom Received</b>	RAJU SARKAR	All Transaction	
<b>Fees Paid under Articles</b>	F1(i) 20 /-	F1(ii)	300 /-

**Search Result:** No Record Found



( Ms MANIMALA CHAKRABORTY )  
A.D.S.R. ALIPORE  
OFFICE OF THE A.D.S.R. ALIPORE

Government of West Bengal  
Office of the SOUTH 24-PARGANAS (D.S.R. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 30-10-2025

<b>Serial No of Application</b>	1601010192/2025	<b>Search No</b>	1601010192/2025
<b>Search for the Years</b>	From 2010 To 2025	<b>Record Available</b>	From 08/12/2008 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Regent Park, Premises: 27, Road: Bansdroni Park, Holding: 27		
<b>From whom Received</b>	RAJU SARKAR	All Transaction	
<b>Fees Paid under Articles</b>	F1(i) 20 /-	F1(ii)	300 /-

**Search Result:** No Record Found

( Mr Md Tabis Ansari )  
D.S.R. - I SOUTH 24-PARGANAS  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

