

**SUBIT MAJUMDAR**  
**Advocate**  
**High Court, Calcutta**

CHAMBER: Temple Chamber,  
 6, Old Post Office Street, 3<sup>rd</sup> Floor,  
 Room No. 79/21, Kolkata – 700001.  
 Email [subit.majumder@yahoo.com](mailto:subit.majumder@yahoo.com)  
 Mobile No. 8910825252

Ref. No. D.R.P.L/SRC/MAY/24

Date : 24.05.2024

**NO ENCUMBRANCES CERTIFICATE**  
**AND**  
**REPORT OF TITLE**

**SAID PROPERTY : ALL THAT PIECE AND PARCEL OF LAND MEASURING ABOUT 98 COTTAH 11 CHITTACKS 39 SQUARE FEET EQUIVALENT TO 164 DECIMAL BE THE SAME A LITTLE MORE OR LESS COMPRISED IN MOUZA – GOPALPUR CHANDIGARH, J.L. NO. – 50, RE. SA. NO. – 55, TOUZI NO.- 146, COMPRISED IN R.S. & L.R. DAG NOS. 587, 588, 589, 590 AND 612, CORRESPONDING TO R.S. KHATIAN NOS. – 2401 & 2402, L.R. KHATIAN NO. 3596, 3597 & 3598 UNDER THE FORMERLY POLICE STATION OF BARASAT PRESENTLY MADHYAMGRAM, PARGANA ANWARPUR, WITHIN THE LOCAL LIMIT OF CHANDIGARH – ROHANDA GRAM PANCHAYAT, IN THE DISTRICT OF NORTH 24-PARGANAS IN THE STATE OF WEST BENGAL.**

**PRESENT OWNER**

- (1) SRI DEBASISH BASAK
- (2) SRI ARNAB MISRA
- (3) SRI SOURYA DAS

**HISTORY OF THE TITLE**

1. By a deed of sale executed on **20.07.1993** made between **Bantan Engineers Pvt. Ltd.** represented by **Kalyan Bikash Chatterjee**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of District Registrar Barasat and recorded in Book No. I, CD Volume No. 72, Pages 1 to 7, Being No. **4484** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, **ALL THAT** the land measuring about **6 Decimal** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 590 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

**SUBIT MAJUMDAR**  
Advocate  
High Court, Calcutta

CHAMBER: Temple Chamber,  
6, Old Post Office Street, 3<sup>rd</sup> Floor,  
Room No. 79/21, Kolkata – 700001.  
Email [subit.majumder@yahoo.com](mailto:subit.majumder@yahoo.com)  
Mobile No. 8910825252

**Ref. No. D.R.P.L/SRC/MAY/24**

**Date : 24.05.2024**

2. By a deed of sale executed on **20.07.1993** made between **S.A.K.D. Engineers Pvt. Ltd.** represented by **Kalyan Bikash Chatterjee**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of District Registrar Barasat and recorded in Book No. I, CD Volume No. 72, Pages 13 to 20, Being No. **4486** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **23 ½ Decimal** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 589 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

3. By a deed of sale executed on **20.07.1993** made between **Bantan Engineers Pvt. Ltd.** represented by **Kalyan Bikash Chatterjee**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of District Registrar Barasat and recorded in Book No. I, CD Volume No. 72, Pages 21 to 28, Being No. **4487** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **41 Decimal** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 588 (17 Decimal) & 587 (24 Decimal) within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

4. By a deed of sale executed on **20.07.1993** made between **Bantan Engineers Pvt. Ltd.** represented by **Kalyan Bikash Chatterjee**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of District Registrar Barasat and recorded in Book No. I, CD Volume No. 72, Pages 29 to 35, Being No. **4488** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **23 ½ Decimal** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 589 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

**SUBIT MAJUMDAR**  
Advocate  
High Court, Calcutta

CHAMBER: Temple Chamber,  
6, Old Post Office Street, 3<sup>rd</sup> Floor,  
Room No. 79/21, Kolkata – 700001.  
Email [subit.majumder@yahoo.com](mailto:subit.majumder@yahoo.com)  
Mobile No. 8910825252

---


**Ref. No. D.R.P.L/SRC/MAY/24**

**Date : 24.05.2024**

5. By a deed of sale executed on **20.07.1993** made between **S.A.K.D. Engineers Pvt. Ltd.** represented by **Kalyan Bikash Chatterjee**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of District Registrar Barasat and recorded in Book No. I, CD Volume No. 72, Pages 36 to 43, Being No. **4489** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **10 Decimal** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 590 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

6. By a deed of sale executed on **20.07.1993** made between **S.A.K.D. Engineers Pvt. Ltd.** represented by **Kalyan Bikash Chatterjee**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of District Registrar Barasat and recorded in Book No. I, CD Volume No. 72, Pages 44 to 49, Being No. **4490** for the year 1993, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **16 Decimal** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 845, 859, 488, 853, 493, 495 and 592 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

7. By a deed of sale executed on **21.04.1994** made between **Ali Hossain Mondal**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of Additional District Sub – Registrar Barasat and recorded in Book No. I, Being No. **1104** for the year 1994, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **8 Cottahs 5 Chittacks** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 612 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.



**SUBIT MAJUMDAR**  
**Advocate**  
**High Court, Calcutta**

CHAMBER: Temple Chamber,  
 6, Old Post Office Street, 3<sup>rd</sup> Floor,  
 Room No. 79/21, Kolkata – 700001.  
 Email [subit.majumder@yahoo.com](mailto:subit.majumder@yahoo.com)  
 Mobile No. 8910825252

**Ref. No. D.R.P.L/SRC/MAY/24**

**Date : 24.05.2024**

8. By a deed of sale executed on **21.04.1994** made between **Abu Hossain**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of Additional District Sub – Registrar Barasat and recorded in Book No. I, Being No. **1105** for the year 1994, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **4 Cottahs 11 Chittacks 40 Square Feet** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 612 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

9. By a deed of sale executed on **21.04.1994** made between **Abdul Gofur**, referred to therein as vendor of the one part and **Manoj Kumar Mondal & Rina Mondal**, referred to therein as purchasers of the other part, registered with the office of Additional District Sub – Registrar Barasat and recorded in Book No. I, Being No. **1106** for the year 1994, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **13 Cottahs 1 Chittack 25 Square Feet** in Mouza – Gopalpur Chandigarh, J.L. No. 50, Dag No. 612 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

10. By a deed of sale executed on **17.09.2022** made between **CANARA BANK, ARM Branch, Kolkata**, Represented by it's Assistant General Manager and Authorised Officer namely **Sri Mani Gandhi** referred to therein as vendor of the one part and **Debasish Basak, Arnab Misra** and **Sourya Das**, referred to therein as purchasers of the other part, registered with the office of Additional Registrar of Assurance – II, Kolkata, and recorded in Book No. I, Volume No. 1902 – 2022, Pages 393097 to 393140, Being No. **190211188** for the year **2022**, the said vendor therein, for the consideration therein, sold, assigned and assured to the purchasers therein, ALL THAT the land measuring about **98 Cottahs 11 Chittacks 39 Square Feet** equivalent to **164 Decimal** in Mouza – Gopalpur Chandigarh,

**SUBIT MAJUMDAR**  
**Advocate**  
**High Court, Calcutta**

CHAMBER: Temple Chamber,  
6, Old Post Office Street, 3<sup>rd</sup> Floor,  
Room No. 79/21, Kolkata – 700001.  
Email [subit.majumder@yahoo.com](mailto:subit.majumder@yahoo.com)  
Mobile No. 8910825252

---

**Ref. No. D.R.P.L/SRC/MAY/24**

**Date : 24.05.2024**

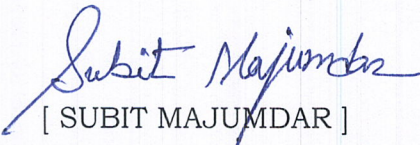
J.L. No. 50, Dag No. 587, 588, 589, 590, 612, Khatian No. 2401, 2402 within the jurisdiction of Chandigarh – Rohanda Gram Panchayet, Police Station – Barasat, District - North 24-Parganas.

11. That Sri Debasish Basak, Sri Arnab Misra and Sri Sourya Das, the owners herein, by several deeds of sale became the joint owners of it's respective plots of land into a single identity aggregating to measuring about **98 Cottah 11 Chittacks 39 Square Feet** equivalent to **164 Decimal** be the same a little more or less comprised in Mouza- Gopalpur Chandigarh, J.L. No. – 50, Re. Sa. No. – 55, Touzi No.- 146, comprised in L.R. Dag Nos. – 587, 588, 589, 590 and 612, corresponding to L.R. Khatian Nos. – 2401, and 2402, under the formerly Police Station of Barasat presently Madhyamgram, Pargana Anwarpur, within the local limit of Chandigarh – Rohanda Gram Panchayat, in the District of North 24-Parganas.

12. I have caused searches through my clerk in the offices of A.D.S.R. Barasat, D.S.R. I, North 24-Parganas, D.S.R. II, North 24-Parganas, and Registrar of Assurances, Kolkata for the period of 2012 – 2024 in respect of the said property (photo copy of the receipts are annexed hereto). The said searches have not disclosed any new entry contrary to the title of the present owner in respect of the said property.

I, considering the searches as above and record available hereby certify that the said property is free from all encumbrances of any kind whatsoever and the premises has a marketable title.

I also certify that the said landed property is fit for equitable mortgage.

  
[ SUBIT MAJUMDAR ]

Encl. Photo copy of the Searching Receipts.

---