

***Mrs Rita Sinha***

Advocate  
High Court Calcutta

16/2/25  
Chamber : 7P, Ballygunge Station Road  
Kolkata - 700019  
Residence : 16/2S, Ballygunge Station Road  
Kolkata - 700019  
Phone (Resi) : 24409576. : 9830096694

**NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE**

**Ref.:** An area of land admeasuring 6 cottahs 12 chittacks 19 sq. ft. approx. being premises No. 17/3 Manick Bandopadhyay Sarani, Kolkata - 700040, Present owner of the said Plot : **SMT. RILA MUKHERJEE**

One Rila Mukherjee appeared to be the owner of 9 cottahs 8 chittacks and 2 sq. ft. of the premises no. 17/3 Manick Bandopadhyay Sarani, Kolkata – 700040. Thereafter she separated the entire land into two different premises and got it mutated from the assessment dept of K.M.C, one being the aforementioned premises no. 17/3 Manick Bandopadhyay Sarani, Kolkata – 700040, measuring 6 cottahs 12 chittacks 19 sq. ft. and the other being 17/3/1 Manick Bandopadhyay Sarani, Kolkata – 700040, measuring 2 cottahs 11 chittacks 28 sq. ft. .

I have caused necessary searches in the DSR I, Alipore, South 24 Parganas and also from R.A Kolkata, for the period from 2016 to 2026 and have inspected the Records for the said land for the aforementioned period even in DSR III, Alipore, South 24 Parganas

From the relevant searches made in DSR I, Alipore, South 24 Parganas and R.A Kolkata, no relevant transaction relating to any change of ownership could be traced showing that the right, title and absolute ownership rests with the aforementioned owner.

From a search made in the records of DSR III, South 24 parganas certain entries have been reflected showing that the owner Rila Mukherjee, by a boundary declaration demarcated her land into two premises had executed a registered development agreement with Eikon Properties on 04.09.2025 in respect of premises no. 17/3 Manick Bandopadhyay Sarani, Kolkata – 700040 vide being no. 160317075 for the year 2025 along with a registered power of attorney in relation to the aforementioned development agreement the same being executed on 04.09.2025 in the office of DSR III, Alipore, South 24 parganas, vide being no. 160317078 for the year 2025.

Another entry was also noticed in the office of DSR III, Alipore, South 24 Parganas which shows a registered boundary declaration made by the owner, Rila Mukherejee on 04.09.2025 vide being no. 160317077 for the year 2025 showing demarcation of her land measuring 6 cottah 12 chittacks 19 sq. ft

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I hereby certify that the above mentioned land of **SMT. RILA MUKHERJEE** free from all Sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subject to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.



RITA SINHA

Advocate

Enroll No. F927/97