



Soumik Laskar

LL.B, LL.M

Advocate

High Court at Calcutta

Contact: + 91 8013314805

E-mail: laskarsoumik88@gmail.com

Office : Suite No. 32 , 1st Floor , 8/2

K.S. Roy Road , Kolkata-700 001

REF: 08/TSR/2026-27

Date : 01/05/2026

NON ENCUMBERANCES CERTIFICATE AND DETAILED REPORT OF TITLE

A. Description of property: **ALL THAT** piece and parcel of Bastu land measuring an area of 6.8681 DECIMAL equivalent to 04 (FOUR) COTTAH 02 (TWO) CHITTACK 27 (TWENTY SEVEN) SQ.FT more or less out of 08 DECIMAL equivalent to 04 (FOUR) COTTAH 13 (THIRTEEN) CHITTACK 27 (TWENTY SEVEN) SQ.FT. be the same a little more or less, comprising in R.S. & L.R. Dag No. 1342 under L.R. Khatian No. 3939, corresponding to L.R. Khatian No. 21054 [recorded in the name of the OWNER herein), lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 160-162, 3, P.S. - Rajarhat (New Town now Ecopark), within the local limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, under Ward No. 19, Now 13, Sardar Para (Hatiara), Kolkata 700157, District North 24 Parganas. Nearest Road - Sardar Para (Hatiara); (hereinafter known as "said land")

B. Name of the individual owner: **SHAMIM AKHTAR**, having PAN:BTHPA9364E, Son of Late Year Mohammad

C. Documents perused: (Annexure A)

WHEREAS one Md. Naoser Ali son of Md. Keramat Saheb was the absolute owner of ALL THAT piece and parcel of land measuring an area of 08 (Eight) Decimal, more or less, comprising in R.S. & L.R. Dag No. 1342, L.R. Khatian No. 3939 be the same a little more or less, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 160-162, 3, P.S. Rajarhat (now New Town), within the local limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, District - North 24 Parganas.

AND WHEREAS the said Md. Naoser Ali son of Md. Keramat Saheb governed by Muslim Law died intestate leaving behind his two sons namely Md. Safikul Islam and Md. Ariful Islam alias Arikul Islam and one daughter namely Mst. Farida Bibi.

AND WHEREAS as per muslim law the said property of the Md. Naoser Ali devolved upon the said two sons each got 3.20 deimals land and the said daughter got 1.60 decimals land and they also mutated their name under BL & LRO office as L.R. Khatian No-17881, 17882 and 17883, R.S. and L.R. Dag No-1342.

AND WHEREAS the present land owner namely Md. Shamim Akhtar, by virtue of a Sale Deed, duly executed by registered attorney holder [dated on 27/01/2016, Book No. IV, Volume No. 1502, Pages 339 to 361, being deed No. 150200018, registered with D.S.R. II, North 24 Parganas, Barasat] namely Zinat Ara Bibi, wife of Md. Samim Akhtar, of Hatiara Gote, P.O. Hatiara, P.S. New Town now Eco Park, Kolkata - 700157, District - North 24 Parganas on behalf of Land Owners Md. Safikul Islam, Md. Ariful Islam Arikul Islam & Mst. Farida Bibi, which was duly registered on 22/09/2022



Soumik Laskar

LL.B, LL.M

Advocate

High Court at Calcutta

Contact: + 91 8013314805

E-mail: laskarsoumik88@gmail.com

Office : Suite No. 32 , 1st Floor , 8/2

K.S. Roy Road , Kolkata-700 001

before the D.S.R. III North 24 Parganas, Barasat, and recorded in Book No. I, Volume No 1525 Pages from 358976 to 359003 being No. 152513708 for the year 2022, became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area of 08 (Eight) Decimal, more or less, comprising in R.S. & L.R. Dag No. 1342, L.R. Khatian No. 17881, 17882 and 17883 be the same a little more or less, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 160-162, 3, P.S. Rajarhat (now New Town), within the local limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, District - North 24 Parganas, and mutated his name in the present L.R. Khatian No. 21054 under L.R. Dag No. 1342 and obtained the Conversion Certificate from the Rajarhat B.L. & L.R.O. vide Case No. CN/2023/1507/536 as the nature of Bastu land and absolutely seized and possessed the same peacefully free from all encumbrances and since then has been enjoying the same by paying the rent and taxes before the authority concern regularly and otherwise well and sufficiently entitled to the said land and hereditament, morefully and particularly described in the First Schedule hereunder written free from all encumbrances liens, charges and mortgage whatsoever and also mutated his name in the records of the then Rajarhat-Gopalpur Municipality, under Ward No. 19, and absolutely seized and possessed the same peacefully free from all encumbrances.

AND WHEREAS for the natural responsibilities and for approving sanction plan the said Land Owner namely Md. Shamim Akhtar by virtue of a gift deed dated 24th May, 2024, registered with DSR-I, North 24 Parganas and recorded in Book No-I, Volume No- 1501 of 2024, Pages from 82025 to 82041, being Deed No-103487 for the year 2024 gifted ALL THAT piece and parcel of Bastu CORNERS LAND measuring an area of 09 Chittacks equivalent to 36.58 Sq.M. out of land measuring an area of 04 (Four) COTTAHS 13 (Thirteen) CHITTACK 20 (Twenty) SQ.FT., equivalent to 08 Decimals, be the same a little more or less, comprising in R.S. & L.R. Dag No. 1342, L.R. Khatian No. 17881, 17882 and 17883 be the same a little more or less, present L.R. Khatian No. 21054 under L.R. Dag No. 1342, lying and situated at MOUZA HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 160-162, 3, P.S. Rajarhat (now New Town), within the local limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, District North 24 Parganas, A.D.S.R.O. Bidhannagar (Salt Lake City) now Rajarhat, within the local limits of Rajarhat-Gopalpur Municipality now under Bidhannagar Municipal Corporation, Ward No. 13, Sardar Para (Hatiara), Kolkata 700157, District North 24 Parganas, Nearest Road Sardar Para (Hatiara) infavour of The Bidhannagar Municipal Corporation.

(SHAMIM AKHTAR became the owner of the said land which is subject matter of this search report.)

D. Search Conducted:

A.D.S.R. BIDHANNAGAR, D.S.R. - I TO III NORTH 24-PARGANAS, REGISTRAR OF ASSURANCES AT KOLKATA FOR THE PERIOD OF 1987-2025 as is maintained and made available. No adverse entry was found in the name of present owner during the period of searching. Searches conducted as per details available in the last registered document. The searching report is available as on date of conducting search and the searching index are up to dated from time to time and accordingly the Deed Nos. provided above as on date of conducting search.



Soumik Laskar

LL.B, LL.M

Advocate

High Court at Calcutta

Contact: + 91 8013314805

E-mail: laskarsoumik88@gmail.com

Office : Suite No. 32 , 1st Floor , 8/2

K.S. Roy Road , Kolkata-700 001

E. Certificate:

We hereby certify that the property owner, SHAMIM AKHTAR, title appears to be clear and marketable and is free from all encumbrances, charges, liens, lispendences, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title as per the searching report. The receipts for the relevant searches are enclosed herewith.

FOR THE SOUL LEGAL

Adv. Soumik Laskar

M: +91 80133 14805

F/2364/2248/2022