



SUNNY SHAW

**Residential Chamber : Sonarpur Subhaship
Kamrabad Road, Kolkata - 700150, Mob: 98**

Date:- 31/12/24

Non Encumbrances Certificate and detailed report on title

Ref.: An area of land admeasuring more or less **19 Cottah 2 Chittack 16 Sq.ft.** out of **20 Cottah** equivalent to **33.04 decimal** comprised in Mouza- Nayabad, J.L. No. 25, R.S. No. 3 in R.S. & L.R. Dag No. 208/260, 208/261, 208/262 under R.S. Khatian No. 44, appertaining to L.R. Khatian nos. 1975, 1976, 1978, 1979, 3120, 3121, 3181 and 3182, within the limits of **Kolkata Municipal Corporation** under Ward No. 109 **Premises No. 3797 Nayabad, Assessee No. : 311090895167**, District Sub Registrar-V, Alipore, Post Office- Panchasayar, Police Station - Panchasayar previously Purba Jadavpur, Kolkata -700094, District- South 24 Parganas, West Bengal together with structures constructed thereon.

Present owners of the said plot: **SNEHAMOY DUTTA GUPTA, SUBHAMOY DUTTA GUPTA, ANJALI DASGUPTA, DEBASHISH CHOWDHURY, SNEHASHISH CHOWDHURY, RANJITA DUTTA GUPTA, SAILEYEE DUTTA GUPTA.**

I have caused necessary searches in the District Sub Registry Office at Alipore and Additional District Sub-Registrar- Sealdah and Additional Registrar Assurances Calcutta for the period from 2003 to 2024 , till date and have inspected the settlement Records, B.L. & L.R.O Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:

The said (1) **SRI SNEHAMOY DUTTA GUPTA, (PAN - AVLPD9319B)**, son of Late Manindra Kumar Dutta Gupta, by faith-Hindu, by nationality- Indian, by occupation- Service, (2) **SRI SUBHAMOY DUTTA GUPTA (PAN - ACTPD9345C)** son of Late Manindra Kumar Dutta Gupta, by faith-Hindu, by nationality- Indian, by occupation- self-employed, all residing at 44A, Ganguly Bagan East Road, Garia, Post Office-Garia, Police Station- Patuli, Kolkata-700084, District - South-24 Parganas, (3) **SMT ANJALI DASGUPTA (PAN - AZLPD3913H)** daughter of Late Manindra Kumar Dutta Gupta, by faith-Hindu, by nationality- Indian, by occupation- housemaker, residing at U/83, Baishnab Ghata, Patuli, P.O.- Panchyasayar, P.S.-Patuli, Kolkata-700094, District-South 24 Parganas, (4) **SRI DEBASHISH CHOWDHURY (PAN - ACSPC7988F)** son of Pranab Kr. Chowdhury, by faith-Hindu, by nationality- Indian, by occupation- self employed, residing at 23F Baderaipur Road, Jadavpur, Post Office-Jadavpur, Police Station- Jadavpur, District - West Bengal, Kolkata-700032, (5) **SRI SNEHASHISH CHOWDHURY (PAN- AHWPC0870H)** son of Pranab Kr. Chowdhury, by faith-Hindu, by nationality- Indian, by occupation- Self employed, residing at 23F Baderaipur Road, Jadavpur, Post Office-Jadavpur, Police Station- Jadavpur, District - West Bengal, Kolkata-700032,

Sunny Shaw
Sunny Shaw

Advocate

Alipore Judges Court

Kolkata-700 027

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(6) **SMT RANJITA DATTA GUPTA (PAN-CDDPD2909P)** wife of Late Santimoy Dutta Gupta, by faith-Hindu, by nationality- Indian, by occupation- house wife, residing at 3/67/C Vidyasagar Colony, Naktala, District - West Bengal, Kolkata-700047, (7) **SAILEYEE DATTA GUPTA (PAN-BBXPG4423J)** daughter of Late Santimoy Dutta Gupta, by faith-Hindu, by nationality- Indian, by occupation- self employed, residing at 3/67/C Vidyasagar Upanibesh, Milani Club, Vidyasagar, Naktala, District - West Bengal, Kolkata-700047 is the absolute joint owners of **ALL THAT** the piece and parcel of land measuring **20 Cottah** equivalent to **33.04 decimal** comprised in Mouza- Nayabad, J.L. No. 25, R.S. No. 3 in R.S. & L.R. Dag No. 208/260, 208/261, 208/262 under R.S. Khatian No. 44, appertaining to L.R. Khatian nos. 1975, 1976, 1978, 1979, 3120, 3121, 3181 and 3182, within the limits of **Kolkata Municipal Corporation** under Ward No. 109 **Premises No. 3797 Nayabad, Assessee No. : 311090895167**, District Sub Registrar-V, Alipore, Post Office- Panchasayar, Police Station - Panchasayar previously Purba Jadavpur, Kolkata -700094, District- South 24 Parganas, West Bengal together with all easementary rights and interest thereon and the owners also mutated their name in the records of Kolkata Municipal Corporation Office and B.L. & L.R.O. and have been paying the Government rent thereon and a single **Premises No. 3797 Nayabad, Assessee No. : 311090895167**, has been issued for the property land.

I hereby state that the above mentioned land of **Snehamoy Dutta Gupta, Subhamoy Dutta Gupta, Anjali Dasgupta, Debashish Chowdhury, Sneathish Chowdhury, Ranjita Dutta Gupta, Saileyee Dutta Gupta** is/are free from all encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has salable and marketable title.

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

The receipts of the relevant searches are enclosed herewith.

Sunny Shaw
Advocate
Alipore Judges Court
Kolkata-700 027

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