

**“NON ENCUMBRANCES CERTIFICATE AND DETAILED
REPORT ON TITLE”**

Reference:- ALL THAT a piece and parcel of ‘Bastu’ land measuring 12 (Twelve) Cottah 1 (One) Chittack 24.36 (Twenty Four point Three Six) Sq.Ft. more or less which is lying and situates at Mouza - Nona, J. L. No. 3, Re.Su. No. 16, Touzi No. 107, 108, 182, 340 & 3083, comprised and contained in R.S. Dag No. 151 (One Hundred Fifty One) under R.S. Khatian No. 327 corresponding to L.R. Dag No. 396 (Three Hundred Ninety Six) under L.R. Khatian Nos. 10253, 10260, 10264, 10267, 10280 & 10295, within the limits of Barrackpore Municipality under Ward No. 4, Holding No. 2/B/1, Barasat Road, P.S. - Titagarh, District - North 24 Parganas, within the limits of A.D.S.R.O., Barrackpore

Present Owners of the said Property: **1) SANGEETA BALA SINGH**, wife of Sri Nitya Nand Singh, by faith : Hindu (Indian), by occupation - Business, residing at M B M Brick Field, Ghatakpara, Monirampur, Barrackpore P.O. - Barrackpore, P.S.- Barrackpore, District - North 24 Parganas, Kolkata - 700120, West Bengal, **2) SMT. PINKI SHAW**, wife of Sri Arun Kumar Shaw, by faith : Hindu (Indian), by occupation - Housewife, residing at 151/53, Muktapukur Road, Veri Gate, Grish Park, Veri Gate Bazar, Barrackpore P.O. - Talpukur, P.S.- Titagarh, District - North 24 Parganas, Kolkata - 700123, West Bengal, **3) SMT. PIU DEY DAS**, daughter of Sri Manik Chandra Das, by faith : Hindu (Indian), by occupation - Business, residing at 3, Jaffarpur Purba Majherpara, Barrackpore, P.O. - Nona Chandanpukur, P.S. - Titagarh, Dist. - North 24 Parganas, Kolkata - 700122, West Bengal, **4) SMT. SUPRIYA MISHRA PRASAD**, wife of Sri Chandan Prasad Ram, by faith : Hindu (Indian), by occupation - Housewife, residing at 106 (50/2) Sashti Tala Road, Talpukur, Barrackpore, P.O. - Talpukur, P.S.- Titagarh, District - North 24 Parganas, Kolkata - 700123, West Bengal, **5) SRI DEBABRATA BISWAS**, son of Late Bomkesh Biswas, by faith : Hindu (Indian), by occupation - Business, residing at Sumangalapuri, Barrackpore P.O. - Talpukur, P.S.- Titagarh, Dist. - North 24 Parganas, Kolkata - 700123, West Bengal, **6) SRI ARUN KUMAR SHAW**, son of Sri Ashok Shaw, by faith : Hindu (Indian), by occupation - Business, residing at 64/A/1, Muktapukur, Natun Pally 7th Lane, P.O. - Talpukur, P.S. - Titagarh, Dist. - North 24 Parganas, Kolkata - 700123, West Bengal.

I have caused necessary Searches in the A.D.S.R.O. at Barrackpore, D.S.R. - I and D.S.R. - II, North 24 Parganas at Barasat for the period from 2011 to 2026.

My report is as follows :-

THAT one Panchanan Ghosh was the owner of a plot of land measuring 24 Decimals more or less lying and situates at Mouza - Nona, J.L. No. 3, comprised and contained in R.S. Dag No. 151 under R.S. Khatian No. 327, within the local limits of Barrackpore Municipality, P.S. - Titagarh, District - North 24 Parganas, within the jurisdiction of Sub-Registry Office at Barrackpore.

THAT while thus so seized and possessed the above said property said Panchanan Ghosh executed a WILL in favour of his Grandson namely Sri Sankar Prasad Ghosh on 18/09/

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1949. In the said WILL dated 18/09/1949 said Panchanan Ghosh appointed Ajit Kumar Ghosh as Executor.

THAT after demise of said Panchanan Ghosh, said Ajit Kumar Ghosh being the Executor of the said WILL filed a Probate Case being No. 86/1950 before the District Delegate at Alipore and said Probate was granted by the District Delegate at Alipore.

THAT by virtue of the above said Probate said Sri Sankar Prasad Ghosh being the beneficiary therein, became the absolute owner of the above said land measuring 24 Decimals more or less and he recorded his name in the records of L.R. Settlement under L.R. Khatian No. 8487 in L.R. Dag No. 396 as 'Bagan/Danga' and had been seizing, possessing and enjoying the same free from all encumbrances by paying taxes and Govt. rents to the authority concerned.

THAT thereafter while thus so seized and possessed the above said property said Sri Sankar Prasad Ghosh sold, transferred and conveyed a plot of land identified as Plot No. B and measuring 12 Decimals more or less to Sri Rajeev Poddar, son of Late Raghubir Prasad Poddar, by virtue of a registered Deed of Sale which was registered at the office of D.S.R.-I, North 24 Parganas, Barasat on 13/03/2018 and recorded in Book No. I, Volume No. 1501-2018, written in pages from 51935 to 51956, being No. 150101964 for the year 2018.

THAT after purchasing the above said property said Sri Rajeev Poddar became the absolute owner of the above said land measuring 12 Decimal more or less and he mutated his name in the records of L.R. Settlement under L.R. Khatian No. 8665 in L.R. Dag No. 396 and also mutated his name in the records of local Barrackpore Municipality under Ward No. 4, Holding No. 2/B, Barasat Road and has been seizing, possessing and enjoying the same free from all encumbrances by paying Taxes and all other Govt. rents to the authority concerned.

THAT thereafter while thus so seized and possessed the above said property said Rajeev Poddar sold, transferred and conveyed a plot of land measuring an area of 6 Cottah more or less including road share measuring 7 Chittack 20 Sq.Ft. more or less out of the above said land identified as Plot No. B and measuring 12 Decimals more or less in favour of present Owner Nos. 1 to 3 herein by virtue of a registered Deed of Sale which was registered at the office of D.S.R.-II North 24 Parganas, Barasat on 12/08/2024 and recorded in Book No. I, Volume No. 1502-2024, written in pages from 185287 to 185310, being No. 150207668 for the year 2024.

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THAT after purchasing the above said property the present Owner Nos. 1 to 3 herein became the joint owners of the above said land measuring 6 Cottah more or less including road share measuring 7 Chittack 20 Sq.Ft. more or less and they mutated their names in the records of L.R. Settlement under L.R. Khatian Nos. 10267, 10295 & 10280 respectively in L.R. Dag No. 396 and they converted the nature of the above said land into 'Bastu' from the office of the B.L.&L.R., Barrackpore-II, North 24 Parganas vide its Memo Nos. Conv./912/BL&LRO/BKP-II, Conv./910/BL&LRO/BKP-II & Conv./911/BL&LRO/BKP-II dated 12/06/2025 respectively and have been seizing, possessing and enjoying the same free from all encumbrances by paying Taxes and all other Govt. rents to the authority concerned till date.

THAT while thus so seized and possessed the above said property said Sri Sankar Prasad Ghosh sold, transferred and conveyed a plot of land identified as Plot No. A and measuring 12 Decimals more or less out of the above said land measuring 24 Decimals more or less to Sri Sanjeev Poddar, son of Late Raghubir Prasad Poddar, by virtue of a registered Deed of Sale which was registered at the office of D.S.R.-I, North 24 Parganas, Barasat on 24/01/2018 and recorded in Book No. I, Volume No. 1501-2018, written in pages from 11023 to 11043, being No. 150100461 for the year 2018.

THAT after purchasing the above said property said Sanjeev Poddar became the absolute owner of the above said land measuring 12 Decimal more or less and he mutated his name in the records of L.R. Settlement under L.R. Khatian No. 8666 in L.R. Dag No. 396 and also mutated his name in the records of local Barrackpore Municipality under Ward No. 4, Holding No. 2/A, Barasat Road and has been seizing, possessing and enjoying the same free from all encumbrances by paying Taxes and all other Govt. rents to the authority concerned.

THAT thereafter while thus so seized and possessed the above said property said Sanjeev Poddar sold, transferred and conveyed a plot of land measuring an area of 6 Cottah 9 Chittack more or less out of the above said land identified as Plot No. A and measuring 12 Decimals more or less in favour of the Landowner Nos. 4 to 6 herein by virtue of a registered Deed of Sale which was registered at the office of D.S.R.-II, North 24 Parganas, Barasat on 26/07/2024 and recorded in Book No. I, Volume No. 1502-2024, written in pages from 168993 to 169015, being No. 150207038 for the year 2024.

THAT after purchasing the above said property the Landowner Nos. 4 to 6 herein became the joint owners of the above said land measuring 6 Cottah 9 Chittack more or less and they mutated their names in the records of L.R. Settlement under L.R. Khatian Nos. 10253, 10260 & 10264 respectively in L.R. Dag No. 396 and they converted the nature of the above said land into 'Bastu' from the office of the B.L.&L.R., Barrackpore-II, North 24 Parganas vide its Memo

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Nos. Conv./908/BL&LRO/BKP-II, Conv./909/BL&LRO/BKP-II & Conv./913/BL&LRO/BKP-II dated 12/06/2025 respectively and have been seizing, possessing and enjoying the same free from all encumbrances by paying Taxes and all other Govt. rents to the authority concerned till date.

I certify that the abovementioned property of SANGEETA BALA SINGH (the Owner No. 1 herein), SMT. PINKI SHAW (the Owner No. 2 herein), SMT. PIU DEY DAS (the Owner No. 3 herein), SMT. SUPRIYA MISHRA PRASAD (the Owner No. 4 herein), SRI DEBABRATA BISWAS (the Owner No. 5 herein), SRI ARUN KUMAR SHAW (the Owner No. 6 herein) is free from all sorts of encumbrances, charges, liabilities, liens and lispendences, attachements of any kind whatsoever and the said property has an absolute clear free and marketable title.

I also hereby certify that the above mentioned property is not subjected to any restriction or is not under any claim of the CMDA and the CIT and any other authority and it is fit for equitable mortgage.

The receipts for the relevant searches area enclosed herewith.

Prabir Kr. Ghosh

Advocate

PRABIR KR. GHOSH
ADVOCATE
BARRACKPORE COURT
EN. NO.-WB-843/1995

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

Date of Application: 19-03-2026

Serial No of Application 1505000843/2026 **Search No** 1505000843/2026
Search for the Years From 2011 To 2026 **Record Available** From 04/12/2007 onwards
Property to be Searched District: North 24-Parganas, PS: Titagarh, Mouza: NONA, , Plot No: RS- 00151
From whom Received P K Ghosh All Transaction
Fees Paid under Articles F1(i) 20 /- F1(ii) 300 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Titagarh, Mouza: NONA, Municipality: BARRACKPORE,, Road: BARASAT ROAD,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: RS-151 Khatian: 327	Area of Land: 19.959 decimal (12 Katha, 1 Chatak, 24.36 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-150506211/2025, Query No: 15052003406187/2025, Serial No: 1505006452/2025, Page: 156684 - 156743, Date of Registration: 19/12/2025, Date of Completion: 19/12/2025,		
2	District: North 24-Parganas, PS; Titagarh, Mouza: NONA, Municipality: BARRACKPORE,, Road: BARASAT ROAD,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-151 Khatian: 327	Area of Land: 19.959 decimal (12 Katha, 1 Chatak, 24.36 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-150506217/2025, Query No: 15058003414968/2025, Serial No: 1505006459/2025, Page: 156744 - 156783, Date of Registration: 19/12/2025, Date of Completion: 19/12/2025,		



sd
(Mr Purnendu Bose)

A.D.S.R. BARRACKPORE

OFFICE OF THE A.D.S.R. BARRACKPORE

**Additional District Sub-Registrar
Barrackpore, North 24 Parganas**

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

Date of Application: 19-03-2026

Serial No of Application	1505000844/2026	Search No	1505000844/2026
Search for the Years	From 2011 To 2026	Record Available	From 04/12/2007 onwards
Property to be Searched	District: North 24-Parganas, PS: Titagarh, Mouza: NONA, , Plot No: LR- 00396		
From whom Received	P K Ghosh		All Transaction
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 300 /-	

Search Result: No Record Found



(Mr Purnendu Bose)

A.D.S.R. BARRACKPORE

OFFICE OF THE A.D.S.R. BARRACKPORE



**Additional District Sub-Registrar
Barrackpore, North 24 Parganas**

Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
Form - 1556

Date of Application: 27-03-2026

Serial No of Application 1502002536/2026 Search No 1502002536/2026
Search for the Years From 2011 To 2026 Record Available From 08/02/2010 onwards
Property to be Searched District: North 24-Parganas, PS: Titagarh, Mouza: NONA, , Plot No: LR- 00396
From whom Received P K Ghosh All Transaction
Fees Paid under Articles F1(i) 20 /- F1(ii) 300 /-

Search Result:

Sl.No. Property Location

1 District: North 24-Parganas, PS;
Titagarh, Mouza: NONA, Municipality:
BARRACKPORE,, Road: BARASAT
ROAD, , Ward: 4, Holding: 2/A

Property Type & Transaction
Property Type: Land
Transaction: [0101] Sale, Sale
Document

Plot & Khatian No and Zone
Plot No: LR-396
Khatian: 8666

Area of Property
Area of Land: 10.8281
decimal (6 Katha,9
Chatak)

Deed Details :

Deed No: I-150207038/2024, Query No: 15022001893105/2024, Serial No:
1502006864/2024, Page: 168993 - 169015, Date of Registration: 26/07/2024, Date
of Completion: 26/07/2024,

2 District: North 24-Parganas, PS;
Titagarh, Mouza: NONA, Municipality:
BARRACKPORE,, Road: BARASAT
ROAD, , Ward: 4, Holding: 2/B

Property Type: Land
Transaction: [0101] Sale, Sale
Document

Plot No: LR-396
Khatian: 8665

Area of Land: 9.9
decimal (6 Katha)

Deed Details :

Deed No: I-150207668/2024, Query No: 15022001893125/2024, Serial No:
1502007478/2024, Page: 185287 - 185310, Date of Registration: 12/08/2024, Date
of Completion: 12/08/2024,

3 District: North 24-Parganas, PS;
Titagarh, Mouza: NONA, Municipality:
BARRACKPORE,, Road: BARASAT
ROAD, , Ward: 4, Holding: 2/B

Property Type: Land
Transaction: [0101] Sale, Sale
Document

Plot No: LR-396
Khatian: 8665

Area of Land: 1.58125
decimal (15 Chatak,15
Sqft)

Deed Details :

Deed No: I-150207667/2024, Query No: 15022002010224/2024, Serial No:
1502007473/2024, Page: 185525 - 185546, Date of Registration: 12/08/2024, Date
of Completion: 12/08/2024,

(Mr Soumya Mukherjee)

D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
Form - 1556

Date of Application: 27-03-2026

Serial No of Application	1502002535/2026	Search No	1502002535/2026
Search for the Years	From 2011 To 2026	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Titagarh, Mouza: NONA, . Plot No: RS- 00151		
From whom Received	P K Ghosh		All Transaction
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 300 /-	

Search Result: No Record Found

(Mr Soumya Mukherjee)
D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS



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

Date of Application: 27-03-2026

Serial No of Application 1501009115/2026 **Search No** 1501009115/2026
Search for the Years From 2011 To 2026 **Record Available** From 13/07/2009 onwards
Property to be Searched District: North 24-Parganas, PS: Titagarh, Mouza: NONA, , Plot No: RS- 00151
From whom Received P K Ghosh All Transaction
Fees Paid under Articles F1(i) 20 /- F1(ii) 300 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Titagarh, Mouza: NONA, Municipality: BARRACKPORE,, Road: Shibtala Lane,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: RS-151 Khatian: 327	Area of Land: 12 decimal
Deed Details :		Deed No: I-150100461/2018, Query No: 15010000065220/2018, Serial No: 1501000518/2018, Page: 11023 - 11043, Date of Registration: 24/01/2018, Date of Completion: 31/01/2018,		
2	District: North 24-Parganas, PS; Titagarh, Mouza: NONA, Municipality: BARRACKPORE,, Road: Shibtala Lane,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: RS-151 Khatian: 327	Area of Land: 12 decimal
Deed Details :		Deed No: I-150101964/2018, Query No: 15010000299173/2018, Serial No: 1501002090/2018, Page: 51935 - 51956, Date of Registration: 13/03/2018, Date of Completion: 29/03/2018,		

(Mr Subodh Kumar Majumder)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS



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

Date of Application: 27-03-2026

Serial No of Application	1501009116/2026	Search No	1501009116/2026
Search for the Years	From 2011 To 2026	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Tilagarh, Mouza: NONA, , Plot No: LR- 00396		
From whom Received	P K Ghosh	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 300 /-	

Search Result: No Record Found

(Mr Subodh Kumar Majumder)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

