

MR. SUBHENDU KUMAR HOTA
Advocate

High Court, Calcutta
Bar Association Room No. 13

CHAMBER :
7 No. Old Post Office Street
Mezzanine Floor
Room No. - 8
Kolkata - 700 001
11 A.M. to 4 P.M.

G-mail : subhendukumarhota10@gmail.com

RESIDENCE :
DEBJANI BHAWAN
(Near Makali Builders)
Srinagar Main Road,
Block-K-2, P.O. Panchasayar,
Kolkata - 700094
Mob. : 7980613463
Ph. & Whatsapp : 8017220092

Ref. No. :

Date: 28.09.2026.

NO ENCUMBRANCES CERTIFICATE AND
DETAILED REPORT ON TITLE

An area admeasuring more or less 05 Cotthas 08 Chittacks Bastu land along with structure measuring more or less 100 Sq.ft. Tin shed i.e. which is lying and situated at **Mouza- Tentulberia**, J.L. No. 44, R.S. Khatian No. 28, 1432, **R.S. Dag No. 51, L.R. Dag No. 56, L.R. Khatian No. 3805, 3806 & 3807**, under P.S.- Sonarpur at now Narendrapur, within limit of Rajpur Sonarpur Municipality. Present recorded owner of the said plot of land **Sunil Kumar Das**, son of Nanda Gopal Das, residing at- B/31, New Garia Co-operative Housing Society, P.O.- Panchasayar, P.S. - Jadavpur now Panchasayar, Kolkata- 700094, on 22.09.2017, by virtue of sale deed being Book No. I, Volume No. 1629-2017, Pages 97346 to 97374, **being Deed No. 162903935 for the year 2017 at A.D.S.R. Garia, South 24 Parganas** and the said landowner again purchased a plot of land measuring more or less 02 (Two) Cotthas 06 (Eight) Chittacks 36 Sq.ft. Bastu land i.e. which is lying and situated at **Mouza- Tentulberia**, J.L. No. 44, R.S. Khatian No. 28, **R.S. Dag No. 51, L.R. Dag No. 56, L.R. Khatian No. 2385**, under P.S.- Sonarpur at now Narendrapur, within limit of Rajpur Sonarpur Municipality. Present recorded owner of the said plot of land **Sunil Kumar Das**, son of Nanda Gopal Das, residing at- B/31, New Garia Co-operative Housing Society, P.O.- Panchasayar, P.S.- Jadavpur now Panchasayar, Kolkata- 700094, on 05.10.2018, by virtue of sale deed being Book No. I, Volume No. 1629-2018, Pages 141727 to 141761, **being Deed No. 04728 for the year 2018 at A.D.S.R. Garia, South 24 Parganas.**

Date : 28.09.2026

AND WHEREAS the said owner has mutated his named before the Rajpur Sonarpur Municipality, being Holding No. 1693, Srinagar, Ward No. 1, Kolkata- 700094. The said land lying and situated at **Mouza- Tentulberia**, J.L. No. 44, R.S. Khatian No. 28, 1432, R.S. Dag No. 51, L.R. Khatian Nos. 3805, 3806, 3807, 2385 & 3870, L.R. Dag No. 56, area of land measuring more or less 07 Cottahs 14 Chittacks 36 Sq.ft. Bastu land.

I have caused necessary searches in Registry Office by my agent in the D.S.R. V, Alipore from 2015 to 2026, D.S.R. III, Alipore, from 2015 to 2026 and A.D.S.R. Garia, for the year 2015 to 2026. The said property is not only free from all encumbrances but also free from charges liens, lispendences, claims, demands, attachment, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear free and good marketable title.

So, it is present records of the D.S.R. V, Alipore, D.S.R. III, Alipore and A.D.S.R. Garia.

But it is necessary to verify the L.R. Parcha and Mutation certificate of the said holding and verify the original sale deed being No. 4728/2018 at A.D.S.R. Garia and 3935/2017 at A.D.S.R. Garia.

Excepting the above offices I do not certify any clearance in respect of Owner.

Enclo :

Search receipt is enclosed herewith

✓ ENNO. F/1077/921 of 1999

Subhendu Kumar Hota
SUBHENDU KUMAR HOTA
Advocate

High Court, Calcutta
Subhendu Kumar Hota
Advocate

High Court, Kolkata

** For all computerized deeds

(*) marked items are mandatory

First Name :*

SUNIL KUMAR ☒

Search Within Name

Last Name :

DAS

Year :*

2021-2026

District Where Registered :*

All

Security Code:*

Y2Y8A2

Z3J7W7



Service Count: 5,14,01,315

Real time search Save as Excel

**Directorate of Registration and Stamp Revenue**

Finance Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds****(*) marked items are mandatory**

First Name :

*

SUNIL KUMAR

☐ Search Within Name

Last Name :

DAS

Year :

*

2024

District Where Registered :

*

All

v

Security Code:

*

4X5D3

W7J2S2



Service Count: 5,12,58,622

Display

Real time search Save as Excel

Click to Hide Search Criteria

Registered In :

Select



Transaction/Deed Type

Major

All Transaction



Minor

Not Available



Refine By

☒ Registration Date☐ Completion Date☐ Delivery Date

Date of Registration

****Note : Date must be in "dd-mm-yyyy" format.**

Month of Registration

--Select--



Father/Mother/Husband/Company

First Name

NANDA GOPAL

Last Name

DAS

****Updated Data****

Name & Address	Status & Transaction	Deed Details	View Property
Sunil Kumar Das Son of Late Nanda Gopal Das District: South 24- Parganas, PS: Purba Jadabpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Surrenderer Transaction: [0408] Lease, Surrender of Lease Deed Registered in: D.S.R. - III SOUTH 24- PARGANAS	Deed No: I- 160316975/2024 Volume No: 1603- 2024, Page No: 456682 to 456695 Date of Registration: 01/10/2024 Date of Completion: 25/10/2024 Query No: 16032002552324/2024 Serial No: 1603017273/2024	View

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Finance Department (<https://finance.wb.gov.in/>)
 Government of West Bengal



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(<https://www.wbifms.gov.in/>)

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TOTAL VISITOR : 4,17,86,729
 (Since 25/05/2016)

**Directorate of Registration and Stamp Revenue**

Finance Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds****(*) marked items are mandatory**

First Name :

*

SUNIL KUMAR

☐ Search Within Name

Last Name :

DAS

Year :

*

2023

District Where Registered :

*

All

v

Security Code:

*

3X3B5

4X5D3



Service Count: 5,12,58,600

Display

Real time search Save as Excel

Click to Hide Search Criteria

Registered In :	
Select	
Transaction/Deed Type	
Major	
All Transaction	
Minor	
Not Available	
Refine By	
☒ Registration Date	
☐ Completion Date	
☐ Delivery Date	
Date of Registration	
**Note : Date must be in "dd-mm-yyyy" format.	
Month of Registration	
--Select--	
Father/Mother/Husband/Company	
First Name	
NANDA GOPAL	
Last Name	
DAS	
Search	

****Updated Data****

Name & Address	Status & Transaction	Deed Details	View Property
Sunil Kumar Das Son of Mr Nanda Gopal Das District: South 24- Parganas, PS: Purba Jadabpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Lessee Transaction: [0403] Lease, Lease Deed Registered in: D.S.R. - IV SOUTH 24- PARGANAS	Deed No: I- 160406773/2023 Volume No: 1604- 2023, Page No: 198790 to 198812 Date of Registration: 05/06/2023 Date of Completion: 05/06/2023 Query No: 16042001213179/2023 Serial No: 1604006675/2023	View

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 (Since 25/05/2016)



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Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

SUNIL KUMAR

☐ Search Within Name

Last Name :

DAS

Year :

2021

District Where Registered :

All

Security Code:

C2T2Y7

X7N8X3



Service Count: 5,12,58,557

Display

Real time search Save as Excel

Click to Hide Search Criteria

Registered In :

Select

Transaction/Deed Type

Major

All Transaction

Minor

Not Available

Refine By

☒ Registration Date☐ Completion Date☐ Delivery Date

Date of Registration

****Note : Date must be in "dd-mm-yyyy" format.**

Month of Registration

--Select--

Father/Mother/Husband/Company

First Name

NANDA GOPAL

Last Name

DAS

Search

****Updated Data****

Name & Address	Status & Transaction	Deed Details	View Property
SUNIL KUMAR DAS Son of Late Nanda Gopal Das District: South 24-Parganas, PS: Purba Jadabpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.D.S.R. GARIA	Deed No: I-162906338/2021 Volume No: 1629-2021, Page No: 234933 to 234949 Date of Registration: 07/12/2021 Date of Completion: 07/12/2021 Query No: 16292002522629/2021 Serial No: 1629006201/2021	View
SUNIL KUMAR DAS Son of Late Nanda Gopal Das District: South 24-Parganas, PS: Purba Jadabpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190106391/2021 Volume No: 1901-2021, Page No: 367423 to 367489 Date of Registration: 22/09/2021 Date of Completion: 11/10/2021 Query No: 19012001803763/2021 Serial No: 1901006448/2021	View

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Finance Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds****(*) marked items are mandatory**

First Name : *

SUNIL KUMAR

☐ Search Within Name

Last Name :

DAS

Year : *

2019

District Where Registered : *

All

Security Code: *

N6H8R6

A5G5B7



Service Count: 5,12,58,510

Display

Real time search Save as Excel

Click to Hide Search Criteria

Registered In :	Select
Transaction/Deed Type	
Major	All Transaction
Minor	
Refine By	
☒ Registration Date	
☐ Completion Date	
☐ Delivery Date	
Date of Registration	
**Note : Date must be in "dd-mm-yyyy" format.	
Month of Registration	
--Select--	
Father/Mother/Husband/Company	
First Name	
NANDA GOPAL	
Last Name	
DAS	
Search	

Updated Data

Name & Address	Status & Transaction	Deed Details	View Property
Sunil Kumar Das Son of Late Nnanda Gopal Das City: KOLKATA, District: South 24- Parganas, PS: Sonarpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.D.S.R. GARIA	Deed No: I- 162905413/2019 Volume No: 1629- 2019, Page No: 173807 to 173820 Date of Registration: 22/11/2019 Date of Completion: 22/11/2019 Date of Delivery: 27/12/2019 Query No: 16291000243403/2019 Serial No: 1629005853/2019	View

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Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds****(*) marked items are mandatory**

First Name :

*

SUNIL KUMAR

☐ Search Within Name

Last Name :

DAS

Year :

*

2018

District Where Registered :

*

All

v

Security Code:

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F4Y2F5

N6H8R6



Service Count: 5,12,58,485

Display

Real time search Save as Excel

Click to Hide Search Criteria

Registered In :

Select



Transaction/Deed Type

Major

All Transaction



Minor



Refine By

☒ Registration Date☐ Completion Date☐ Delivery Date

Date of Registration

****Note : Date must be in "dd-mm-yyyy" format.**

Month of Registration

--Select--



Father/Mother/Husband/Company

First Name

NANDA GOPAL

Last Name

DAS

Search

****Updated Data****

Name & Address	Status & Transaction	Deed Details	View Property
SUNIL KUMAR DAS Son of Late NANDA GOPAL DAS District: South 24-Parganas, PS: Purba Jadabpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Buyer Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. GARIA	Deed No: I-162904728/2018 Volume No: 1629-2018, Page No: 141727 to 141761 Date of Registration: 05/10/2018 Date of Completion: 09/10/2018 Date of Delivery: 10/10/2018 Query No: 16290001509740/2018 Serial No: 1629005168/2018	View

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(Since 25/05/2016)



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Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

*

SUNIL KUMAR

☐ Search Within Name

Last Name :

DAS

Year :

*

2017

District Where Registered :

*

All

▼

Security Code:

*

G4U6A5

F4Y2F5



Service Count: 5,12,58,461

Display

Real time search Save as Excel

Click to Hide Search Criteria

Registered In :

Select

Transaction/Deed Type

Major

All Transaction

Minor

Refine By

☒ Registration Date☐ Completion Date☐ Delivery Date

Date of Registration

****Note : Date must be in "dd-mm-yyyy" format.**

Month of Registration

--Select--

Father/Mother/Husband/Company

First Name

NANDA GOPAL

Last Name

DAS

Search

****Updated Data****

Name & Address

Status &
Transaction

Deed Details

View
Property

Sunil Kumar Das
Son of Late Nanda
Gopal Das

City: KOLKATA,
District: South 24-
Parganas, PS:
Purba Jadabpur,
Pin: 700094,
State: West
Bengal,, Country:
India,

Status: Buyer
Transaction:
[0101] Sale, Sale
Document

Deed
Registered in:
A.D.S.R. GARIA

Deed No: I-
162903935/2017
Volume No: 1629-
2017, Page No: 97346
to 97374
Date of Registration:
25/09/2017
Date of Completion:
25/09/2017
Date of Delivery:
25/09/2017
Query No:
16291000323017/2017
Serial No:
1629004637/2017

View

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TOTAL VISITOR : 4,17,86,729
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(*) marked items are mandatory

First Name :*

SUNIL KUMAR

Search Within Name

Last Name :

DAS

Year :*

2019

District Where Registered :*

All

Security Code:*

N2W7S4

X9R4L5



Service Count: 5,14,03,657

Real time search **Save as Excel**

Name & Address	Status & Transaction	Deed Details	View Propert
SUNIL KUMAR DAS Son of Late NANDA GOPAL DAS District: South 24- Parganas, PS: Purba Jadabpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Buyer Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. GARIA	Deed No: I-162904728/2018 Volume No: 1629-2018, Page No: 141727 to 141761 Date of Registration: 05/10/2018 Date of Completion: 09/10/2018 Date of Delivery: 10/10/2018 Query No: 16290001509740/2018 Serial No: 1629005168/2018	
Name & Address	Status & Transaction	Deed Details	View Propert
Sunil Kumar Das Son of Late Nnanda Gopal Das City: KOLKATA, District: South 24- Parganas, PS: Sonarpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.D.S.R. GARIA	Deed No: I-162905413/2019 Volume No: 1629-2019, Page No: 173807 to 173820 Date of Registration: 22/11/2019 Date of Completion: 22/11/2019 Date of Delivery: 27/12/2019 Query No: 16291000243403/2019 Serial No: 1629005853/2019	

Name & Address	Status & Transaction	Deed Details	View Property
SUNIL KUMAR DAS Son of Late Nanda Gopal Das District: South 24-Parganas, PS: Purba Jadabpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.D.S.R. GARIA	Deed No: I-162906338/2021 Volume No: 1629-2021, Page No: 234933 to 234949 Date of Registration: 07/12/2021 Date of Completion: 07/12/2021 Query No: 16292002522629/2021 Serial No: 1629006201/2021	
SUNIL KUMAR DAS Son of Late Nanda Gopal Das District: South 24-Parganas, PS: Purba Jadabpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190106391/2021 Volume No: 1901-2021, Page No: 367423 to 367489 Date of Registration: 22/09/2021 Date of Completion: 11/10/2021 Query No: 19012001803763/2021 Serial No: 1901006448/2021	
Name & Address	Status & Transaction	Deed Details	View Property
Sunil Kumar Das Son of Mr Nanda Gopal Das District: South 24-Parganas, PS: Purba Jadabpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Lessee Transaction: [0403] Lease, Lease Deed Registered in: D.S.R. - IV SOUTH 24-PARGANAS	Deed No: I-160406773/2023 Volume No: 1604-2023, Page No: 198790 to 198812 Date of Registration: 05/06/2023 Date of Completion: 05/06/2023 Query No: 16042001213179/2023 Serial No: 1604006675/2023	
Sunil Kumar Das Son of Late Nanda Gopal Das District: South 24-Parganas, PS: Purba Jadabpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Surrenderer Transaction: [0408] Lease, Surrender of Lease Deed Registered in: D.S.R. - III SOUTH 24-PARGANAS	Deed No: I-160316975/2024 Volume No: 1603-2024, Page No: 456682 to 456695 Date of Registration: 01/10/2024 Date of Completion: 25/10/2024 Query No: 16032002552324/2024 Serial No: 1603017273/2024	

**** For all computerized deeds**

(*) marked items are mandatory

First Name :*

SUNIL KUMAR

Search Within Name

Last Name :

DAS

Year :*

2015-2026

District Where Registered :*

All

Security Code:*

K9L2D2

F3B9X4



Service Count: 5,14,20,075

Real time search Save as Excel

Name & Address	Status & Transaction	Deed Details	View Property
Sunil Kumar Das Son of Late Nanda Gopal Das City: KOLKATA, District: South 24-Parganas, PS: Purba Jadabpur, Pin: 700094, State: West Bengal,, Country: India,	Status: Buyer Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. GARIA	Deed No: I-162903935/2017 Volume No: 1629-2017, Page No: 97346 to 97374 Date of Registration: 25/09/2017 Date of Completion: 25/09/2017 Date of Delivery: 25/09/2017 Query No: 16291000323017/2017 Serial No: 1629004637/2017	