

# Pranab Kumar Roy

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Chamber:  
4A, Kundu Road, Bhowanipur  
P.S.- Kalighat, Kolkata-700 025.

*Ref. NEC/STARWOOD*

*Date: 06.02.2026*

## "NON ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE"

Ref : **ALL THAT** pieces and parcels of Bastu land admeasuring more or less 5 Cottahs, being Scheme Plot No.172, lying and situate at Mouza – Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi No. 271, comprised in R.S Dag Nos. 532 & 533, L.R Dag Nos. 620 appertaining to R.S Khatian No. 244, 266, L.R Khatian Nos.1129, 1130 (old), 2765, 2766 (new), within the limits of Rajpur-Sonarpur Municipality, Ward No. 08, being Holding No.731, Kusumba, Kolkata – 700 150, under the jurisdiction of Police Station and Additional District Sub-Registrar-Sonarpur in the District South 24-Parganas.

### PRESENT OWNERS :

(1) MR. SHYAM SUNDAR DAS, PAN NO. AECPD2045N & AADHAAR NO. 8629 6593 9432, son of Late Jibon Krishna Das and (2) MRS. LATIKA DAS, PAN NO. ADOPD5819M, AADHAAR NO. 4103 0543 3433, wife of Shyam Sundar Das, both by Faith – Hindu, by Nationality – Indian, by Occupation – Business and Home maker respectively, both are residing at 32, Dixon Lane, Post Office- Entally, Police Station- Muchipara, Kolkata – 700 014. [**PRESENT JOINT OWNERS**].

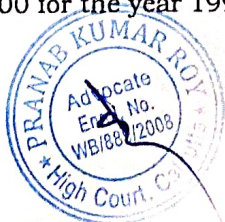
I have caused necessary searches in the office of Addl. Dist. Sub-Registrar Sonarpur, 24 Pgs(S), District Sub-Registrar Alipore, 24 Pgs(S), Additional Registrar of Assurances, Kolkata and official website of Baruipur Civil Court, 24 Pgs(S) for the period from 2002 to 2026 and also have inspected the official records of Rajpur-Sonarpur Municipality and all other relevant documents in respect of the aforesaid property.

### My Report is as follows :

#### NOTE FOR THE ADVOCATE

(The advocate should state here as to how the ownership developed on the present owners, changes of ownership which might have taken place during the period by way of transfer, inheritance should be mentioned along with the relevant names and references of the registered title deed.)

**WHEREAS** by a registered sale deed dated 06.10.1993 made between Smt. Renuka Barman as purchaser therein purchased all that pieces and parcels of land admeasuring more or less 5 Cottahs, being Scheme Plot No.172, lying and situate at Mouza – Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi No. 271, comprised in R.S Dag Nos. 532 & 533 appertaining to R.S Khatian No. 244, 266, Police Station- Sonarpur in the District South 24-Parganas from the erstwhile owner therein Sri Ranjit Roy at a valuable consideration mentioned therein. The said deed was duly registered in the office of Sub-Registry office at Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 101, Pages 116 to 122, Being No. 7200 for the year 1993.



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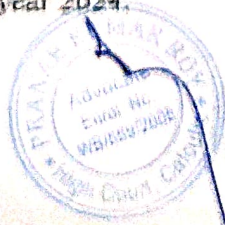
*Col. Nil/STARWOOD*

*Date: 06.02.2025*

**AND WHEREAS** on such purchase, said Smt. Renuka Barman became the sole, absolute and legal owner of the aforesaid land measuring more or less 5 Cottahs, being Scheme Plot No.172, lying and situate at Mouza - Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi No. 271, comprised in R.S Dag Nos. 532 & 533 appertaining to R.S Khatian No. 244, 266, Police Station- Sonarpur in the District South 24 Parganas and was in lawfully seized and possessed thereof, free from all encumbrances, lien, charges, attachments whatsoever and during her peaceful possession, said Smt. Renuka Barman as lawful owner sold, transferred, conveyed her right, title, interest and possession of the aforesaid landed property unto and in favour of Sri Goutam Prasad Ganguly and Sri Gourab Prasad Ganguly, both sons of Sri Gokul Prasad Ganguly by a registered sale deed dated 15.10.1999, duly registered in the office of Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 114, Pages 157 to 162, Being No. 6906 for the year 1999 at a valuable consideration mentioned therein. Thus they, became the sole, absolute and legal joint owners, were in lawfully seized and possessed thereof, free from all encumbrances, lien, charges, attachments whatsoever.

**AND WHEREAS** said Sri Goutam Prasad Ganguly and Sri Gourab Prasad Ganguly, both sons of Sri Gokul Prasad Ganguly as lawful joint owners and possessors, jointly sold, transferred, conveyed their right, title, interest and possession of the aforesaid landed property unto and in favour of Sri Gokul Chandra Das, son of Lt. Narendra Nath Das and Smt. Annapurna Das, wife of Sri Gokul Chandra Das by a registered sale deed dated 02.05.2002, duly registered in the office of Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 53, Pages 348 to 354, Being No. 3267 for the year 2002 at a the valuable consideration mentioned therein. Thus they, became the sole, absolute and legal joint owners, were in lawfully seized and possessed thereof, free from all encumbrances, lien, charges, attachments whatsoever.

**AND WHEREAS** during their peaceful possession, said Sri Gokul Chandra Das, son of Lt. Narendra Nath Das and Smt. Annapurna Das, wife of Sri Gokul Chandra Das as lawful joint owners and possessors, jointly sold, transferred, conveyed their right, title, interest and possession of the aforesaid landed property unto and in favour of Sri Shyam Sundar Das son of Lt. Jibon Krishna Das and Smt. Latika Das, wife of Sri Shyam Sundar Das by a registered sale deed dated 14.08.2023, duly registered in the office of Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 1608-2023, Pages 139017 to 139039, Being No. 07012 for the year 2023 at a the valuable consideration mentioned therein and due to some inadvertent mistakes crept in the said deed said Sri Gokul Chandra Das, son of Lt. Narendra Nath Das and Smt. Annapurna Das, wife of Sri Gokul Chandra Das rectified the same by executed a registered Deed of Declaration on 11.06.2024 unto and in favour of said Sri Shyam Sundar Das son of Lt. Jibon Krishna Das and Smt. Latika Das, wife of Sri Shyam Sundar Das. The said Declaration deed has been registered in the office of Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 1608-2024, Pages 92466 to 92481, Being No. 04851 for the year 2024.



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*Rel. NEC/STARWOOD*

*Date: 06.02.2026*

**AND WHEREAS** in the manner aforesaid, the said Sri Shyam Sundar Das son of Lt. Jibon Krishna Das and Smt. Latika Das, wife of Sri Shyam Sundar Das becomes the sole, absolute and lawful joint owners all that pieces and parcels of land admeasuring more or less 5 Cottahs, being Scheme Plot No.172, lying and situate at Mouza - Jagannathpur, J.L. No. 51, Re. Sa. No. 44, Touzi No. 271, comprised in R.S Dag Nos. 532 & 533, L.R Dag No. 620 appertaining to R.S Khatian No. 244, 266, within the limits of Rajpur-Sonarpur Municipality, Police Station- Sonarpur in the District South 24-Parganas and are presently in peaceful, un-disputed and un-encumbered possession of the same and recorded their names in L.R records of right, having L.R Khatian Nos. 2765 and 2766 and also mutated their names before Rajpur-Sonarpur Municipality, ward no. 08, being Holding No. 731, Kusumba, vide Assessment No. 1104302082842, more fully described in the FIRST SCHEDULE hereunder written.

**AND WHEREAS** the owners herein decided to presently develop the said premises, for increased financial consideration and benefits subject to the terms and conditions mentioned herein, agreed to collaborate with the Developer with considerable experience for developing the said premises accordingly they entered in to a registered Development Agreement, registered at the office of the ADSR Sonarpur, South 24 Parganas, and recorded in Book I, Volume 1608-2025, pages 23141 to 23162, as Deed No. 160801076 for the year 2025 under the terms and conditions mentioned therein, the Owners also granted the Developer the power to sell the Developer's Allocation by executing a registered Development Power of Attorney, recorded in Book I, Volume 1608-2025, pages 23719 to 23733, as No. 160801096 for the year 2025 and also executed a registered Supplementary Agreement for their respective specific allocations, which has been registered in the office of ADSR Sonarpur and recorded in Book No.1, Volume 1608-2026, pages 15589 to 15603, as No. 160800397 for the year 2026.

**AND WHEREAS** following the execution of said Development Agreement and Development Power of Attorney, the said Developer as lawful constituted Attorney of Owners, obtained Sanctioned Building Plan No. SWS-OBPAS/2207/2025/1367 dated 11.06.2025, duly approved by the Rajpur Sonarpur Municipality and the construction is currently undergoing in accordance with the said sanctioned plan.

According to the available records of the above mentioned registry offices, I do not find any adverse transfer/entry in respect of said property. Hence, in my opinion, MR. SHYAM SUNDAR DAS, son of Late Jibon Krishna Das and MRS. LATIKA DAS, wife of Shyam Sundar Das are the absolute lawful joint owners of the above property, having good, clear marketable title thereof. I hereby certify that the abovementioned property is free from all sorts of encumbrances, liens, charges, attachment, liabilities and lispendents of any kind whatsoever.

The online informations of concern Registry offices, court and municipal office are enclosed herewith.

Place:- Kolkata.

Date:- 06.02.2026.



*Pranab Kumar Roy*  
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Advocate  
High Court, Calcutta