



SUNNY SHAW

**Residential Chamber : Sonarpur Subhashpally,
Kamrabad Road, Kolkata - 700150, Mob: 987530202**

Non-Encumbrances Certificate and detailed report on title

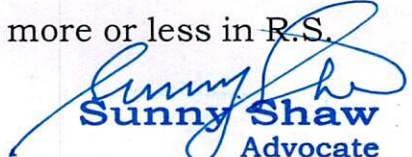
Ref. : **ALL THAT** piece and parcel of shali land measuring total **04 Cottahs 08 Chittaks 38.72 sq. ft.** equivalent to **7.51 decimal** more or less in R.S. & L.R. Dag No. 208/260, in R.S & L.R. Dag No. 208/261, in R.S & L.R. Dag No. 208/262, L.R Khatian No. 2895, under R.S Khatian No. 44, comprised in Mouza- Nayabad, J.L. No.25, In Premises No.4008, Nayabad, Vide Assessee No.311090840555, Street Name, Nayabad, Ward No. 109, Touzi No.56, District Sub Registrar - V, Alipore, Post Office- Panchasayar, Police Station - Purba Jadavpur, District - South-24 Parganas, Kolkata-700094, West Bengal together with structures constructed thereon

Present owners of the said plot: **ARUN PAUL**

I have caused necessary searches in the District Sub- Registry Office at Alipore, Additional District Sub-Registrar - Sealdah and Additional Registrar Assurances at Calcutta for the period from 1985 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 **ARUN PAUL (PAN - AONPP2786B) (AADHAAR NO. - 9901 4680 7472)**, son of Late Chandra Benode Paul, by faith - Hindu, by occupation - Retired person, by nationality - Indian, residing at 2/38 A/1 Sree Colony, Circus Avenue, Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata - 700092, District - South 24 Parganas, is absolute recorded owner of **ALL THAT** piece and parcel of shali land measuring total **04 Cottahs 08 Chittaks 38.72 sq. ft.** equivalent to **7.51 decimal** more or less in R.S.


Sunny Shaw
Advocate

**Alipore Judges Court
Kolkata-700 027**

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09/09/24



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Kamrabad Road, Kolkata – 700150, Mob: 9875302028**

& L.R. Dag No. 208/260, in R.S & L.R. Dag No. 208/261, in R.S & L.R. Dag No. 208/262, L.R Khatian No. 2895, under R.S Khatian No. 44, comprised in Mouza- Nayabad, J.L. No.25, In Premises No.4008, Nayabad, Vide Assessee No.311090840555, Street Name, Nayabad, Ward No. 109, Touzi No.56, District Sub Registrar – V, Alipore, Post Office- Panchasayar, Police Station – Purba Jadavpur, District – South-24 Parganas, Kolkata-70009 together with all easementary rights and interest thereon and the owner also mutated his 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.4008, Nayabad has been issued for the property land.

I hereby state that the above mentioned land of **ARUN PAUL**, is/are free from all encumbrances, charges, liabilities, attachment and lis pendens of any kind whatsoever and the said property has saleable, transferable 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
09/09/24