

JAY MITRA RAY

Advocate

**Barasat Judges' Court
Barasat , Kolkata – 700 124,
Dist : North 24 Parganas**

**Chamber / Residence :
Banamalipur, Barasat
Dist : North 24 Parganas
Phone: 9830585646**

Ref:

Date : 21/06/25

**NON-ENCUMBRANCE CERTIFICATE
AND DETAILED REPORT ON TITLE**

REF: ALL THAT a piece and parcel of "BASTU" land measuring **22** Decimals (as per deed) but physically measured as **19** Decimals more or less together with a pucca structure measuring **350 Sq.ft.** under **MOUZA – BALURIA**, J.L. No. 37, Re.Su. No. 227, Touzi No. 146. Comprised in Nija Khatian No. 366 under Khatian No. 338, in Hal R.S. Khatian No. 863, corresponding to **L.R. Khatian No. 1628 in R.S. & L.R. Dag No. 1101**, under the Collector of North 24 Parganas for and on behalf of Government of West Bengal, within the local limits of Barasat Municipality under **Holding No. 77, Chakraborty Para (Uttar Baluria) in Ward No. 05** under P.S. Barasat, A.D.S.R.O. Kadambagachi, Kolkata – 700 126, Dist – North 24 Parganas.

Present Owner:

SHRI SUSIL KUMAR CHAKRABORTY

ALIAS SUSIL CHAKRABORTY,

Son of Late Bijoy Lal Chakraborty,

Residing at Chakraborty Para, Uttar Baluria,

P.O. Nabapally, P.S. Barasat, Kolkata – 700126,

Dist – North 24 Parganas

I have caused necessary searches for the aforesaid Property at the Office of the A.D.S.R.O. Kadambagachi, D.R. North 24 Parganas and R.A. Kolkata for the period from 2013 to 2025 in respect of the above referred landed property and have inspected the relevant Deeds and related papers / documents in connection with the above mentioned landed property

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My report is as follows :-

On perusal of the available Deeds of Sale it has been found that the Present Owner **SHRI SUSIL KUMAR CHAKRABORTY ALIAS SUSIL CHAKRABORTY**, Son of Late Bijoy Lal Chakraborty, residing at Chakraborty Para, Uttar Baluria, P.O. Nabapally, P.S. Barasat, Kolkata – 700126, Dist – North 24 Parganas, obtained the aforesaid landed property from his deceased father Bijoy Lal Chakraborty by way of inheritance under Hindu Succession Act, who also obtained the said landed property from his deceased mother Chapala Bala Debi by way of inheritance under Hindu Succession Act and said Chapala Bala Devi purchased the said landed property from Fakir Ahammed Mondal by virtue of a Registered Mourahi Mokarari Patta Deed being No. 5070 dated 14/06/1955 which was duly Registered at S.R.O. Barasat and recorded the same in Book No. I, Volume No. 53, Pages from 281 to 283 for the year 1955 and said **SHRI SUSIL KUMAR CHAKRABORTY ALIAS SUSIL CHAKRABORTY** also purchased the land measuring 02 Cottahs 08 Chittacks more or less i.e. more or less 04 Decimals from Shri Debendra Nath Chakraborty by virtue of a Registered Deed of Sale being No. 12235 dated 03/08/1966 which was duly registered at S.R.O. Barasat and recorded the same in Book No. I, Volume No. 137, Pages from 294 to 296 for the year 1966

Thus aforesaid manner i.e. by way of inheritance and by virtue of aforesaid Registered Deed of Sale being No. 12235 for the year 1966 said **SHRI SUSIL KUMAR CHAKRABORTY ALIAS SUSIL CHAKRABORTY**, Son of Lt. Bijoy Lal Chakraborty, become the absolute owner of the aforesaid total landed property measuring **22 Decimals (as per deed) but physically measured as 19 Decimals** and

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(3)

he mutated and recorded his name before the local B.L. & L.R.O in L.R. Records of right in **L.R. Khatian No. 1628 in R.S. & L.R. Dag No. 1101** and also recorded his name before the local Barasat Municipality under **Holding No. 77, Chakraborty Para (Uttar Baluria) in Ward No. 05** and paid respective Municipal Tax and Khazna in respect of his aforesaid landed property and he seize, possess and enjoying the said property without any interruption since the date of purchase.

And Whereas said **SHRI SUSIL KUMAR CHAKRABORTY ALIAS SUSIL CHAKRABORTY, the Present Owner** with a view to construct a Multi-Storied Building over the said plot of land entered into a Registered Development Agreement with Development Power of Attorney being No. 150207114 dated 29/07/2024, which was duly registered at the Office of D.S.R.-II, North 24 Parganas at Barasat and recorded the same in Book No. I, Volume No. 1502-2024, Pages from 178894 to 178939 for the year 2024 over their said plot of land with **A. R. INFRASTRUCTURE**, a Partnership Firm incorporated under the India Partnership Act, having its Office at 3/A, N.D.P.-I, Sarojini Pally, P.O. Nabapally, P.S. Barasat, Kolkata – 700 126, Dist – North 24 Parganas, represented by its Partners **(1) SMT. SHARMISTHA BHATTACHARYA**, W/o. Shri Rupayan Bhattacharya, residing at Sarojini Pally, P.O. Nabapally, P.S. Barasat, Kolkata – 700 126, Dist – North 24 Parganas AND **(2) SMT. SAPTAPARNA DAS**, Wife of Shri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. Nabapally, P.S. Barasat, Kolkata – 700 126, Dist – North 24 Parganas, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, the DEVELOPER.

After going through the said searches as per available records supplied by the above mentioned Registering Offices in respect of the aforesaid

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(4)

property, no adverse report of any kind of transfer has been traced out at the material time of the said search and as such it appears to me that said **SHRI SUSIL KUMAR CHAKRABORTY ALIAS SUSIL CHAKRABORTY**, Son of Late Bijoy Chakraborty, is the present owner of the aforesaid landed property and he has every right, title, interest and physical possession over the said property which was obtained by way of inheritance and purchased by virtue of above mentioned Registered Deed of Sale and the said property is marketable and free from encumbrances as per the said search.

The Original receipts for the relevant searches are enclosed herewith.



(Jay Mitra Ray)

Advocate

Barasat Judges' Court

Kolkata - 700 124

Barasat, North 24 Parganas

Encl: 1) Original Search Receipt