

DEBJIT GHOSH, BSc., LL.B.

Chamber & Residence: -

Advocate

Kolupukur Panchanantala, Chandannagar, Dist.-
Hooghly, West Bengal, PIN- 712136.

Mobile No., 9433780705, 8100486850

Email- debjitghoshadv@gmail.com

**Chandernagore Court ,
Chinsurah Judges Court,
Railway Claims Tribunal**

Ref:

Date: 06/06/2024

To,
M/S. PHOENIX,
Gopal Babu Road, Charmandirtala,
P.O.- Gondalpara, P.S.- Chandannagar,
Dist.- Hooghly, PIN- 712136

Sub: Opinion on the Title Report certifying Non-encumbrances
of the Bastu Property (i) admeasuring about 2 Katha 14 Chattak 8
Sq.ft. or 0.047 Acre along with a old building having covered area of
..... Sq.ft. appertaining to R.S. Dag Nos.- 339 & 340 of R.S.
Khatian No.- 145, corresponding to L.R. Dag No.- 466 of L.R.
Khatian No.- 2410 and (ii) admeasuring about 1 Katha 1 Chattak or
0.017 Acre along with a old building having covered area of
Sq.ft. appertaining to R.S. Dag No.- 338 of R.S. Khatian No.- 145,
corresponding to L.R. Dag No.- 465 of L.R. Khatian No.- 2410; thus
total admeasuring 3 Katha 15 Chattak 8 Sq.ft. (more or less) along
with the old building situated thereon, in the District of Hooghly;
Mouza, Sub-Division, Additional District Sub-Registry Office and
Police Station- Chandernagore; J.L. No.- 1; Sheet No.- 18; situated
in the area of Sabinara Main Road, incorporate to Holding Nos.- 239
(new) / 196 (old) and 240 (new) under Ward No.- 19 of
Chandernagore Municipal Corporation, belonging to **MR. GOUTAM**
SAHA (Aadhaar No.- 8236 8943 4282, PAN- AWLPS1242D), S/o.
Late Pran Krishna Saha, resident of C/4 Rozary Apartment, G.T.
Road, Barabazar, Post and Police Station- Chandannagar, District-
Hooghly, West Bengal, PIN- 712136. The aforesaid owner is at
present the absolute sole owner and possessor of the
aforementioned property.



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NON ENCUMBRANCE CERTIFICATE

I hereby certify that on perusal of the search reports from: -

- a) A.D.S.R. Chandannagar for the years 1993-1994.
- b) A.D.S.R. Chandannagar for the years 1995-2018.
- c) A.D.S.R. Chandannagar for the years 2018-2024.
- d) D.S.R.- II Hooghly for the years 1993-2015.
- e) D.S.R.- II Hooghly for the years 2015-2024.

along with the Searching report from B.L. & L.R.O. Singur (Khalisani), Court of Ld. Civil Judge (Jr. Div), Chandernagore and other documents supplied to me in connection with the Title of the property in question is free from all sort of encumbrances and liens.

Date: 06/06/2024

Signature

DEBJIT GHOSH
Advocate
Chandernagore Court &
Chinsurah Judges' Court, Hooghly

ENROLMENT NO. -WB/1AA/1997