



BIKASH KARMAKAR

B.Com., L.L.B. (Advocate) High Court, Calcutta

9903497515 / 8910177077

adv.bkarmakar@gmail.com

Dated : 25/09/2025

NO ENCUMBRANCES CERTIFICATE AND DETAILED TITLE REPORT

Ref : **ALL THAT** piece and parcel of **Bastu Land** measuring about 13 (thirteen) Decimals equivalent to **08 (eight) Cottahs more or less** lying and situate at **Mouza- Mohisgote**, J.L No. 20, Touzi No. 145, Sabek Khatian No. 11, Kri Khatian No. 704, **L.R Khatian No. 1141, 1142, 1143 & 1144, R.S/L.R Dag No. 936** under Mohisbathan 2 No. Gram Panchayet but newly incorporated **Bidhannagar Municipal Corporation within Ward No. 27, Mohisgote Road, Kolkata - 700102**, Police Station- Newtown, (Previously Rajarhat), A.D.S.R Office at Rajarhat, Newtown Previously Bidhannagar, Salt Lake City, in the District of North 24 Parganas.

Present owners of the said plot : 1) **SRI NEPAL MONDAL,**
2) **SRI SUBIR MONDAL,**
3) **SRI JAYANTA MONDAL** and
4) **SRI PRASANTA MONDAL,**
all sons of Sarat Mondal.

I have caused necessary searches in the Additional District Sub Registry Office at i) Bidhannagar, Salt Lake City for the period from 2002 to 2012, ii) Rajarhat, Newtown for the period from 2012 to 2025, iii) D.S.R – I, North 24 Parganas for the period from 2023 to 2025, iv) D.S.R – II, North 24 Parganas for the period from 2005 to 2025, v) D.S.R – III, North 24 Parganas for the period from 2023 to 2025, vi) A.R.A - I, Kolkata for the period from 2019 to 2025, vii) A.R.A - II, Kolkata for the period from 2010 to 2025, viii) A.R.A - III, Kolkata for the period from 2019 to 2025, and ix) A.R.A - IV, Kolkata for the period from 2019 to 2025, and have inspected the settlement Record, B.L. & L.R.O Mutation and all other relevant documents in respect of the aforesaid Property and also found that the said plot is not affected by any trust, mortgage, charges, lease, lien, attachment or any other encumbrances or any right of easement in favour of any person or persons.



Chamber: KARMAKAR & ASSOCIATES, LAW FIRM, Krishnapur Main Road, Siddhartha Nagar, Kolkata - 700102

Residence: JYOSTNALAYA, Krishnapur Siddhartha Nagar, Near: Vidya Sagar High School, Kolkata 700102

③Karmakar.
(Adv)



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My report is as follows :

WHEREAS one Lakshmi Kanta Dhali, Sri Sushil Dhali, Sri Netai Dhali and Sri Sarat Chandra Dhali was the absolute owners of **ALL THAT** piece and parcel of land measuring about 13 Decimals more or less lying and situate at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, C.S Dag No. 890 & 336, C.S Khatian No. 11, Parganas – Kolkata, P.S- Rajarhat, District- North 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid land said Lakshmi Kanta Dhali, Sri Sushil Dhali, Sri Netai Dhali and Sri Sarat Chandra Dhali sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 13 Decimals more or less lying and situate at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, C.S Dag No. 890 & 336, C.S Khatian No. 11, Parganas – Kolkata, P.S- Rajarhat, District- North 24 Parganas to Smt. Radha Rani Mondal, wife of Late Santosh Kumar Mondal by virtue of Registered suf bickroy kobala dalil dated 05/11/1965, registrar at A.D.S.R Cossipur, DumDum and recorded in Book No. I, Volume No. 134, Pages from 1 to 3, Being No. 8975 for the year 1965 and handed over the possession of the said land to her and since then she was possessing and enjoying the said land freely, frequently without any encumbrances and have acquired a valid good and marketable title of the same but the specification of the said land has been modified in the records of the rights and the said land came under a new Dag No. 936, under a new Khatian no. 489 and as such the said land has been recorded in her name in the newly published khatian and as such she has acquired a valid good and marketable title over the said land.

AND WHEREAS by dint of said suf bickroy kobala dalil dated 05/11/1965 said Smt. Radha Rani Mondal, wife of Late Santosh Kumar Mondal was the owner of **ALL THAT** piece and parcel of land measuring about 13 Decimals more or less lying and situate at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, C.S Dag No. 890 & 336, R.S Dag No. 936,



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B. Karmaakar
(Adv)



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C.S Khatian No. 11, R.S Khatian No. 489, Parganas – Kolkata, P.S- Rajarhat, District- North 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid land said Smt. Radha Rani Mondal, wife of Late Santosh Kumar Mondal sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 13 Decimals more or less lying and situate at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, C.S Dag No. 890 & 336, R.S Dag No. 936, C.S Khatian No. 11, R.S Khatian No. 489, Parganas – Kolkata, P.S- Rajarhat, District- North 24 Parganas to Sri Sarat Chandra Mondal, son of Late Santosh Kumar Mondal by virtue of Registered suf bickroy kobala dalil dated 09/08/1988, registrar at A.D.S.R Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. 143, Pages from 325 to 330, Being No. 7087 for the year 1988.

AND WHEREAS by dint of said suf bickroy kobala dalil dated 09/08/1988 said Sri Sarat Chandra Mondal, son of Late Santosh Kumar Mondal became the absolute and rightful owner of **ALL THAT** piece and parcel of land measuring about 13 Decimals more or less lying and situate at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, C.S Dag No. 890 & 336, R.S Dag No. 936, C.S Khatian No. 11, R.S Khatian No. 489, Parganas – Kolkata, A.D.S.R Office at Bidhannagar, Salt Lake City under Mohisbathan II No. Gram Panchayet, P.S- Newtown formerly Rajarhat, District- North 24 Parganas.

AND WHEREAS while possessing of the aforesaid land said Sarat Chandra Mondal, son of Late Santosh Kumar Mondal gifted, transferred and conveyed **ALL THAT** piece and parcel of Bastu Land measuring about 13 (thirteen) Decimals equivalent to 08 (eight) Cottahs more or less together with 100 Sq.ft more or less tiles shed structure alongwith other land in different Dags at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, Sabek Khatian No. 11, R.S Khatian No. 489, Kri Khatian No. 704, R.S/L.R Dag No. 936 under Mohisbathan 2 No. Gram Panchayet, Police Station- Newtown, (Previously



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B. Karma Kar
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Rajarhat), A.D.S.R Office at Rajarhat, Newtown Previously Bidhannagar, Salt Lake City, in the District of North 24 Parganas alongwith others land in different Dags to his four sons namely 1) Nepal Mondal, 2) Subir Mondal, 3) Jayanta Mondal and 4) Sri Prasanta Mondal by virtue of a Registered Deed of Gift (Danpatra Dalil) dated 02.07.2013 registered at A.D.S.R Rajarhat, Newtown and the said Deed was recorded in Book No. I, CD Volume No. 12, Pages from 4328 to 4339, Being No. 08147 for the year 2013.

AND WHEREAS vide dint of said Registered Deed of Gift (Danpatra Dalil) dated 02.07.2013 said 1) Nepal Mondal, 2) Subir Mondal, 3) Jayanta Mondal and 4) Sri Prasanta Mondal became the absolute and rightful joint owners of **ALL THAT** piece and parcel of Bastu Land measuring about 13 (thirteen) Decimals equivalent to 08 (eight) Cottahs more or less together with 100 Sq.ft more or less tiles shed structure at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, Sabek Khatian No. 11, Kri Khatian No. 704, R.S/L.R Dag No. 936 under Mohisbathan 2 No. Gram Panchayet, Police Station- Newtown, (Previously Rajarhat), A.D.S.R Office at Rajarhat, Newtown Previously Bidhannagar, Salt Lake City, in the District of North 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid land said 1) Nepal Mondal, 2) Subir Mondal, 3) Jayanta Mondal and Sri Prasanta Mondal applied for mutation of their name before the B.L & L.R.O, Rajarhat and got L.R Khatian No. 1141, 1142, 1143 & 1144 respectively and thereafter constructed two storied building total measuring about 1000 Sq.ft more or less of the aforesaid land.

AND WHEREAS by virtue of the aforesaid the present vendors herein namely 1) **Nepal Mondal, 2) Subir Mondal, 3) Jayanta Mondal and Sri Prasanta Mandal** became the absolute and rightful undivided joint owners of **ALL THAT** piece and parcel of Bastu Land measuring about 13 (thirteen) Decimals equivalent to 08 (eight) Cottahs more or less together with two storied building total measuring about 1000 Sq.ft more or less



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lying thereon at Mouza- Mohisgote, J.L No. 20, Touzi No. 145, Sabek Khatian No. 11, Kri Khatian No. 704, L.R Khatian No. 1141, 1142, 1143 & 1144, R.S/L.R Dag No. 936 under Mohisbathan 2 No. Gram Panchayet but newly incorporated Bidhannagar Municipal Corporation within Ward No. 27, Mohisgote Road, Kolkata - 700102, Police Station- Newtown, (Previously Rajarhat), A.D.S.R Office at Rajarhat, Newtown Previously Bidhannagar, Salt Lake City, in the District of North 24 Parganas, West Bengal which is free from all sorts of encumbrances.

AND WHEREAS thereafter said 1) **SRI NEPAL MONDAL**, son of Sri Sarat Mondal, **PAN- BLMPM1188F, D.O.B - 02/07/1969, AADHAAR NO. 4254 7952 9519, M- 7003754058**, by faith - Hindu, by Nationality - Indian, by occupation - Business, 2) **SRI SUBIR MONDAL**, son of Sri Sarat Mondal, **PAN- ALMPM8193K, D.O.B - 18/12/1975, AADHAAR NO. 2712 3320 3224, M- 9051458614**, by faith - Hindu, by Nationality - Indian, by occupation - Business, 3) **SRI JAYANTA MONDAL**, son of Sri Sarat Mondal, **PAN- AKQPM2925A, D.O.B - 17/01/1980, AADHAAR NO. 8123 3219 2099, M- 7980626819**, by faith - Hindu, by Nationality - Indian, by occupation - Business and 4) **SRI PRASANTA MANDAL**, son of Sri Sarat Mondal, **PAN - ALPPM9447F, D.O.B - 01/04/1982, AADHAAR NO. 4156 5798 4150, M - 9831158446**, by faith - Hindu, by Nationality - Indian, by occupation - Business all are residing at Mohisgote, Dhalipara, P.O- Krishnapur, P.S- Newtown, District- North 24 Parganas, Kolkata- 700102, the Landowners herein entered into a Development Agreement with "**RAJ RAJESWARI DEVELOPER**", a Partnership Firm, **PAN- AASFR3075Q, D.O.I - 02/12/2014**, having its office at BD-63, Samarpally, Krishnapur, Post Office- Krishnapur, Police Station- Baguiati, District- North 24 Parganas, Kolkata- 700102 represented by its one of the partner out of three partners namely **SRI BALAI CHANDRA SAHA**, son of Sri Anil Chandra Saha, **PAN- ATCPs9844B, D.O.B - 03/06/1975, AADHAAR NO. 8190 5870 1111, M- 9836505410**, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at AB-280, Samarpally, Krishnapur, P.O - Krishnapur, P.S - Baguiati, District -



Chamber: KARMAKAR & ASSOCIATES, LAW FIRM, Krishnapur Main Road, Siddhartha Nagar, Kolkata - 700102

Residence: JYOSTNALAYA, Krishnapur Siddhartha Nagar, Near: Vidya Sagar High School, Kolkata 700102

(Bkarmakar, Adv)



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North 24 Parganas, Kolkata-700102 West Bengal, India, on 26/07/2017 at Addl. District Sub-Registrar Rajarhat, New Town, North 24 Parganas and recorded in Book No. I, Volume No. 1523-2017, Pages from 203369 to 203423, **Being No. 152307112** for the year 2017 and thereafter also executed a Development Power of attorney in favour of the Developer on 26/07/2017 before the Additional District Sub-Registrar, Rajarhat, Newtown, and recorded in Book No. I, Volume No.1523-2017, pages from 203424 to 203450, Being No152307118 for the year 2020.

I hereby certify that the above mentioned land of 1) **SRI NEPAL MONDAL**, son of Sri Sarat Mondal, **PAN- BLMPM1188F, D.O.B – 02/07/1969, AADHAAR NO. 4254 7952 9519, M- 7003754058**, by faith – Hindu, by Nationality – Indian, by occupation – Business, 2) **SRI SUBIR MONDAL**, son of Sri Sarat Mondal, **PAN- ALMPM8193K, D.O.B – 18/12/1975, AADHAAR NO. 2712 3320 3224, M- 9051458614**, by faith – Hindu, by Nationality – Indian, by occupation – Business, 3) **SRI JAYANTA MONDAL**, son of Sri Sarat Mondal, **PAN- AKQPM2925A, D.O.B – 17/01/1980, AADHAAR NO. 8123 3219 2099, M- 7980626819**, by faith – Hindu, by Nationality – Indian, by occupation – Business and 4) **SRI PRASANTA MANDAL**, son of Sri Sarat Mondal, **PAN - ALPPM9447F, D.O.B – 01/04/1982, AADHAAR NO. 4156 5798 4150, M - 9831158446**, by faith – Hindu, by Nationality – Indian, by occupation – Business all are residing at Mohisgote, Dhalipara, P.O- Krishnapur, P.S- Newtown, District- North 24 Parganas, Kolkata - 700102, is free from all sorts of encumbrances, charges, liabilities lines and lispens attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I have made necessary enquiries the respective authorities and certify that the said property is not affected by any scheme of acquisition of the HIDCO, C.I.T., K.M.D.A., and Municipality. I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land(Celling and Regulation) Act 1976 and the same is fit for equitable mortgage.

Chamber: KARMAKAR & ASSOCIATES, LAW FIRM, Krishnapur Main Road, Siddhartha Nagar, Kolkata - 700102

Residence: JYOSTNALAYA, Krishnapur Siddhartha Nagar, Near: Vidya Sagar High School, Kolkata 700102

(Signature)
@Karmakar.
(Adv)



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The receipt for the relevant searches are enclosed herewith.

- i) Search No. 1523007434/2025, dated 22/09/2025 (A.D.S.R RAJARHAT, NEWTOWN)
- ii) Search No. 1504006388/2025, dated 22/09/2025 (A.D.S.R BIDHANNAGAR, SALT LAKE)
- iii) Search No. 15010045055/2025, dated 22/09/2025 (D.S.R – I, NORTH 24 PARGANAS)
- iv) Search No. 1502013490/2025, dated 23/09/2025 (D.S.R – II, NORTH 24 PARGANAS)
- v) Search No. 1525009349/2025, dated 22/09/2025 (D.S.R – III, NORTH 24 PARGANAS)
- vi) Search No. 1901026235/2025, dated 24/09/2025 (A.R.A – I, KOLKATA)
- vii) Search No. 1902024328/2025, dated 22/09/2025 (A.R.A – II, KOLKATA)
- viii) Search No. 1903024154/2025, dated 23/09/2025 (A.R.A – III, KOLKATA)
- ix) Search No. 1904020522/2025, dated 22/09/2025 (A.R.A – IV, KOLKATA)


BIKASH KARMAKAR 25/09/2025
Advocate
High Court, Calcutta
Reg. No.- WB-225/2007
M- 9903497515

SIGNATURE OF THE ADVOCATE WITH SEAL



Chamber: KARMAKAR & ASSOCIATES, LAW FIRM, Krishnapur Main Road, Siddhartha Nagar, Kolkata - 700102

Residence: JYOSTNALAYA, Krishnapur Siddhartha Nagar, Near: Vidya Sagar High School, Kolkata 700102

Government of West Bengal
Office of the RAJARHAT (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 22-09-2025

Serial No of Application	1523007434/2025	Search No	1523007434/2025
Search for the Years	From 2012 To 2025	Record Available	From 22/11/2012 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Mahishgot(Part), , Plot No: LR- 00936		
From whom Received	A Jana	All Transaction	
Fees Paid under Articles	F1(i) 20 /- F1(ii) 260 /-		

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Rajarhat, Mouza: Mahishgot(Part), Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: LR-936 Khatian: 1141	Area of Land: 0.0733334 decimal (32 Sqft)

Deed Details :

Deed No: I-152309728/2020, Query No: 15233001748530/2020, Serial No: 1523009904/2020, Page: 380546 - 380569, Date of Registration: 24/12/2020, Date of Completion: 28/12/2020,



(Mr Pranab Kumar Datta)

A.D.S.R. RAJARHAT

OFFICE OF THE A.D.S.R. RAJARHAT

Government of West Bengal
Office of the BIDHAN NAGAR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 22-09-2025

Serial No of Application	1504006388/2025	Search No	1504006388/2025
Search for the Years	From 2002 To 2012	Record Available	From 30/11/2007 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Mahishgot(Part), , Plot No: LR- 00936		
From whom Received	R S Hajrah	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	200 /-
Search Result:	No Record Found		

(Mrs Sukanya Talukdar)
A.D.S.R. BIDHAN NAGAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR



Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 22-09-2025

Serial No of Application	1501045055/2025	Search No	1501045055/2025
Search for the Years	From 2023 To 2025	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Mahishgot(Part), , Plot No: LR- 00936		
From whom Received	Prodip Debnath		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 40 /-	All Transaction

Search Result: No Record Found



(Miss Sujata Tarafdar)

D.S.R. - I NORTH 24-PARGANAS

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS

Receipt for fees deposited for Search

Form - 1556

Date of Application: 23-09-2025

Serial No of Application	1502013490/2025	Search No	1502013490/2025
Search for the Years	From 2005 To 2025	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Mahishgadi, Plot No: LR- 00936		
From whom Received	Pradip Debnath		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 400 /-	All Transaction

Search Result: No Record Found

(Ms Rita Lepcha)

D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS



Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 22-09-2025

Serial No of Application	1525009349/2025	Search No	1525009349/2025
Search for the Years	From 2023 To 2025	Record Available	From 21/02/2014 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Mahishgot, Plot No: LR- 00936		
From whom Received	Pradip Debnath		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 40 /-	All Transaction

Search Result: No Record Found

(Mrs Swati De)

D.S.R. - III NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS



Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 24-09-2025

Serial No of Application	1901026235/2025	Search No	1901026235/2025
Search for the Years	From 2019 To 2025	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Mahishgot(Part), , Plot No: LR- 00936		
From whom Received	N C PATRA	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	120 /-

Search Result: No Record Found



(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA

Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 22-09-2025

Serial No of Application 1902024328/2025
Search for the Years From 2010 To 2025

Search No 1902024328/2025
Record Available From 10/11/2008 onwards
District: North 24-Parganas, PS: Rajarhat, Mouza: Mahishgot(Part), , Plot No: LR- 00936
All Transaction

Property to be Searched
From whom Received N C PATRA

Fees Paid under Articles F1(i) 20 /- F1(ii) 300 /-

Search Result: No Record Found



(Mr Satyajit Biswas)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA

Government of West Bengal
Office of the KOLKATA (A.R.A. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 23-09-2025

Serial No of Application	1903024154/2025	Search No	1903024154/2025
Search for the Years	From 2019 To 2025	Record Available	From 01/01/1900 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Mahishgot(Part), , Plot No: LR- 00936		
From whom Received	N C Patra .		All Transaction
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 120 /-	
Search Result:	No Record Found		

(Mr Samar Kumar Pramanick)
A.R.A. - III KOLKATA
OFFICE OF THE A.R.A. - III KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 22-09-2025

Serial No of Application	1904020522/2025	Search No	1904020522/2025
Search for the Years	From 2019 To 2025	Record Available	From 29/08/2015 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Mahishgot(Part), , Plot No: LR- 00936		
From whom Received	N C Patra	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii)	120 /-
Search Result:	No Record Found		

(Mr Mohul Mukhopadhyay)

A.R.A. - IV KOLKATA

OFFICE OF THE A.R.A. - IV KOLKATA

