



SUNNY SHAW (ADVOCATE)
Residential Chamber : Sonarpur Subhashipally,
Kamrabad Road, Kolkata - 700150,
Mob: 9875302028

TO WHOMSOEVER IT MAY CONCERN

Ref.: ALL THAT entire area of land admeasuring 84 decimal, comprised in Mouza- Bonhooghly, J.L No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Additional District Sub Registrar -Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, District-South-24 Pargana, West Bengal, Kolkata-700151.

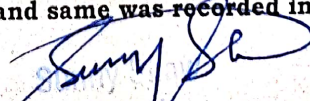
The PROPERTY is nearby/adjacent to 15 feet wide metal road named Dr. Bidhan Chandra Roy Road (Dr. B. C. Roy Road)

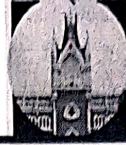
Present owners of the said Dags: Subhash Chandra Naskar@ Subhash Naskar, Prabhas Chandra Naskar Prabhas Naskar, Mr. Bikash Agarwal, Mrs. Reshmi Bhowmick, Mrs. Malini Gupta, And Mr. Umesh Swaika.

I have caused necessary searches in the District Registry Office, Sub Registry Office at Sonarpur and Alipore Court for the period from 1990 to 2026 and have inspected the settlement Records, BLRO Mutation and all other relevant documents in respect of the aforesaid Property. My report is as follows:

- That said **Mrs. Malini Gupta, Mr. Umesh Swaika, and Mr. Bikash Agarwal**, became the absolute Joint owners of divided, demarcated and identified plot no. 16, given hereunder;

ALL THAT divided and demarcated piece and parcel of land measuring **02 Katha 10 Chittack 34 Sq. Ft. a bit more or less** identified as **Plot no. 16 out of entire area of Land admeasuring 84 Decimal a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 10118 and 10387, Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office- Dingelpota, Police Station Narendrapur formerly Sonarpur, Pincode – 700151; District – South-24 Pargana, West Bengal, which was duly registered on 17.06.2025 in the office of **Additional District Sub-Registrar Sonarpur and same was recorded in**


Advocate
Alipore Judges Court

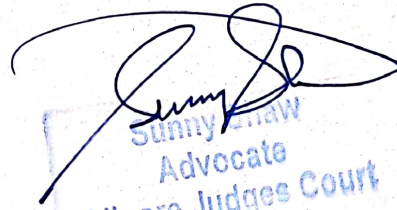


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Book no.1, Volume-1608-2025, Pages from 120881 to 120906, Being No. 05775 for the
Year 2025.

I hereby state that the above mentioned land of **Mrs. Malini Gupta, Mr. Umesh Swaika, and Mr. Bikash Agarwal**, is free from all encumbrances, charges, liabilities and lispdents attachment of any kind whatsoever and the said property has saleable 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.


Sunny Shaw
Advocate
Alipore Judges Court