

**MR. DILIP HOMCHAUDHURY**  
LL.B.

Advocate & Legal Consultant  
(Specially deals in property &  
Tax matter)

Resi : Indraneel Apartment,  
Rajarhat Road, Kol - 59.  
Chamber : GA-47, Narayantala  
West, Baguiati, Kolkata - 59.

Ref. No. ....

Date : 10.11.2025

**NON ENCUMBRANCES CERTIFICATE**

**AND**

**DETAILED REPORT ON TITLE**

**SUB : ALL THAT** one piece and parcel of a plot of land measuring an area of 15 Satak corresponding to 9 (nine) Cottahs 1 (one) Chittack 9 (nine) sq. ft. more or less but as per physical measurement 8 (eight) Cottahs 10 (ten) Chittacks more or less lying and situated at Mouza - Mahisbathan, J. L. No. 18, R. S. No. 23, Touzi No. 172, comprised in C. S. Dag No. 216, R. S. and L. R. Dag No. 124, under R. S. Khatian No. 146, L. R. Khatian No. 1867 & 1868, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, in the District of North 24-Parganas.

**PRESENT OWNERS** : (1) **SRI BIJAN MONDAL**, son of Late Lalit Mohan Mondal and (2) **SMT. PRAVATI MONDAL**, wife of Sri Bijan Mondal, both of Mahisbathan, MB-72, P. O. Krishnapur, P. S. Electronic Complex, Kolkata - 700 102, Dist. North 24-Parganas.

I have caused necessary searches in the Office of the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) for the period from 2012 to 2025 and also have inspected the other documents in respect of the aforesaid property though On-line I have given the report.

**My Report is as follows : -**

The present Owners herein purchased **ALL THAT** one piece and parcel of a plot of land measuring an area of 15 Satak corresponding to 9 (nine) Cottahs 1 (one) Chittack 9 (nine) sq. ft. more or less but as per physical measurement 8 (eight) Cottahs 10 (ten) Chittacks more or less lying and situated at Mouza - Mahisbathan, J. L. No. 18, R. S. No. 23, Touzi No. 172, comprised in C. S. Dag No. 216, R. S. and L. R. Dag No. 124, under R. S. Khatian No. 146, L. R. Khatian No. 1867 & 1868, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, in the District of North 24-Parganas by virtue of one Deed of Conveyance duly registered before the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 1, pages 8311 to 8324, Being No. 00347, for the year 2015.

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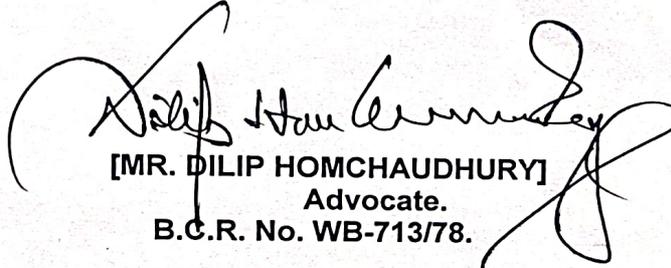
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Since then the present Owners became absolute owners of the said property and recorded their names in the Records of Rights and obtained L. R. Khatian No. 1867 & 1868 and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as they will think fit and proper.

I hereby certify that on the basis of the available documents duly supplied by the present Owners herein I have verified the same carefully and during the period of my search I have not find out any later entry over the aforesaid property and the said property is free from all encumbrances, liens, lispences, claims and demands whatsoever and the said property is fit for equitable mortgage.

  
[MR. DILIP HOMCHAUDHURY]  
Advocate.  
B.C.R. No. WB-713/78.