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NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE.

Ref. : All that piece and parcel of Bastu land measuring 4.23 Bighas more or less lying and situated at L.R. Khatian No.15143, R.S. Dag Nos.8905, 8906 and 8907, Mouza Nabadwip, J.L. No. 20, Rayata Satwa, Police Station Nabadwip, within the limits of the Nabadwip Municipality, District Nadia, A.D.S.R.O. – Nabadwip.

Present owner of the said plot: Nabadwip Municipality.

I have caused necessary searches in the Sub Registry Office at Nabadwip, Additional District Sub Registrar, Krishnanagar, Registrar of Assurance at Kolkata for a period from 1999 to 2015 and have inspected the settlement Records, B.L. & L.R.O. Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows

NOTE FOR THE ADVOCATE

From the given documents, it transpires that one Sri Atul Dutta was the original owner of All that piece and parcel of Bastu land measuring 12 decimals more or less lying and situated at Mouza Nabadwip, R.S. Khatian No.2435, R.S. Dag No. 5602 and L.R Dag No.8905, J.L. No.20, Rayata Satwa, Police Station Nabadwip, within the limits of the Nabadwip Municipality, District Nadia.

Nabadwip Municipality, represented by its chairman Sri Biman Krishna Saha, the purchaser herein after being fully satisfied with the title and after verifying the requisite documents of the said schedule property purchased the said schedule land vide registered deed of sale being no.2630 for the year 2013 duly registered in the office of Additional District Sub Registrar, Nabadwip, from the vendor herein upon certain consideration mentioned therein. Pursuant to

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the said purchase the purchaser herein became the sole, absolute and lawful owner, occupier and possessor of the said schedule land.

From the given documents, it transpires that one “West Bengal Transport Department” was the original owner of All that piece and parcel of Karkhana land measuring 1.29 Acre more or less lying and situated at Mouza Nabadwip, R.S. Khatian No.15141, L.R Dag Nos.8906 and 8907, J.L. No.20, Rayata Satwa, Police Station Nabadwip, within the limits of the Nabadwip Municipality, District Nadia.

Whereas the “West Bengal Transport Department” hand over the land to Nabadwip Municipality, Vide Order No. D-11030/15(7)/B&A(W)/75-76, Dated 27.04.1981, after Nabadwip Municipality herein became the sole, absolute and lawful owner, occupier and possessor of the said schedule land.

Thereafter the applicant/ owner duly recorded its name in the Record of Rights and Conversion the character of land to the concerned Department.

I hereby certify that the above mentioned land of Nabadwip Municipality, is free from all sorts of encumbrances , charges, liabilities, liens and lis-pendens attachment of any kind whatsoever and the said property has an absolutely clear, free 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 Government Authority and any other authority and is fit for equitable mortgage.

The receipt for the relevant searches are enclosed herewith.

T. Chatterjee
22/03/18

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