



M/S. RSR ASSOCIATE

138 AGHORE SARANI, SONARPUR, KOLKATA - 700 150
PHONE: 90515 53923 / 90511 40524 / 98307 60409

Date:

To,
The Authority,
WBREERA,
Calcutta Greens,
Survey Park, Santoshpur,
Kolkata,
West Bengal 700075.

Dear Sir/Madam,

Sub: Non-Encumbrance in our project/land

This is to certify that we do not have any encumbrances on our project "SWAPNANIR II" at premises no. 5992, holding no. 5992, Kamrabad, Ward No. 09 of Rajpur Sonarpur Municipality, Khatian No. LR-5105 : 22355, Mouza - Kamrabad, JL 41, Police Station – Sonarpur, Kolkata 700150, West Bengal.

Thanking You,

Your faithfully

M/s. R. S. R. ASSOCIATE

Rajib Sarda
Partner

M/s. R. S. R. ASSOCIATE

Rabin Das Nath Patra
Partner

M/s. R. S. R. ASSOCIATE

Santom Das
Partner

Residence :

Ramkrishna Pally (Mission Pally)

Sonarpur, Kolkata - 700150

Mobile : 9830031694

Alipore Judges' Court
Bas Asscn., Room No. 4.
Kolkata - 700027

Office :

77/A/71, Raja S.C. Mullick Road.
(513, Chittaranjan Colony)
Baghajatin, Kolkata - 700 092

NON-ENCUMBRANCES REPORT

10-11-2023

ALL THAT the piece and parcel of **12 (twelve) Cottahs 11(eleven) Chhitacks 13 (thirteen) Sq. ft.** more or less of **Bastu land** together with old one storied pucca residential structures of 600 (six hundred) Sq. ft. more or less standing situated lying at **Mouza Kamrabad**, J.L. No.41, in **L. R. Dag No. 5105** (part of R. S. Dag No.5104), in **L. R. Khatian No. 22355** (R.S. Khatian No.507), Police Station and Addl. District Sub-Registration Office **Sonarpur**, District South 24-Parganas, being the **Holding No. 5992, Kamrabad (old No.540, Kamrabad), Kolkata-700 150** within the limits of Rajpur-Sonarpur Municipality under its Ward No.9.

A) PRESENT OWNER OF THE PROPERTY IS:-

SOMNATH DEY, son of Late Bimalendra Nath Dey alias Bimalendu Nath Dey, by faith Hindu, by Nationality Indian, by occupation Service, residing at Kamrabad Bose Para, Sonarpur, Kolkata-700 150, Post Office and Police Station Sonarpur, District South 24-Parganas.

I have caused On Line Searching in Registration Dept. Website from 2013 till date and have inspected all relevant documents, which were/are available for inspection in respect of the aforesaid property.



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B) **REPORT OF DEVOLUTION :**

- a) One Umesh Chandra Ghose, by and/or under a Deed of Conveyance dtd. 10-02-1879 and a Pattah dated 19-05-1897, acquired his absolute ownership over ALL THAT the pieces and parcels of land measuring 1 Bigha 6 Cottahs more or less situated lying at Mouza- Kamrabad, Touzi No.108, J.L. No. 41, R.S. No.2, in Dag Nos.5095, 5356, 5104, Khatian Nos.1156, 557 (old Khatian Nos.3472,3471), Police Station Sonarpur, District South 24-Parganass and was seized and possessed of the said properties free from all encumbrances and subsequently constructed two storied building on the said property.
- b) The said Umesh Chandra Ghose, being the absolute owner of the property on 05th day of May, 1906 made his last Will and Testament, wherein he gave bequeathed the aforesaid property unto and in favour of his Youngest Daughter Smt. Surobala Dassi, wife of Late Haripada Dey.
- c) After death of said Umesh Chandra Ghose, the said Smt. Surobala Dassi applied for Grant of Probate to the said Will dtd. 05-05-1906 as made by said Umesh Chandra Ghose and she obtained Probate from the Court of District Delegate at Alipore in respect of said Will dtd. 05-05-1906 as made by said Umesh Chandra Ghose, since deceased.

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- d) On or about 1931, the said Surobala Dassi had died intestate leaving her 7 (seven) Sons viz., Bhola NathDey, Pashupati Nath Dey, Ashutosh Dey, Nishikanta Dey, Ajit Bhushan Dey, Gajendra Nath Dey and Rabindra Nath Dey as her Legal Heirs and her Husband Haripada Dey, had pre-deceased her.
- e) Subsequently, out of the aforesaid 7 (seven) Sons of said Surobala Dassi, since deceased, Pashupati Nath Dey and Nishikanta Dey had died intestate as Bachelor leaving their 5(five) Brothers i.e.,Bhola Nath Dey, Ashutosh Dey, Ajit Bhushan Dey, Gajendra Nath Dey and Rabindra Nath Dey, who jointly inherited the respective $1/7^{\text{th}}$ (one-seventh) share in the said property of said Pashupati Nath Dey and Nishikanta Dey, both since deceased.
- f) The said Bhola Nath Dey, Ashutosh Dey, Ajit Bhushan Dey, Gajendra Nath Dey and Rabindra Nath Dey thus became the joint owners of the aforesaid having undivided $1/5^{\text{th}}$ (one-fifth) share each therein.
- g) On or about 1946, Ajit Bhushan Dey, son of Late Haripada Dey had died intestate leaving his Daughter Smt. Geeta Dey, as his only Heir, who inherited the undivided $1/5^{\text{th}}$ (one-fifth) share in above property as left by said Ajit Bhushan Dey, since deceased.
- h) On or about 02nd day of October, 1960, Bhola NathDey had also died intestate leaving his widow Smt. Nirmala Dey, 3 (three) Sons viz., Bimalendra Nath Dey, Amalendra Nath Dey,

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Shyamalendra Nath Dey and 3 (three) Daughters viz., Smt. Lakshmi Dey, Smt. Maya Dey, Smt. Saraswati Ghose as his Heirs, who jointly inherited undivided 1/5th (one-fifth) share in the said property as left by said Bholu Nath Dey, since deceased, who jointly inherited the undivided 1/35th (one- thirty fifth) share each as left by him.

- i) Upon respective demises of the owners of the above property from time to time, Ashutosh Dey, Gajendra Nath Dey, Rabindra Nath Dey, Smt. Geeta Dey acquired undivided 1/5th (one-fifth) share each in above property and Smt. Nirmala Dey, Amalendra Nath Dey, Smt. Lakshmi Dey, Smt. Maya Dey, Smt. Saraswati Ghose, Shyamalendra Nath Dey and Bimalendra Nath Dey acquired undivided 1/7th (one-seventh) share in the property as aforesaid.
- j) Thereafter, Smt. Nirmala Dey, Amalendra Nath Dey, Smt. Lakshmi Dey, Smt. Maya Dey, Smt. Saraswati Ghose, Shyamalendra Nath Dey, Ashutosh Dey, Gajendra Nath Dey, Rabindra Nath Dey, Smt. Geeta Dey all being the joint owners of 34/35th share each in above property, by and/or under an **Indenture dated 09th day of October, 1975** jointly sold transferred their said undivided 34/35th share in above property having land area of 1 Bigha 6 Cottahs more or less of land with Partly one storied and Partly Two storied brick built building situated at Mouza Kamrabad, J.L.No.41, comprised in Dag Nos. 5095, 5536, 5104, Khatian Nos.1156, 557, Police Station Sonarpur, District 24-Parganas morefully described in SCHEDULE there under written



unto and in favour of Bimalendra Nath Dey, son of Late Bholu Nath Dey at a valuable consideration therein mentioned and the said Indenture was registered and recorded at the Office of Sub-Registrar, Sonarpur, 24-Parganas and recorded in its Book No. I, Volume No.64, at Pages 86 to 95, Being No.4291 for the year 1975.

- k) Under the above mentioned Indenture dated 09-10-1975, Bimalendra Nath Dey alias Bimalendu Nath Dey acquired his absolute ownership over the aforesaid property and he sold various part/portions of the said property from time to time and lastly retained 21 decimals more or less of Bastu land with structures thereon situated lying at Mouza Kamrabad, J.L.No.41, in R. S. Dag Nos.5104, R.S. Khatian No.557, Police Station Sonarpur, District South 24-Parganas within his ownership.
- l) The said Bimalendra Nath Dey alias Bimalendu Nath Dey during his life time had his wife Smt. Sadhana Dey and only Son Somnath Dey in his Family.
- m) While seized and possessed of ALL THAT the aforesaid 0.21 decimals equivalent to 12 Cottahs 11 Chhitacks 13 Sq.ft. more or less of Bastu Land with Partly one storied and Partly Two storied Building at Mouza Kamrabad in R.S. Dag Nos.5104, R.S. Khatian No.557, Police Station Sonarpur, District South 24-Parganas, within the limits of Rajpur-Sonarpur Municipality, the said Bimalendu Nath Dey died intestate on 31st day of July, 2017 as his only Heir and Legal Representative and his wife Smt. Sadhana Dey

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had pre-deceased him and she died intestate on 11th day of February, 2001 at Sonarpur, leaving her said Husband Bimalendu Nath Dey and only son Somnath Dey as her Heirs.

- n) Thus, Somnath Dey, son of Late Bimalendu Nath Dey alias Bimalendu Nath Dey i.e., the Landowner herein acquired his absolute ownership of ALL THAT the piece and parcel of 0.21 decimals more or less equivalent to **12 Cottahs 11 Chhitacks 13 Sq. ft.** more or less of Bastu land together with old building/structure standing thereon or on part thereof situated lying at **Mouza Kamrabad**, J.L. No.41, in part of R. S. Dag No.5104, in R.S. Khatian No.507, Police Station and Addl. District Sub-Registration Office **Sonarpur**, District South 24-Parganas within the Municipal limits of Rajpur- Municipality and being the absolute owner of the land/property as aforesaid, Somnath Dey, the Owner herein had recorded his name in the Settlement Records and under L. R. Operation the above land was/is recorded in L. R. Dag No. 5105, L R. Khatian 22355 at Mouza Kamrabad as aforesaid.
- o) Thereafter, the Owner had also mutated his name in the Municipal Records of Rajpur-Sonarpur Municipality and the said property was/is recorded/numbered as **Holding No.5992 (old No. 540), Kamrabad, Kolkata-700 150** under its Ward No.9.

That after necessary searches and the documents which were available before me it appears that the abovementioned land is free from all sorts of encumbrances, charges, liabilities and the title of the abovenamed **Somnath Dey** in respect of the aforesaid land is clear, free and marketable title.



(Chanchal Santra)
Advocate

(Chanchal Santra)
Advocate
Regn. No.-WB/496/1984