

SUBHOTOSH DHAR, Advocate

Advocate

Alipore Judges' Court

Bar Association Room No. 4

Residence & Chamber

12B, Dharendra Nath Ghosh Rd.

Bhowanipore, Kolkata- 700 025

M - 94323 21946/8777052947

Dated : 07.02.2026

NON - ENCUMBRANCES REPORT

Ref : **ALL THAT PIECE AND PARCEL OF** Ground Plus
Three Storied Residential Building (Mosaic Flooring)
standing over the Homestead Land measuring an area 03
Cottahs 02 Chittaks 00 Sq.fts., more or less in E.P. No.
236, S.P. No. 922, in C.S. Plot No. 249(P), in Mouza : Roypur,
J.L. No. 33, which is lying and situated at premises no.
349/267, Netaji Subhas Chandra Bose Road having
mailing address no. 8/20A, Netaji Nagar, within the limits
of Kolkata Municipal Corporation Ward No. 098, Borough -
X, Assessee No. 210980654722, within the jurisdiction of
P.S. Jadavpur presently Netaji Nagar, Kolkata - 700092,
District : South 24 Parganas.

Owner :- SRI. PRASANTA KUMAR DAS

s/o Lt. Pabitra Kumar Das, .

That after the partition of India a large number of residents of former East Pakistan crossed and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control. The Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal.

That a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes and Smt. Sumita Bala Das wife of Sarat Kumar Das was one of such persons who had come to use and occupy all that



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piece and parcel of homestead land measuring an area 03 Cottahs 02 Chittaks 00 Sq.fts., more or less in E.P. No. 236, S.P. No. 922, in C.S. Plot No. 249(P), in Mouza : Roypur, J.L. No. 33, P.S. Jadavpur, District : South 24 Parganas.

That said Sumita Bala Das died sometime in the Year of 1953 and her husband Sri. Sarat Kumar Das also died sometimes in the year of 1957 leaving behind them, surviving three sons namely i.e., (i) Sri. Pabitra Kumar Das, (ii) Sri. Bijoy Kumar Das and (iii) Sri. Benoy Kumar Das as the legal heirs and successors of deceased Sumita Bala Das & Sarat Kumar Das as per the Hindu Succession Act, 1956.

That it is pertinent to mention herein that said Sri. Benoy Kumar Das started to reside permanently at Subhasgram with his family by erecting structures thereon, leaving all his possession right, title, and interest over the said property.

That said (i) Sri. Pabitra Kumar Das & (ii) Sri. Bejoy Kumar Das being refugees displaced from East Pakistan (Now People's Republic of Bangladesh) approached The Government of West Bengal for a plot of land for their rehabilitation.

That the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (Now People's Republic of Bangladesh) acquired land in C.S. Dag No. 249(P) Mouza : Roypur, within the jurisdiction of Police Station Jadavpur, in the District of South 24 Parganas in the urban area under the provisions of LDP Act, 1948/L.A. Act I of 1894, including the plot in occupation of (i) Sri. Pabitra Kumar Das & (ii) Sri. Bejoy Kumar Das.

That in accordance with such request and for the purpose of rehabilitation the Government of Sate of West Bengal by a lease



dated 13.09.1984 transferred in favour of (i) Sri. Pabitra Kumar Das & (ii) Sri. Bejoy Kumar Das all that piece and parcel of Homestead Land measuring an area 03 Cottahs 02 Chittaks 00 Sq.fts., more or less in E.P. No. 236, S.P. No. 922, in C.S. Plot No. 249(P), in Mouza : Roypur, J.L. No. 33, P.S. Jadavpur, District : 24 Parganas now South 24 Parganas for a period of 99 years as from the date of the transfer on the terms and conditions as stated therein.

That the Government of West Bengal decided to confer absolute right title and interest by way of "Gift" of the said plot of land in favour of (i) Sri. Pabitra Kumar Das & (ii) Sri. Bejoy Kumar Das so as to confer absolute right title and interest in the said land where they have been residing peacefully for a long time.

That on 20th Day of January, 1989, the Governor of the State of West Bengal as Donor gifted all that piece and parcel of homestead land measuring an area 03 Cottahs 02 Chittaks 00 Sq.fts., more or less in E.P. No. 236, S.P. No. 922, in C.S. Plot No. 249(P), in Mouza : Roypur, J.L. No. 33, P.S. Jadavpur, District : South 24 Parganas to (i) Sri. Pabitra Kumar Das & (ii) Sri. Bejoy Kumar Das the Donee therein by a registered Gift Deed and said the Gift Deed duly registered at Additional District Sub Registrar at Alipore South 24 Parganas and recorded in Book No. I, Volume No. 7, Pages : 85 to 88, Being No. 472, for the Year 1989.

That by virtue of the aforesaid Gift Deed No. 472 for the Year 1989 said (i) Sri. Pabitra Kumar Das & (ii) Sri. Bejoy Kumar Das became the absolute owner of all that piece and parcel of homestead land measuring an area 03 Cottahs 02 Chittaks 00 Sq.fts., more or less in E.P. No. 236, S.P. No. 922, in C.S. Plot No. 249(P), in Mouza : Roypur, J.L. No. 33, P.S. Jadavpur, District : South 24 Parganas.



That the property was recorded in the records of Calcutta Municipal Corporation now known as Kolkata Municipal Corporation and the said property was numbered as premises No. 349/267, Netaji Subhas Chandra Bose Road under Ward No. 098, Borough : X and was assessed under the Assessee No. 210980654722. The premises was also allotted a separate mailing address by the postal department being known as 8/20A, Netaji Nagar, Kolkata - 700092.

That said (i) Sri. Pabitra Kumar Das & (ii) Sri. Bejoy Kumar Das duly constructed a Two Storied Residential Building measuring built up area 2127 Sq.fts., more or less (having in Ground Floor built up area 993 sq.fts., more or less & having in Ground Floor built up area 1134 Sq.fts., more or less) standing over the Homestead Land measuring an area 03 Cottahs 02 Chittaks 00 Sq.fts., more or less in E.P. No. 236, S.P. No. 922, in C.S. Plot No. 249(P), in Mouza : Roypur, J.L. No. 33, which is lying and situated at premises no. 349/267, Netaji Subhas Chandra Bose Road having mailing address no. 8/20A, Netaji Nagar, within the limits of Kolkata Municipal Corporation Ward No. 098, Borough - X, Assessee No. 210980654722, within the jurisdiction of P.S. Jadavpur presently Netaji Nagar, Kolkata - 700092, District : South 24 Parganas, which is morefully and particularly mention in the Schedule "A" hereunder written.

That on 30.11.2007 said Sri. Bejoy Kumar Das died intestate as bachelor leaving behind him surviving his two brothers namely (i) Sri. Pabitra Kumar Das & (ii) Sri. Binoy Kumar Das as his legal heirs, heiress and successors as per Hindu Succession Act, 1956.

That said (i) Sri. Pabitra Kumar Das became the owner of 3/4th Share & (ii) Sri. Binoy Kumar Das became the owner of 1/4th Share in all that piece and parcel of Two Storied Residential Building measuring built up area 2127 Sq.fts., more or less (having in Ground Floor built up area 993 sq.fts., more or less & having in



Ground Floor built up area 1134 Sq.fts., more or less) standing over the Homestead Land measuring an area 03 Cottahs 02 Chittaks 00 Sq.fts., more or less in E.P. No. 236, S.P. No. 922, in C.S. Plot No. 249(P), in Mouza : Roypur, J.L. No. 33, which is lying and situated at premises no. 349/267, Netaji Subhas Chandra Bose Road having mailing address no. 8/20A, Netaji Nagar, within the limits of Kolkata Municipal Corporation Ward No. 098, Borough - X, Assessee No. 210980654722, within the jurisdiction of P.S. : Jadavpur presently Netajinagar Kolkata - 700092, District : South 24 Parganas.

That on 07.02.2013 said Sri. Pabitra Kumar Das died intestate leaving behind him surviving his widow Smt. Minu Das and one son Sri. Prasanta Kumar Das and one married daughters namely Smt. Kalpana Singha as his legal heirs, heiress and successors as per Hindu Succession Act, 1956.

That by virtue of the aforesaid inheritance said (i) Smt. Minu Das, (ii) Sri. Prasanta Kumar Das and (iii) Smt. Kalpana Singha became the absolute undivided owners having 3/4th Share, of right, title, interest in all that piece and parcel of Two Storied Residential Building measuring built up area 2127 Sq.fts., more or less (having in Ground Floor built up area 993 sq.fts., more or less & having in Ground Floor built up area 1134 Sq.fts., more or less) standing over the Homestead Land measuring an area 03 Cottahs 02 Chittaks 00 Sq.fts., more or less in E.P. No. 236, S.P. No. 922, in C.S. Plot No. 249(P), in Mouza : Roypur, J.L. No. 33, which is lying and situated at premises no. 349/267, Netaji Subhas Chandra Bose Road having mailing address no. 8/20A, Netaji Nagar, within the limits of Kolkata Municipal Corporation Ward No. 098, Borough - X, Assessee No. 210980654722, within the jurisdiction of P.S. Jadavpur presently Netaji, Kolkata - 700092, District : South 24 Parganas.



That on 20.02.2015 said (i) Smt. Minu Das, (ii) Smt. Kalpana Singha & (iii) Sri. Binoy Kumar Das gifted their undivided 3/4th Share of right, title & interest in all that piece and parcel of Two Storied Residential Building measuring built up area 2127 Sq.fts., more or less (having in Ground Floor built up area 993 sq.fts., more or less & having in Ground Floor built up area 1134 Sq.fts., more or less) standing over the Homestead Land measuring an area 03 Cottahs 02 Chittaks 00 Sq.fts., more or less in E.P. No. 236, S.P. No. 922, in C.S. Plot No. 249(P), in Mouza : Roypur, J.L. No. 33, which is lying and situated at premises no. 349/267, Netaji Subhas Chandra Bose Road having mailing address no. 8/20A, Netaji Nagar, within the limits of Kolkata Municipal Corporation Ward No. 098, Borough - X, Assessee No. 210980654722, within the jurisdiction of P.S. Jadavpur presently Netajinagar, Kolkata - 700092, District : South 24 Parganas to Sri. Prasanta Kumar Das by a registered Gift Deed and the said Gift Deed duly registered at District Sub - Registrar - I, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 3, Pages : 1815 to 1833, Being no. 00615 for the Year 2015.

That partially by virtue of inheritance from his deceased father Sri. Pabitra Kumar Das and partially by virtue of aforesaid Gift Deed No. 00615 for the Year 2015 said Sri. Prasanta Kumar Das became the absolute owner of all that piece and parcel of Two Storied Residential Building measuring built up area 2127 Sq.fts., more or less (having in Ground Floor built up area 993 sq.fts., more or less & having in Ground Floor built up area 1134 Sq.fts., more or less) standing over the Homestead Land measuring an area 03 Cottahs 02 Chittaks 00 Sq.fts., more or less in E.P. No. 236, S.P. No. 922, in C.S. Plot No. 249(P), in Mouza : Roypur, J.L. No. 33, which is lying and situated at premises no. 349/267, Netaji Subhas Chandra Bose Road having mailing address no. 8/20A, Netaji Nagar, within the limits of Kolkata Municipal Corporation Ward No. 098, Borough - X, Assessee No. 210980654722, within the jurisdiction of P.S. Jadavpur



presently Netajinagar, Kolkata – 700092, District : South 24 Parganas. which is morefully and particularly mentioned in the Schedule "A" hereunder written

That said Sri. Prasanta Kumar Das duly mutated his name in the records of Kolkata Municipal Corporation in respect of premises no. 349/267, Netaji Subhas Chandra Bose Road under Assessee No. 210980654722.

That said Sri. Prasanta Kumar Das the Owner / Landlord herein of the First Part, being absolutely seized and possessed of the Schedule "A" property express his desires to redevelop his property i.e., all that piece and parcel of Two Storied Residential Building measuring built up area 2127 Sq.fts., more or less (having in Ground Floor built up area 993 sq.fts., more or less & having in Ground Floor built up area 1134 Sq.fts., more or less) standing over the Homestead Land measuring an area 03 Cottahs 02 Chittaks 00 Sq.fts., more or less in E.P. No. 236, S.P. No. 922, in C.S. Plot No. 249(P), in Mouza : Roypur, J.L. No. 33, which is lying and situated at premises no. 349/267, Netaji Subhas Chandra Bose Road having mailing address no. 8/20A, Netaji Nagar, within the limits of Kolkata Municipal Corporation Ward No. 098, Borough – X, Assessee No. 210980654722, within the jurisdiction of P.S. Jadavpur presently Netajinagar, Kolkata – 700092, District : South 24 Parganas, which is morefully and particularly mentioned in the Schedule "A" hereunder written by raising a suitable residential multistoried building thereon after demolishing the existing structure therein with the help of an experienced Developer / Builder as the owner herein of the First Part due to his deficiency of fund for frequent repair and renovation of existing structure as well as considering his other inconveniences was unable to fulfill his desires.

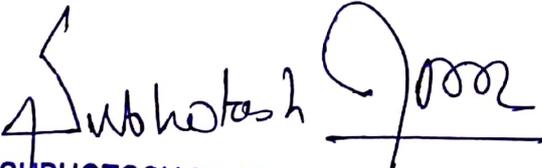


Bijoy Bhattacharjee, the Developer herein and the said Development Power of Attorney was duly registered at District Sub – Registrar at Alipore and recorded in Book No. I, Volume No. 1602-2023, Pages : 211838 – 211857, being No. 05864 for the Year 2023

This is to certify that the search has been done in the **R.A. Kolkata, District Registry Office – Alipore and Additional District Sub – Registry Alipore** for the year 2012 – 2026 (upto date) all the offices up to date through computerized searches vide <https://wbregistration.gov.in>. (Government of West Bengal Portal)

During this period, found no entry in respect of Sale, Gift, mortgage, lease, agreement or any other transfer, transaction as per available records in respect of the above property were found.

Hence, I am of the opinion, that the present owner have got good clear and marketable title over the title as per records available in <https://wbregistration.gov.in>. (Government of West Bengal Portal) and the property is free from all encumbrances


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