

Tapas Chowdhury

Advocate

Alipore Judges Court
Kolkata- 700 027.

Chamber :

Ramakrishna Pally, Sonarpur,
Kolkata- 700 150.

Dated: 07.11.2025

NON - ENCUMBRANCES REPORT

Ref: **ALL THAT** a piece and parcel of land measuring more or less 5(five) Cottahs 02(two) Chittacks in Mouza-Nischintapur, J.L. No. 53, R.S. Dag No. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 03, 105, 82, L.R. Khatian No. 2191, being Plot No. 325 of Sri Ramakrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8, Holding No. 652, Ramakrishna Pally, Mission Pally Road, under P.S.- Narendrapur, Kolkata-700150, District - South 24 Parganas, West Bengal,

A) PRESENT OWNER OF THE PROPERTY IS :

SMT. ARPANA DE, wife of Sri. Gobinda Prasad De

I have caused On Line Searching in Registration Department Website from 2014 till date and have inspected all relevant documents, which were/ are available for inspection in respect of the property.

B) REPORT OF DEVOLUTION :

WHEREAS Ashrama Praktan Chhatra Sangha Narendrapur, District - South 24 Parganas a body corporate registered under Act, 1860 having its registered office at Narendrapur, P.S.- Sonarpur, South 24 Parganas had been seized and possessed of **ALL THAT** the piece and parcel of land mentioned and described in the Schedule hereunder written.

WHEREAS one "Ashrama Praktan Chhatra Sangha" a body corporated registered under Act XXI of 1860 having its registered office at Narendrapur, P.S.- Sonarpur, District- South 24 Parganas purchased **ALL THAT** a piece and parcel of land bearing Plot No. 325, measuring 5 Cottahs 2 Chittaks more or less along with other landed property, lying and situated at Mouza -Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag Nos. 130, 131 ,134, 135 under



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Khatian Nos. 18 , 3, 105, 82, presently within the Rajpur-Sonarpur Municipality, Ward No. 08, under Police Station - Sonarpur, District - South 24 Parganas by separate Deeds of Sale on different dates free from all encumbrances. Thereafter said "**ASHRAMA PRAKTAN CHHATRA SANGHA**" developed the said entire landed property for residential purposes and had been divided into different plots.

AND WHEREAS one Rani De (now deceased), wife of Sarada Prasad De of R. K. Mission Ashrama, Qt. No. 12, P.O. - Narendrapur, District - South 24 Parganas purchased the said **ALL THAT** a piece and parcel of land bearing **Plot No. 325**, measuring **5 Cottahs 2 Chittaks** more or less lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag Nos. 130, 131 ,134, 135 under Khatian Nos. 18 , 3, 105, 82, presently within the Rajpur-Sonarpur Municipality, Ward No. 08 under Police Station - Sonarpur, District - South 24 Parganas from said "**ASHRAMA PRAKTAN CHHATRA SANGHA**" by virtue of a registered INDENTURE which was duly registered at the Office of Sub-Registrar Sonarpur and recorded at Book No. I, Volume No. 19, Page 164 to 167, Being No. 1190 for the year 1969.

AND WHEREAS said Rani De duly mutated her name in the office of B.L. & L.R.O. being L.R. Khatian No. 439, L.R. Dag No. 253 and also mutated her name Rajpur - Sonarpur Municipality, being Holding No. 652, Ward No. 8, and seized and possessed the said land by constructing a single storied house having a total area 750 Sq.ft. more or less upon her said land and while she was possessing and enjoying the same, she died on 07.04.1997 intestate leaving behind her one son namely Subrata De (now deceased), three daughters namely Maitri De (now deceased), Bharati De (now deceased) and Gayatri De as her only legal heirs and successors to inherit the same.



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AND WHEREAS after demise of said Rani De, said Subrata De, Maitri De, Bharati De and Gayatri De became the joint owners of the said property as per the Hindu Succession Act, 1956 and while they were enjoying the same, said Bharati De, Maitrai De and Subrata De all died on 12.4.1997, 18.10.2000 & 08.10.2006 as spinsters and bachelor respectively leaving behind their sister namely GAYATRI DE as their only legal heir and successors.

AND WHEREAS thus the said GAYATRI DE became the sole and absolute owner of **ALL THAT** a piece and parcel of land bearing Plot No. 325, measuring **5 Cottahs 2 Chittaks** more or less together with old dilapidated one storied house having a total area **750 Sq.ft.** more or less lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag Nos. 130, 131, 134, 135 under Khatian Nos. 18, 3, 105, 82, L.R. Khatian No. 439, presently -within the Rajpur-Sonarpur Municipality, Ward No.08, under Police Station - Sonarpur, District - South 24 Parganas as per the HINDU SUCCESSION ACT 1956 and since then the said GAYATRI DE had been possessing and enjoying the said property by paying the relevant taxes to the appropriate authority concerned free from all encumbrances.

AND WHEREAS by a Deed of Gift dated 16th day of December, 2008 said Gayatri De gifted and transferred **ALL THAT** a piece and parcel of bastu land bearing Plot No. 325, measuring **5 Cottahs 2 Chittacks** more or less together with old dilapidated one storied house having a total area **750 Sft.** more or less lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag Nos. 130, 131 & 105, 82, under Khatian Nos. 18 & 3, 105, 83, presently within the Rajpur-Sonarpur Municipality, Ward No. 08, within **SHRI RAMAKRISHNA PALLI** under Police Station - Sonarpur,

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District - South 24 Parganas, together with all sorts of easement rights over the 30' wide Road on the Western side adjacent to the said property unto and in favour of Smt. Arpana De, the land owner herein. The said Deed of Gift has been duly registered before D.S.R.-IV, South 24 Parganas and recorded in Book No.I, CD Volume No. 3, pages from 2307 to 2324, being No. 00721 for the year 2011.

AND WHEREAS by virtue of the aforesaid Deed of Gift, the said Smt. Arpana De, the land owner herein become the sole and absolute owner of bastu land bearing Plot No. 325, measuring 5 Cottahs 2 Chittacks more or less together with old dilapidated one storied house having a total area 750 Sft. more or less and thereafter demolished 650 sq.ft. structure out of 750 sq.ft. structure and since then the vendors herein seized and possessed **5 Cottahs 2 Chittacks** more or less, along with 100 sq.ft. structure lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag Nos. 130, 131 & 105, 82, under Khatian Nos. 18 & 3, 105, 83, presently within the Rajpur-Sonarpur Municipality, Ward No. 08, within **SHRI RAMAKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas, together with all sorts of easement rights over the 30' wide Road on the **Western side** adjacent to the said property and enjoying the same free from all encumbrances by paying rent and taxes thereof.

AND WHEREAS some typographical mistake is found in the said Deed of Gift dated 16th day of December, 2008 and for rectification the said mistake, the legal heirs of Gayatri De namely (1) Sri Gobinda Prasad De (2) Smt. Geeti Kar, as Declarant no.1 and Smt. Arpana De, as Declarant no.2 jointly executed a Deed of Declaration dated 31.07.2024 and registered in the office of D.S.R.-III, Alipore, South 24 Parganas, and recorded in Book No. IV, being No. 554 for the year 2024 and they declare that Dag no. 130, 131 & 105, 82 should be



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read as "Dag no. 130, 131 & 134, 135 AND Khatian no. 18 & 3, 105, 83" should be read as "Khatian no. 18 & 3, 105, 82 in the said Deed of Gift and attached plan.

AND WHEREAS now the land owner herein is seized and possessed **ALL THAT** a piece and parcel of bastu land bearing Plot No. 325, measuring **5 Cottahs 2 Chittacks** more or less, along with 100 sq.ft. structure lying and situated at Mouza - Nischintapur, Pargana - Medan Malla, J.L. No. 53, comprised in Dag no. 130, 131 & 134, 135, L.R. Dag No. 253, under Khatian no. 18 & 3, 105, 82, L.R. Khatian No. 439, presently within the Rajpur-Sonarpur Municipality, Ward No. 08, within **SHRI RAMAKRISHNA PALLI** under Police Station - Sonarpur, District - South 24 Parganas, together with all sorts of easement rights over the 30' wide Road on the **Western side** adjacent to the said property.

AND WHEREAS said Smt. Arpana De mutated her name in Rajpur-Sonarpur Municipality being holding no. 652, R.K.Pally in ward no. 8, and mutated her name in B.L & L.R.O being L.R. Khatian No. 2191 and paid taxes regularly and also are enjoying the property with free from all sorts of encumbrances.

That after necessary searches and the documents which were available before me it appears that the above mentioned land is free from all sorts of encumbrances, charges, liabilities and the title of the above named **SMT. ARPANA DE**, in respect of the aforesaid land is clear, free and marketable title.


Advocate

Enrollment Number: F/378/413/90
Date: 07/11/2025