

Date:07/05/2026

NON ENCUMBRANCES CERTIFICATE

Ref: 2 Cottahs 6 Chittaks 43 Sq.ft. Bastu land lying and situated at Mouza- Chakmasur, J.L. No. 30, comprised in C.S. Dag No. 53, C.S Khatian No. 1, corresponding to R.S. Dag No. 62, R.S. Khatian No. 34, P.S. Patuli, District 24 Parganas (South) being Premises No. 170, Baghajatin Place of Kolkata Municipal Corporation, Ward No. 101, Kolkata 700086 (Mailing Address 'Anjan Bhavan, Post Office- Baghajatin, Police Station -Patuli, District - South 24 Parganas, Kolkata- 700086) and is within the limits of Kolkata Municipal Corporation, Ward No. 101.

A) PRESENT OWNER OF THE PROPERTY:

SRI BIJAN KUMAR GHOSH, son of Late Gopal Krishna Ghosh, by occupation- Retired, by religion- Hindu, by nationality- Indian, residing at 77, Biplabi Ullaskar Dutta Road, Post Office- Baghajatin, Police Station -Patuli, District - South 24 Parganas, Kolkata- 700086.

B) REPORT OF DEVOLUTION:

WHEREAS one Sri Satish Chandra Baidya, of Brij Village was the absolute owner of the above mentioned land alongwith other

land by way of registered deeds of permanent settled hereditary held on payment of fixed rent occupancy right.

AND WHEREAS on 10/10/1956 the said Satish Chandra Baidya out of his total land sold, conveyed and transferred 10 Bighas of land to Sri Birendra Chandra Singha Chowdhury, Sri Satyendra Chandra Naha, Sri Amitava Goswami and Sri Nihar Ranjan Dutta by way of registered sale deed and which was registered in the Office of D.S.R. Alipore and recorded in Book No. 1, Volume No. 127, Pages 50 to 66, Being No. 4735, for the year 1956 for the consideration mentioned there at.

AND WHEREAS the said Satish Chandra Baidya executed a Deed of Rectification on 24/07/1957 in favour of aforesaid four persons due to some mistake in the said deed, being no. 4735 of 1956 and the said rectification deed was duly registered in the Office at D.S.R. at Alipore and recorded in Book No. 1, Volume No. 14, Pages 169 to 172, Being No. 6162 for the year 1957.

AND WHEREAS that on &h day of August, 1958 one Partition Deed has been registered by the aforesaid persons for the division of the total land measuring an area 10 Bighas 10 Cottahs of land and the said partition deed was duly registered in the S.R. Alipore and recorded in Book No. 1, Volume No. 128, Pages 71 to 78, Being No. 7401, for the year 1958 and by virtue of the aforesaid Partition Deed Sri Birendra Chandra Singha

Chowdhury obtained more or less 4 Bighas 3 Cottas 2 Chittaks 4 Sq.fts. of land in two parts.

AND WHEREAS the total measuring an area 2 Bighas 19 Cottahs 1 Chittak 34 Sq.fts. from one part and Sri Birendra Chandra Singha Chowdhury sold, conveyed and transferred 6 Cottah 14 Chittak 15 Sq.fts. of land to Sri Surendra Nath Roy Son of Late Dwarik Nath Roy by a registered Sale Deed and duly registered in S.R. Alipore and recorded in Book No. 1, Volume No. 45, Pages 270 to 274, Being No. 3542 for the year 1959 for a consideration mentioned thereat.

AND WHEREAS the said Surendra Nath Roy while became the absolute owner enjoying his property died intestate leaving behind Sri Narayan Roy alias Sailen 'Roy, Kumari Mira Roy, Kumari Sudha Roy and Smt. Santi Singha Chowdhury as his only legal heirs and successors.

AND WHEREAS the said Sri Narayan Roy alias Sailen Roy, Kumari Mira Roy, Kumari Sudha Roy and Smt. Santi Singha Chowdhury by the law of inheritance and succession became the absolute owner of the said property of deceased Surendra Nath Roy and sold, transferred and conveyed out of their total land a plot of land measuring more or less 4(Four)Cottah 15(Fifteen) Chittak 00 Sq.ft. to Sri Gopal Krishna Ghosh (father of the First Part and Second Part) by a registered deed of sale

which was registered in the Office at S.R. Alipore and recorded in Book No. 1, Volume No. 9, Pages from 187 to 207, Being No. 147 for the year 1976 for the consideration mentioned thereto.

AND WHEREAS on 02/05/1984 the said Gopal Krishna Ghosh Gifted his entire property measuring an area more than 4 Cottah 15 (Fifteen) Chittaks to his wife Smt. Santa Ghosh by a registered Gift Deed and the said Gift Deed duly which was registered in the Office at S.R. Alipore and recorded in Book No. 1, Volume No. 5, Pages from 109 to 114, Being No. 1943 for the year 1984, which is lying and situated within District South 24-Parganas, P.S. Jadavpur, Pargana - Khaspur, Sub-Registry Office at Alipore, Touzi No. 151, J.L.No. 30, R.S.No. 21'A, Mouza - Chakmashur, C.S. Khatian No. 1, Dag No. 53, R.S.Khatian No. 34, R.S.Dag No. 62, which is more fully described in the Schedule hereunder written.

AND WHEREAS said Smt. Santa Ghosh while became the absolute owner seized and possessed the ALL THAT piece and parcel of land measuring about 4 Cottah 15 Chittak 00 Sq.ft. be the same a little more or less, lying and situated at Mouza - Chakmashur, P.S. Jadavpur, Pargana - Khaspur, Sub-Registry Office at Alipore, Touzi No. 151, J.L.No. 30, R.S.No. 21'A, comprised in C.S.Dag No. 53 under C.S.Khatian No. 1 corresponding to R.S. Khatian No. 34 under R.S.Dag No. 62, District South 24-Parganas and mutated her name in the

records of the K.M.C., being known as Municipal Premises No. 170, Baghajatin Place under Ward No. 101, Kolkata - 700 086, being KMC. Assessee No. 31-101-100-170-5.

AND WHEREAS the said Smt. Santa Ghosh transfer her total land by two separate registered deeds measuring more or less 4 (Four) Cottah 15 (Fifteen) Chittak with pacca structure standing thereon to her two sons namely Sri Ranjan Ghosh & Sri Bijan Kumar Ghosh including all common and easement right.

AND WHEREAS the said Smt. Santa Ghosh transferred and conveyed a piece and parcel of undivided including an area of pucca structure land measuring about 1(One) Cottah 12(Twelve)Chittak 28(Twenty Eight) Sq.fis. alongwith common area and easement right as the total land conveyed measuring more or less 2(Two)Cottah 7(Seven)Chittak 22'/2(Twenty two and halj)Sq.fts. out of her total land measuring about 4 Cottah 15 Chittak 00 Sq.ft. to her son namely Sri Ranjan Ghosh, which were executed and registered on 20/10/1992, in the Office at A.D.S.R. Alipore and recorded in Book No. 1, Volume No. 280, Pages 23 to 32, Being No. 14905 for the year 1992.

THAT the present owner now mutated his name in the office of the Kolkata Municipal Corporation being Assessee No. 31-101-101-165-6 Premises No. 170/1 Baghajatin Place.

THAT after physical measurement and Deed of Declaration executed by the present owner and his brother Bijan Kumar Ghosh due to some typographical mistake find out in Deed Nos. 4618 and 14905 of 1992 in respect of "Common Area" as mentioned thereat which was registered in the office of the A.D.S.R. Alipore and recorded in Book No. I, Volume No. 346, Pages 169 to 176, being No. 05179 for the year 2003 the actual measurement of land is 2 Cottahs 6 Chittaks 43 Sq.ft..

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

Raja Nandy

RAJA NANDY

Advocate.

ENROLMENT NO. WB/355/2011