

Date: 15.06.2026

NON ENCUMBRANCES CERTIFICATE

Ref: 3 Cottahs Bastu land lying and situated at Mouza-Laskarpur, J.L. No. 57, comprised in L.R. Dag No. 2281, L.O.P. No. 141, P.S. Narendrapur, District 24 Parganas (South) being holding no. 344 of Rajpur-Sonarpur Municipality, Ward No. 31, Kolkata 700153 (Mailing Address 'SWAPNO NEER' 344, Lake Garden, Post Office-Laskarpur, Police Station -Narendrapur, District – South 24 Parganas, Kolkata- 700153) within the limits of Rajpur-Sonarpur Municipality, Ward No. 31.

A) PRESENT OWNER OF THE PROPERTY:

MRS. ARPITA DAS, daughter of Sri Shanti Ranjan Das, by occupation- House wife, by religion- Hindu, by nationality- Indian, residing at Lake Garden, Post Office-Laskarpur, Police Station -Narendrapur, District – South 24 Parganas, Kolkata- 700153.

B) REPORT OF DEVOLUTION:

WHEREAS by Gift Deed dated 13.04.1993 was executed by the Governor of West Bengal as the Donor, in favour of Smt. Arati Das wife of Shanti Das residing at L.O.P. No. 141, Garia Laskarpur G.S. Scheme, Block- B, P.O. Laskarpur, P.S. Sonarpur now Narendrapur, Kolkata- 700153, District- South

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24 Parganas, in respect of ALL THAT piece and parcel of homestead land measuring about 3 Cottahs be same a little more or less lying and situate at L.O.P. No. 141, in C.S. Dag No. 1488(P), of Mouza- Laskarpur, J.L. No. 57, District- South 24 Parganas and the said Deed of Gift was duly registered with the office of A.D.S.R. Alipore and recorded in Book No. I, Volume No, 8, Pages from 21 to 24 being No. 531 for the year 1993.

AND WHEREAS by virtue of the aforesaid Deed of Gift vide no. 531/1993 said Smt. Arati Das became the lawful sole and absolute owner of the aforesaid land and started enjoying and occupying the same by constructed a brick built residential house measuring about 300 Sq.ft. more or less and regularly paying taxes and other rents to the concern authorities and the aforesaid property is known as Holding No. 344, Lake Garden, Kolkata-700153.

AND WHEREAS while seized and possessed the property the said Smt. Arati Das out of her natural love and affection made a Deed of Gift in favour of her daughter Arpita Das, the land owner herein on 20.01.2021 and the said Deed of Gift was duly executed and registered in office of the A.D.S.R. Garia, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 1629-2021, Pages 24525 to 24543 being No. 00288 for the year 2021.

THAT the present owner now mutated his name in the office of the B.L. & L.R. and also in the Rajpur-Sonarpur Municipality.


Adv.

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AND WHEREAS became the owner of the aforesaid property enjoyed the possession the same by paying taxes in regular basis, without any disturbance from any corner.

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