

Date: 07.04.2025

NON ENCUMBRANCES CERTIFICATE

Ref: 21 sataks. lying and situated at Mouza Ghasiara, J.L. No. 23, Re. Sa. No. 47, Pargana Medonmollo, R.S. Khatian No. 131 and R.S. Dag No. 838 correspondingly L.R. 865/1129 and 865/1130, P.S. Sonarpur, District 24 Parganas (South) being holding no. 149 of Rajpur-Sonarpur Municipality, P.O. & Police Station Sonarpur, Kolkata 700150 (Mailing Address 'SAYAN GALAXY APARTMENT' Ghasiara Purba Para, Post Office & Police Station -Sonarpur, District - South 24 Parganas, Kolkata- 700150) within the limits of Rajpur-Sonarpur Municipality, Ward No. 11.

A) PRESENT OWNERS OF THE PROPERTY:

1) SRI KAMAL ROY, son of Late Kartick Chandra Roy, by occupation- Business, by religion- Hindu, by nationality- Indian, residing at Ghasiara Purba Para, Post Office & Police Station -Sonarpur, District - South 24 Parganas, Kolkata- 700150, **2) SMT. SUJATA MONDAL**, wife of Kartick Mondal, daughter of Late Kartick Chandra Roy by occupation- House wife, by religion- Hindu, by nationality- Indian, residing at Sitala Paschim, Mali Pukuria, Post Office & Police Station - Sonarpur, District - South 24

Parganas, Kolkata- 700150, **3) SRI PINTU GHOSH**, son of Debendra Ghosh, by occupation- Service, by religion- Hindu, by nationality- Indian, residing at Gorkhara Langal Para, Post Office & Police Station -Sonarpur, District - South 24 Parganas, Kolkata- 700150, **4) SRI BIPLAB GHOSH**, son of Pintu Ghosh, by occupation- Others, by religion- Hindu, by nationality- Indian, residing at Gorkhara Langal Para, Post Office & Police Station -Sonarpur, District - South 24 Parganas, Kolkata- 700150 and **5) SMT. MOON GHOSH**, daughter of Pintu Ghosh, by occupation- House wife, by religion- Hindu, by nationality- Indian, residing at Narayanpur, Post Office & Police Station -Bhangar, District - South 24 Parganas, Pin- 743502.

B) REPORT OF DEVOLUTION:

WHEREAS the property which is the subject matter of this development agreement, together with other properties originally belonged to Anil Kumar Bramhachari and Sunil Kumar Bramhachari, son of Late Kapil Chandra Bramchari of Harinavi, Police Station- Sonarpur, District- South 24 Parganas.

AND WHEREAS by a registered Deed of Conveyance registered on 11th May, 1981 registered in the office of the Sub-Registrar, Sonarpur and recorded in Book No. I, Being No. 2225, for the year 1981 the said Anil Kumar Bramhachari and Sunil Kumar Bramhachari sold and conveyed an area of 10 sataks more or

less portion of R.S. Dag No. 838, R.S. Khatian No. 131, at Mouza Ghasiara, J.L. No. 23, P.S. Sonarpur, District- South 24 Parganas, unto and in favour of Santi Rani Roy, wife of Kartick Chandra Roy.

AND WHEREAS by a registered Deed of Conveyance registered on 11th May, 1981 registered in the office of the Sub-Registrar, Sonarpur and recorded in Book No. I, Being No. 2227, for the year 1981, the said Anil Kumar Bramhachari and Sunil Kumar Bramhachari sold and conveyed an area of 11 sataks more or less portion of R.S. Dag No. 838, R.S. Khatian No. 131, at Mouza Ghasiara, J.L. No.23, P.S. Sonarpur, District- South 23 Parganas, unto and in favour of Kartick Chandra Roy, son of Late Annada charan Roy.

AND WHEREAS after purchasing the above mentioned lands the said Santi Rani Roy and Kartick Chandra Roy mutated their name before the Sonarpur B.L. & L.R.O and as well as before Rajpur-Sonarpur Municipality and seized and possessed the property peacefully by paying taxes regularly.

AND WHEREAS Kartick Chandra Roy the owner of 11 satak land more or less while seized and possessed the same died intestate on or about 05.01.2011 leaving behind his wife namely Santi Rani Roy, one son Kamal Roy and two daughters namely

Sujata Mondal and Dolly Ghosh (Since deceased), who inherited the property left behind by Kartick Chandra Roy.

AND WHEREAS by way of succession 1) Santi Rani Roy, 2) Kamal Roy, 3) Sujata Mondal, 4) Pintu Ghosh, 5) Biplab Ghosh and 6) Moon Ghosh (4 to 6 are the legal heirs of Late Dolly Ghosh, daughter of Late Kartick Chandra Roy) became the joint owners of the land measuring 11 sataks more or less of R.S. Dag No. 838, L.R. Dag No. 865/1129, R.S. Khatian No. 131 and L.R. Khatian No. 735, at Mouza Ghasiara, J.L. No. 23, holding No. 149, Ward No. 11 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas.

AND WHEREAS while seized and possessed of land measuring 10 sataks more or less of R.S. Dag No. 838, L.R. Dag No. 865/1130 R.S. Khatian No. 131, L.R. Khatian No. 734 at Mouza Ghasiara, J.L. No. 23, holding No. 167, Ward No. 11 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas, the said Santi Rani Roy gifted her said property to her only son Kamal Roy by registered Deed of Gift (Bengali Danpottro Dalil) on 30th August, 2013, which was registered before the A.D.S.R. Sonarpur and which was duly recorded in Book No. I, C.D. Volume No. 23, Pages 7318 to 7329, being No. 10281 for the year 2013.

AND WHEREAS the said Santi Rani Roy died intestate on or about 06.06.2018 leaving behind only son 1) Kamal Roy, 2) daughter Sujata Mondal, 3) Pintu Ghosh, 4) Biplab Ghosh and 5) Moon Ghosh (3 to 5 are the legal heirs of Late Dolly Ghosh, daughter of Late Kartick Chandra Roy and Late Santi Rani Roy) as her only legal heirs and successor.

AND WHEREAS by way of Gift Kamal Roy become the owner of land measuring about 10 sataks more or less along with 200 Sq.ft. kacha structure thereon at Mouza Ghasiara, J.L. No. 23, comprising in R.S. Dag No. 838, L.R. Dag No. 865/1130, R.S Khatian No. 131, L.R. Khatian No. 2523, Municipal holding No. 167, Ward No. 11 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas here under mentioned in Schedule "A" Property.

AND WHEREAS by way of inheritance Kamal Roy, Sujata Mondal and the legal heirs of Late Dolly Ghosh 1) Pintu Ghosh, (Husband) 2) Biplab Ghosh (Son) and 3) Moon Ghosh (Daughter) are became the joint owners of the land measuring about 10 sataks more or less along with 200 Sq.ft. kacha structure thereon at Mouza Ghasiara, J.L. No. 23, comprising in R.S. Dag No. 838, L.R. Dag No. 865/1129, R.S Khatian No. 131, L.R. Khatian No. 735, Municipal holding No. 149, Ward No. 11 of

Rajpur-Sonarpur Municipality, P.S. Sonarpur, District- South
24 Parganas here under mentioned in Schedule "B" Property.

THAT the present owners now mutated their names in the office of the B.L.&L.R. and also in the Rajpur-Sonarpur Municipality and amalgamated the two holding numbers (Schedule "A" and "B" property) and merged into holding no. 149, Ward No. 11 of Rajpur-Sonarpur Municipality.

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.