

Swapan Kumar Dutta

Advocate (M.B.L., LL.B)
Durgapur Court
Mobile No : 9735168110

Residence cum Chamber

Laudoha, Burdwan,
Pin.-713385.
E-Mail : advswapan_sajaldutta@rediffmail.com

Date: 04/04/2025

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT
ON TITLE

ALL THAT piece and parcel of Bastu Land admeasuring an area of 42.9375 Decimal comprising within appertaining to Mouza -Dhandabag, J.L No-118, R.S Plot No. 804 corresponding to L.R Plot No. 437 (measuring an area of 7 Decimal) and R.S. Plot No. 805 corresponding to L.R. Plot No. 436 (measuring an area of 28.50 Decimal) under L.R. Khatian No. 7132 & 7118 under P.S- Durgapur, within the jurisdiction of Durgapur Municipal Corporation, Dist.- Paschim Bardhaman, West Bengal, Pin-713203.

I have caused necessary searches in the Additional Sub Registry Office at Durgapur for a period from 2012 to 2025 in respect of aforesaid Property.

My Report is as Follows:-

OWNERSHIP OF MR. DEBABRATA BHATTACHARYA :-

WHEREAS the schedule mentioned land was originally belonged to Sri Harihar Patra, S/o. Late Ashutosh Patra and he owned and possessed the said land by way of Regd. Sale Deed being No. 473 for the year 1964.

AND THEREAFTER said Sri Harihar Patra, during his peaceful possession transferred land measuring an area of 7.25 Decimal out of 14.5 Decimal under R.S. Plot No. 805 in favour of Smt. Mamata Dutta, W/o. Sri Dulal Chandra Dutta by way of Regd. Sale Deed being No. I-3226 for the year 1981, registered at ADSR Durgapur, dated- 15.05.1981 and said Sri Harihar Patra also transferred his rest portion of land measuring 7.5 Decimal under R.S. Plot No. 805 in favour of Sri Dulal Chandra Dutta, S/o. Late Radhanath Dutta by way of Regd. Sale Deed being No. I-3227 for the year 1981, registered at ADSR Durgapur, dated- 15.05.1981.

AND THEREAFTER said Sri Dulal Chandra Dutta & Smt. Mamata Dutta both are died leaving behind their two sons namely Sri Sanjib Kumar Dutta and Sri Swapan Kumar Dutta and their only daughter Smt. Sima Dutta, as their only legal heirs and

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successors and they jointly inherited the aforesaid land by way of legal heirs and successors as per Hindu Law of Succession.

AND THEREAFTER said Smt. Sima Dutta, Sri Sanjib Kumar Dutta & Sri Swapan Kumar Dutta, all are S/D/O. Late Dulal Chandra Dutta, during their peaceful possession jointly transferred land measuring an area of 14.5 Decimal under R.S. Plot No. 805 corresponding to L.R. Plot No. 436 in favour of Sri Debabrata Bhattacharya, S/o. Late Hiren Bhattacharya by way of 12641 for the year 2022, registered in Book-I, Volume No. 2306-2022, Page from 277550 to 277564 at the Office of ADSR Durgapur, dated- 14.12.2022.

AND after such purchased said Debabrata Bhattacharya, duly been recorded his name in L.R. record of right under separate L.R. Parcha being Khatian No. 7118, dated- 19.04.2023 and paid land revenue tax receipt up to date.

OWNERSHIP OF MR. SANDIPAN BHOWMICK:-

WHEREAS the schedule mentioned land originally belonged to Ratan Chandra Saha & Sri Nibaran Chandra Saha and they owned and possessed the said land by way of Regd. Sale Deed being No. I-8065 & I-8093, both of 1985 and by virtue of the aforementioned two deeds Ratan Chandra Saha & Sri Nibaran Chandra Saha have become the joint owners of the schedule property having each equal share and their names have been duly mutated and recorded with the records of land revenue department being L.R. Khatian No. 4836 and 5019 and paid up to date rent to the Government.

AND THEREAFTER said Ratan Chandra Saha died intestate on 18/05/2018 leaving behind his son Sri Swarup Saha and his wife Smt. Purnima Saha & his only daughter Smt. Rimi Saha, as his only legal heirs and successors and they became absolute owners and successors of the aforesaid land by way of Hindu Law of Successions.

AND THEREAFTER said Sri Swarup Saha, Smt. Purnima Saha, Smt. Rumi Saha, being the only legal heirs and successors of the deceased Ratan Chandra Saha and Sri Nibaran Chandra Saha are lawfully seized and possessed or otherwise well and sufficiently simple from all encumbrances and have acquired every right, title, interest and possession of the aforesaid land.

AND THEREAFTER said Sri Swarup Saha, Smt. Purnima Saha, Smt. Rumi Saha, all are S/W/D/O. Late Ratan Chandra Saha & Sri Nibaran Chandra Saha, S/o. Late Janendra Nath Saha, during their peaceful possession transferred land measuring

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an area of 8 Katha 12 Chatak or 14.4375 Decimal under R.S. Plot No. 805 corresponding to L.R. Plot No. 436 in Mouza- Dhandabag in favour of Smt. Rama Ghosh, W/o. Sri Narendra Nath Ghosh by way of Regd. Sale Deed being No. I-3180 for the year 2018, registered in Book-I, Volume No. 0206-2018, Page from 58182 to 58199, registered at ADSR Durgapur, dated- 21.06.2018 and after such purchased she mutated her name in L.R. record of right under separate L.R. Parcha being Khatian No. 5338.

AND said Sri Swarup Saha, Smt. Purnima Saha, Smt. Rumi Saha, all are S/W/D/O. Late Ratan Chandra Saha, during their peaceful possession transferred land measuring an area of 4.23 Katha or 7 Decimal under R.S. Plot No. 804 corresponding to L.R. Plot No. 437 in Mouza- Dhandabag in favour of Smt. Madhurima Ghosh, W/o. Sri Nabendu Ghosh by way of Regd. Sale Deed being No. I-3181 for the year 2018, registered in Book-I, Volume No. 0206-2018, Page from 58200 to 58215, at the Office of ADSR Durgapur, dated- 21.06.2018 and after such purchased she mutated her name in L.R. record of right under separate L.R. Parcha being Khatian No. 6324.

AND THEREFTER said Smt. Madhurima Ghosh, W/o. Sri Nibendu Ghosh & Smt. Rama Ghosh, W/o. Sri Narendra Nath Ghosh, during their peaceful possession transferred land measuring an area of total 21.4375 Decimal under R.S. Plot No. 804 corresponding to L.R. Plot No. 437 under L.R. Khatian No. 6324 (Land measuring an area of 7 Decimal) and R.S. Plot No. 805 corresponding to L.R. Plot No. 436 under L.R. Khatian No. 5338 (Land measuring an area of 14.4375 Decimal) in favour of Sri Sandipan Bhowmick, S/o. Late Nirmal Chandra Bhowmick by way of Regd. Sale Deed being No. I-3067 for the year 2023, registered in Book-I, Volume No. 2306-2023, page from 52826 to 52843, at the Office at ADSR Durgapur, dated- 06.04.2023.

AND after such purchased said Sandipan Bhowmick duly been recorded his name in L.R. record of right under separate L.R. Parcha being Khatian No. 7132, dated- 19.05.2023 and paid land revenue tax, dated-15.03.2025.

That the property is free from all encumbrances.

Name of Documents & Date of Documents:

1. Copy of Regd. Sale Deed being No. I-3067 for the year 2023, registered at ADSR Durgapur in favour of Sri Sandipan Bhowmick, S/o. Late

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- Nirmal Chandra Bhowmick, purchased area of 21.4375 Decimal under R.S. Plot No. 804, 805, L.R. Plot No. 437, 436, dated- 06.04.2023.
2. Copy of Regd. Sale Deed being No. I-3181 for the year 2018, registered at ADSR Durgapur in favour of Smt. Madhurima Ghosh, W/o. Sri Nabendu Ghosh, purchased area of 4.23 Katha or 7 Decimal under R.S. Plot No. 804, L.R. Plot No. 437, dated-21.06.2018.
 3. Copy of Regd. Sale Deed being No. I-3180 for the year 2018, registered at ADSR Durgapur in favour of Smt. Rama Ghosh, W/o. Sri Narendra Nath Ghosh, purchased area of 8 Katha 12 Chatak or 14.4375 Decimal under lot No. R.S.-805, L.R.-436, dated-21.06.2018.
 4. Copy of Regd. Sale Deed being No. I-12641 for the year 2022, registered at ADSR Durgapur in favour of Sri Debebrata Bhattacharya, S/o. Late Hiren Bhattacharya, purchased area of 14.5 Decimal under Plot No. R.S.-805, L.R.-436, dated-14.12.2022.
 5. Copy of Regd. Sale Deed being No. I-3227 for the year 1981, registered at ADSR Durgapur in favour of Sri Dulal Chandra Dutta, S/o. Late Radhanath Dutta, purchased area of 7.25 decimal under Plot No. R.S.-805, dated-15.05.1981.
 6. Copy of Regd. Sale Deed being No. I-3226 for the year 1981, registered at ADSR Durgapur in favour of Smt. Mamata Dutta, W/o. Sri Dulal Chandra Dutta, purchased area of 7.25 decimal under Plot No. R.S.-805, dated-15.05.1981.
 7. Copy of L.R. Parcha of Debabrata Chattacharya, being Khatian No. 7118, dated-19.04.2023.
 8. Copy of L.R. Parcha of Sandipan Bhowmick, being Khatian No. 7132, dated-7132, dated-19.05.2023.
 9. Copy of Land revenue payment receipt of Debabrata Bhattacharya, dated-15.03.2025.
 10. Copy of Land revenue payment receipt of Sandipan Bhowmick, dated-15.03.2025.
 11. Copy of Holding Tax Receipt in favour of Sandipan Bhowmick and Debebrata Bhattacharya

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Court

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SCHEDULE OF THE PROPERTY (IES)

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Butted and bounded by :

North :- Plot No.5716, 13643, 19893

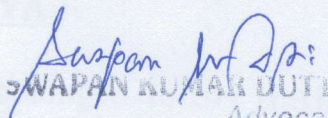
South :- Plot No.13643, 19893

East :-Plot No.18979, 8587

West :-9150 MM (30'-0'') Wide Road

Thanking You,

Warm Regards,


SWAPAN KUMAR DUTTA
Advocate

Durgapur Court
EN No. WB/999/06