

Tapas Chowdhury
Advocate
Alipore Judges Court
Kolkata- 700 027.

Chamber :
Ramkrishna Pally, Sonarpur,
Kolkata- 700 150.

Dated :

NON - ENCUMBRANCES REPORT

Ref: **ALL THAT** piece and parcel of land measuring 5 Cottahs ½ Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 71,37, and 202, L.R. Khatian No. 1679, R. S. Dag No. 73, 74 and 107, L.R. Dag No. 159, Holding No. 683, Ward No. 8, under Rajpur - Sonarpur Municipality, P.S. - Narendrapur, Kolkata - 700150, known as Scheme Plot No. 361, Ramakrishna Pally, in the District of South 24 Parganas.

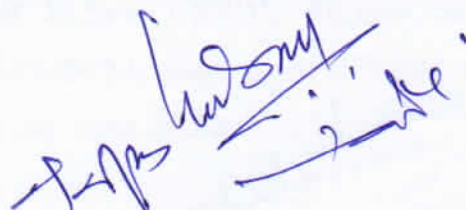
A) PRESENT OWNER OF THE PROPERTY IS :

SRI ABHIJIT CHAUDHURY alias SRI ABHIJIT CHAUDHARY, son of Late Arun Choudhury alias late Arun Chowdhury,

I have caused On Line Searching in Registration Department Website from 2013 till date and have inspected all relevant documents, which were/ are available for inspection in respect of the property.

B) REPORT OF DEVOLUTION :

WHEREAS one Smt. Gita Chaudhury, purchased **ALL THAT** piece and parcel of land measuring 5 Cottahs ½ Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 71, 37, and 202, R. S. Dag No. 73, 74 and 107, known as Scheme Plot No. 361, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal from Ashram Praktan Chhatra Sangha, Narendrapur, 24 Parganas by virtue of a Deed of Conveyance dated 08.06.1967 which was duly registered before Sub-Registrar Baruipur and recorded in Book No. I, Volume No. 16, pages 63 to 66, being No. 893 for the year 1967.



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AND WHEREAS said Smt. Gita Chaudhury mutated his name in the B.L. & L.R.O. being L.R. Khatian No.155 and L.R. Dag No. 159, and paid taxes regularly to the concern authority.

AND WHEREAS said Smt. Gita Chaudhury mutated his name in the Rajpur – Sonarpur Municipality being Holding No.683, Ramakrishna Pally, Ward No. – 8, and paid taxes regularly to the concern authority.

AND WHEREAS said Smt. Gita Chaudhury constructed a one storied building in the said plot of land i.e. 361, Ramkrishna Pally.

AND WHEREAS Smt. Gita Chaudhury died on 19.01.2013 and her husband Sri Arun Choudhury has been died on 13.04.2008 leaving Abhijit Chaudhury and Madhumita Majumdar as her legal heir according to Hindu succession act.

AND WHEREAS Madhumita Majumdar on 18/04/2018 executed a Deed of Gift in favour of Sri. Abhijit Chaudhury in respect of undivided half share of land measuring 5 Cottahs ½ Chittacks along with 1400 Sft. Super built-up area i.e. 2 Cottahs 8Chittacks 12 Sq.ft. along with 700 sft. Residential area of the said building and said deed of gift has been registered before DSRIV, Alipore and recorded in book -1, Volume No. 1604-2018, page from 74878 to 74898, being deed no. 160402490 for the year 2018.

AND WHEREAS Madhumita Majumdar on 11/05/2022 executed a Deed of Gift with some rectification for deed no. 160402490 for the year 2018, in favour of Sri. Abhijit Chaudhury in respect of undivided half share of land measuring 5 Cottahs ½ Chittacks along with 1400 Sft. Super built-up area i.e. 2 Cottahs 8 Chittacks 12Sq.ft. along with 700sft. Residential area of the said building and said deed of gift has been registered before DSRIV, Alipore and recorded in book -1, Volume No. 1603-2022, page from 253021 to 253042, being deed no. 160306964 for the year 2022.



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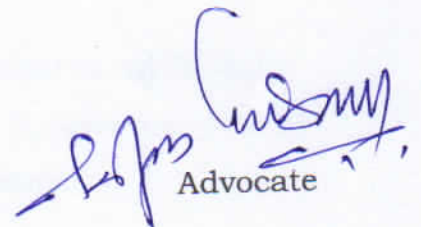
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AND WHEREAS said Abhijit Chaudhury mutated his name in the B.L. & L.R.O. being L.R. Khatian No.1679 and L.R. Dag No. 159, and paid taxes regularly to the concern authority.

AND WHEREAS said Abhijit Chaudhury mutated his name in the Rajpur - Sonarpur Municipality being Holding No.683, Ramakrishna Pally, Ward No. - 8, and paid taxes regularly to the concern authority and since then the land owner herein seized and possessed the same without any obstruction from any corner.

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 **SRI ABHIJIT CHAUDHURY alias SRI ABHIJIT CHAUDHARY**, son of Late Arun Choudhury alias late Arun Chowdhury, in respect of the aforesaid land is clear, free and marketable title.


Advocate