

Date: 08.01.26

**NON ENCUMBRANCES CERTIFICATE**

Ref: 7 Cottahs Bastu land lying and situated at Mouza- Kodalia, J.L. No. 35, comprised in R.S. Dag No. 1999, under R.S. Khatian No. 1220, correspondingly L.R. Dag No. 2133, under L.R. Khatian No. 3192, P.S. Sonarpur, District 24 Parganas (South). Now the land is being known and called as 233, J.N. Bose Road Road of Rajpur-Sonarpur Municipality, Ward No. 21, Kolkata 700147 (Mailing Address 'Pravarani Apartment, Post Office- Subhasgram and Police Station -Sonarpur, District – South 24 Parganas, Kolkata- 700147) and is within the limits of Rajpur-Sonarpur Municipality, Ward No. 21.

**A) PRESENT OWNER OF THE PROPERTY:**

**PRABHA RANI DUTTA**, wife of Late Bijay lal Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- House wife, residing at of 233, J.N. Bose Road, P.O. Subhasgram, P.S. Sonarpur, Kolkata- 700147.

(P)

**B) REPORT OF DEVOLUTION:**

**WHEREAS** one Bhagabati Charan Bhattacharya was the absolute owner of the land measuring about 27 decimals lying and situate at Mouza- Kodalia, J.L. No. 35, Municipal Holding No. 233, J.N. Bose Road, of Rajpur-Sonarpur Municipality, comprised in R.S. Dag No. 1999, under Khatian No. 1220, correspondingly L.R. Dag No. 2133, under Khatian No. 3192.

**AND WHEREAS** while seized and possessed the said land said Bhagabati Charan Bhattacharya sold the measuring about 19 decimals out of total land 27 decimals (rest of the land was acquire by the Government) to one Lakshmi Chandra Daga of 2/A, Nitai Halder Street, Kolkata- 700006, which was duly registered before the Office of the S.R. Baruipur and which was duly recorded in Book No. I, Volume No. 31, Pages from 182 to 185, being No. 1863 for the year 1966.

**AND WHEREAS** while seized and possessed the land measuring 19 decimals the said Lakshmi Chandra Daga died intestate leaving behind his son Sri Chanda Daga as his only legal heir.

**AND WHEREAS** by way of inheritance said Sri Chanda Daga became the absolute owner of the land measuring about 19 decimals at Mouza- Kodalia, comprised in R.S. Dag No. 1999, P.S. Sonarpur, District- South 24 Parganas.



# RAJA NANDY

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**AND WHEREAS** while seized and possessed the said land said Sri Chanda Daga sold the land measuring about 19 decimals to one Anil Kumar Dey of Subhasgram, on 30.05.1983, which was duly registered before the District Registrar Alipore, South 24 Parganas, being Deed No. 7877 for the year 1983.

**AND WHEREAS** while seized and possessed the said land measuring about 19 decimals said Anil Kumar Dey sold the land measuring about 7 Kathas out of total land 19 decimals to Smt. Prabha Rani Dutta on 16.09.1984, which was registered before the Office of S.R. Sonarpur and which was duly recorded in Book No. I, Volume No. 32, Pages from 85 to 91, being No. 3989 for the year 1984.

**THAT** the present owner now mutated her name in the office of the B.L. & L.R. and also in the 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 owner in respect of the aforesaid land is clear, free and marketable title.



**RAJA NANDY**

**Advocate.**

**Enrolment No. WB/355/2011**