

Tapas Chowdhury

Advocate
Alipore Judges Court
Kolkata- 700 027.

Chamber:

Ramkrishna Pally, Sonarpur,
Kolkata- 700 150.

Dated : 21.01.2025

NON - ENCUMBRANCES REPORT

Ref: **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, L.R. Khatian Nos. 4849, 4848, 4850 & 4851, R.S. Dag no. 262, L.R. Dag no. 276, under P.S. - Sonarpur at present Narendrapur, Sonarpur Station Road, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, Holding no. 2529, Teghori, District- South 24 Parganas together with all easement right and privileges and facilities

A) PRESENT OWNERS OF THE PROPERTY IS :

(1) DILIP DEY alias DILIP KUMAR DEY, son of Late Shama Prosad Dey, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas, **(2) PRASENJIT DEY**, son of Dilip Dey alias Dilip Kumar Dey, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas, **(3) AVIJIT DEY**, son of Dilip Dey alias Dilip Kumar Dey, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas, **(4) RANJIT KUMAR DEY**, son of Dilip Dey alias Dilip Kumar Dey, residing at Sonarpur Sahebpara, P.O. & P.S.- Sonarpur, Kolkata- 700150, District-South 24 Parganas.

I have caused On Line Searching in Registration Department Website from 2009 till date and have inspected all relevant documents, which were/ are available for inspection in respect of the property.



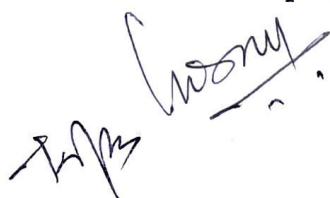
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B) REPORT OF DEVOLUTION :

That one Chitra Dey, wife of Dilip Dey by virtue of a Deed of Conveyance dated 19.04.2000 purchased **ALL THAT** piece and parcel of land measuring 2 Cottahs 8 Chittacks under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, R.S. Dag no. 262, under P.S. – Sonarpur, within the limits of the Rajpur Sonarpur Municipality, District- South 24 Parganas from Ardhendu Kumar Naskar. The said Deed of Conveyance was registered before A.D.S.R. Sonarpur and recorded in Book No.I, Volume no. 55, pages from 221 to 227, being no. 3237 for the year 2000.

That by virtue of an another Deed of Conveyance dated 19.06.2000, said Chitra Dey, wife of Dilip Dey also purchased **ALL THAT** piece and parcel of land measuring 2 Cottahs 8 Chittacks under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, R.S. Dag no. 262, under P.S. – Sonarpur, within the limits of the Rajpur Sonarpur Municipality, District- South 24 Parganas from Ardhendu Kumar Naskar. The said Deed of Conveyance was registered before A.D.S.R. Sonarpur and recorded in Book No.I, Volume no. 89, being no. 5249 for the year 2000.

That by virtue of aforesaid two Deed of Conveyance, said Chitra Dey became the sole and absolute owner of **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, R.S. Dag no. 262, under P.S. – Sonarpur, within the limits of the



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Rajpur Sonarpur Municipality, Ward No. 08, District- South 24 Parganas and thereafter said Chitra Dey duly mutated her name in the office of the B.L. & L.R.O. vide L.R. Khatian No. 4166, L.R. Dag no. 276.

That said Chitra Dey while seized and possessed said 5 Cottahs land died intestate on 19.12.2016 leaving behind her husband Dilip Dey and three sons namely Prasenjit Dey, Ranjit Kumar Dey and Avijit Dey, as her only legal heirs and successors, who jointly inherit said 5 Cottahs land left by deceased Chitra Dey according to Hindu Succession Act, 1956.

That by virtue of inheritance Dilip Dey, Prasenjit Dey, Ranjit Kumar Dey and Avijit Dey, the land owners herein became the joint owners of **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, L.R. Khatian No. 4166, R.S. Dag no. 262, L.R. Dag no. 276, under P.S. – Sonarpur, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, District- South 24 Parganas and thereafter land owners herein duly mutated their names in the office of the B.L. & L.R.O. vide L.R. Khatian No. 4849, 4848, 4850 & 4851, L.R. Dag no. 276 and also mutated their names in the office of Rajpur Sonarpur Municipality, being Holding no. 2529, Teghori, Ward no. 08.

That the land owners herein converted the said shali land to bastu land vide conversation Case No. CN/2023/1615/3429 dated 14.07.2023, CN/2023/1615/3430 dated 14.07.2023, CN/2023/1615/3428 dated 14.07.2023 and CN/2023/1615/3426 dated 14.07.2023.



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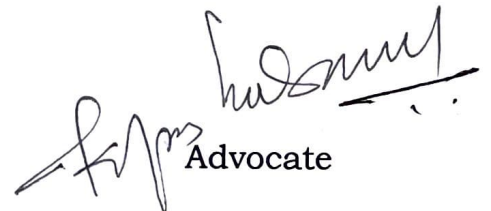
Ramkrishna Pally, Sonarpur,
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That the present land owners now seized and possessed **ALL THAT** piece and parcel of land measuring 5 Cottahs under Mouza- Teghori, J.L. No.52, R.S. No. 126, Touzi No. 250, R.S. Khatian No. 15, L.R. Khatian Nos. 4849, 4848, 4850 & 4851, R.S. Dag no. 262, L.R. Dag no. 276, under P.S. – Sonarpur, within the limits of the Rajpur Sonarpur Municipality, Ward No. 08, Holding no. 2529, Teghori, District- South 24 Parganas.

That the land owners herein sanctioned a building plan, vide building plan no. SWS-OBPAS/2207/2023/1452 dated 01.09.2023 sanctioned by the Rajpur Sonarpur Municipality.

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 **DILIP DEY alias DILIP KUMAR DEY & OTHERS** in respect of the aforesaid land is clear, free and marketable title.


Advocate