

Date: 19.09.2025

NON ENCUMBRANCES CERTIFICATE

Ref: 4 Cottahs 10 Chittaks 3 Sq.Ft. Bastu land lying and situated at Mouza- Sonarpur, J.L. No. 39, comprised in R.S. & L.R. Dag No. 32, R.S Khatian No. 290/5, L.R. Khatian Nos. 2207 and 2308, P.S. Sonarpur, District 24 Parganas (South). Now the land is being known and called as 16, Saheb Para of Rajpur-Sonarpur Municipality, Ward No. 13, Kolkata 700150 (Mailing Address Parijat Apartment, Post Office and Police Station -Sonarpur, District - South 24 Parganas, Kolkata- 700150) and is within the limits of Rajpur-Sonarpur Municipality, Ward No. 13.

A) PRESENT OWNER OF THE PROPERTY:

SRI BISWANATH NASKAR, son of Late Sundar Naskar, and **SMT. SUKLA BHOWMICK @ SUKLA NASKAR** wife of Sri Biswanath Naskar, both are residing at 16, Saheb Para, P.O. & P.S. Sonarpur, Kolkata- 700150.


Adv.

RAJA NANDY

Advocate
High Court, Calcutta

Uttarayan Pally, P.O. & P.S. Sonarpur,
Kolkata - 700 150
Mobile : 9007820461 / 7980402923
Email : rajanandy83@gmail.com

B) REPORT OF DEVOLUTION:

WHEREAS One Sri Debprasad Mondal, son of Late Dharendra Nath Mondal and Smt. Gita Mondal, wife of Sri Debprasad Mondal was the recorded Owners of land measuring 4 Cottahs 10 Chitaks 3 Sq.ft. land at Mouza- Sonarpur, J.L. No. 39, Re Sa No. 13, Touzi No. 109, comprised in R.S. & L.R. Dag No. 32, R.S Khatian No. 290/5 under Rajpur-Sonarpur Municipality previously Ward No. 12 now Ward No. 13, P.O. & P.S. Sonarpur, Kolkata- 700150.

AND WHEREAS while seized and possessed the aforesaid land the Owners therein sold, conveyed and transferred the said land to Sri Biswanath Naskar and Smt. Sukla Naskar @ Sukla Bhowmick by way of registered Deed of Conveyance (Bengali Saf Bikray Kobala) on 13.08.1999 which was duly registered before the A.D.S.R. Sonarpur and which was duly recorded in Bok No. I, Volume No. 4, Pages from 43 to 49 being No. 188 for the year 2000.

AND WHEREAS by virtue of the said Deed of Conveyance the Owners/Vendors herein i.e. Sri Biswanath Naskar and Smt. Sukla Naskar @ Sukla Bhowmick became the joint Owners of the property above mentioned.

RAJA NANDY

Advocate
High Court, Calcutta

Uttarayan Pally, P.O. & P.S. Sonarpur.
Kolkata - 700 150
Mobile : 9007820461/7980402923
Email : rajanandy83@gmail.com

THAT the present Owners now mutated their names in the office of the B.L. & L.R.O. Sonarpur 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 owners in respect of the aforesaid land is clear, free and marketable title.

Raja Nandy

RAJA NANDY

Advocate.

Enrolment No. - WB/355/2011

Date: 19/09/2025