

Tanusee Chatterjee(Chakraborty)

Advocate, M.A., LL.B.
Baruipur Civil & Criminal Court
Alipore Police & Judges Court

Resident & Chamber :
Shibanipith Lane, Baruipur
Kolkata 700144
Mob. : 9432831892
8420344999

Ref No.

Date :

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NON ENCUMBRANCES REPORT

Ref: **ALL THAT** piece and parcel of land measuring about 04 cottah together with 200 sq.ft. Pucca structure having cemented flooring along with G+... storied building namely PARK-I, comprised in C.S. & R.S. Dag No. 782 corresponding to L.R. Dag No. 2340, under L.O.P. No. 467, L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 31, being Holding No. 199, Peyara Bagan Road, under P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153, West Bengal.

A) PRESENT OWNER OF THE PROPERTY IS:

Shri Sushanta Das, Smt. Amita Saha, Smt. Mithu Saha, Shri Somnath Saha,

We 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:

AND WHEREAS One Sourendra Nath Saha became the absolute owner of All That piece and parcel of measuring about 04 cottah from C.S. & R.S. Dag No. 782 corresponding to L.R. Dag No. 2340, under L.O.P. No. 467, L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, under P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas, by a registered Deed of Gift from Governor of The State of West Bengal on dated 23.06.1994, vide Deed No. 35, recorded in Book No. I, Volume No. 1, Pages from 137 to 140, registered at Alipore A.D.S.R. office.



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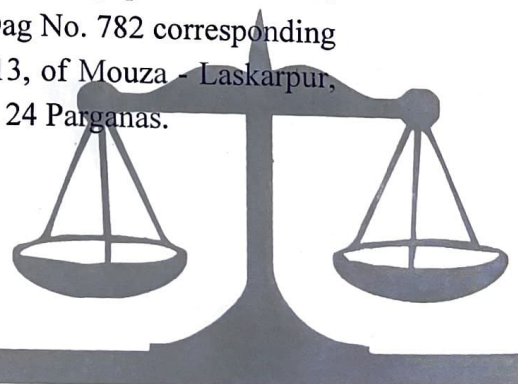
AND WHEREAS Thereafter the said Sourendra Nath Saha while seized and possessed over the same by constructing a Pucca Structure, he died on 03.05.2016 leaving behind his wife namely Smt. Amita Saha and one daughter namely Smt. Mithu Saha and one son namely Shri Somnath Saha, who inherited the said property as his legal heirs & successors.

AND WHEREAS Thereafter the said Smt. Amita Saha, Smt. Mithu Saha & Shri Somnath Saha (the Land Owner Nos. 2 to 4) duly mutated their names in the record of Rajpur-Sonarpur Municipality and the said premises has been numbered as Holding No. 199, Peyara Bagan Road and seized & possessed the same without all encumbrances from any corner whatsoever and paying Tax, Khajna in regular basis.

AND WHEREAS Thereafter the said Smt. Amita Saha, Smt. Mithu Saha & Shri Somnath Saha (the Land Owner Nos. 2 to 4) jointly sold, conveyed & transferred their land measuring 01 cottah 05 chatak 15 sq.ft. out of 04 cottah by a registered sale deed to Shri Sushanta Das (the Land Owner No. 1) on dated 15.03.2023, vide Deed No. 1094, recorded in Book No. I, Volume No. 1629-2023, Pages from 31313 to 31329, registered at Garia A.D.S.R. office.

AND WHEREAS in the above manner to Shri Sushanta Das (the Land Owner No. 1) became the owner of ALL THAT piece and parcel of land measuring about 01 cottah 05 chatak 15 sq.ft. from C.S. & R.S. Dag No. 782 corresponding to L.R. Dag No. 2340, under L.O.P. No. 467, L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, under P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas and seized and possessed the same peacefully free from all encumbrances.

AND WHEREAS and the said Smt. Amita Saha, Smt. Mithu Saha & Shri Somnath Saha (the Land Owner Nos. 2 to 4) seized and possessed over their remaining portion of land measuring about 02 cottah 10 chatak 30 sq.ft. from C.S. & R.S. Dag No. 782 corresponding to L.R. Dag No. 2340, under L.O.P. No. 467, L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, under P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas.



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AND WHEREAS thereafter the landowners amalgamated their Plot of land by virtue of a deed of amalgamation which was duly registered ADSR Garia, vide Deed No. 4873, registered on 09.10.2023.

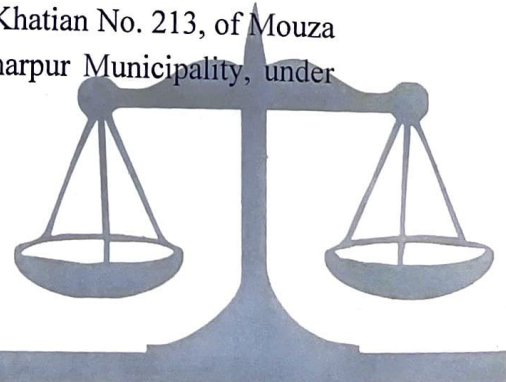
AND WHEREAS thereafter the landowners amalgamated their Plot of land by virtue of a deed of amalgamation which was duly registered ADSR Garia, vide Deed No. 4873, registered on 09.10.2023.

AND WHEREAS thereafter the landowners namely Shri Sushanta Das, Smt. Amita Saha, Smt. Mithu Saha, Shri Somnath Saha, their Plot of land by virtue of a deed of Development agreement with **PARK 65 REAL ESTATE PRIVATE LIMITED**, having PAN - AANCP6203G, a Partnership Firm, represented by its Partners - **1) SAFIUDDIN MALLICK**, son of Samser Mallick, **2) PALASH PAUL**, son of Dipak Chandra Paul, **3) TUHIN ROY**, son of Biplab Chandra Roy, **4) SUBHAJIT DAS**, son of Sushanta Das, which was duly registered at ADSR Garia, vide Deed No. 4875, registered on 09.10.2023 and development power of attorney which was duly registered at ADSR Garia, vide Deed No. 5036, registered on 09.10.2023.

AND WHEREAS Shri Sushanta Das, Smt. Amita Saha, Smt. Mithu Saha, Shri Somnath Saha land owners herein is now owners of land measuring about 04 cottah together with 200 sq.ft. Pucca structure.

AND WHEREAS thus Shri Sushanta Das, Smt. Amita Saha, Smt. Mithu Saha, Shri Somnath Saha land owners herein is now owners of **ALL THAT** piece and parcel of land measuring about 04 cottah together with 200 sq.ft. Pucca structure having cemented flooring along with G+... storied building namely PARK-I, comprised in C.S. & R.S. Dag No. 782 corresponding to L.R. Dag No. 2340, under L.O.P. No. 467, L.R. Khatian No. 213, of Mouza - Laskarpur, J.L. No. - 57, within the local limits of Rajpur-Sonarpur Municipality, under

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Ward No. 31, being Holding No. 199, Peyara Bagan Road, under P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153, West Bengal.

AND WHEREAS **PARK 65 REAL ESTATE PRIVATE LIMITED**, having PAN - AANCP6203G, a Partnership Firm, represented by its Partners - **1) SAFIUDDIN MALLICK**, son of Samser Mallick, **2) PALASH PAUL**, son of Dipak Chandra Paul, **3) TUHIN ROY**, son of Biplab Chandra Roy, **4) SUBHAJIT DAS**, son of Sushanta Das has been sanctioned vide plan no. -SWS-OBPAS/2207/2024/1555, dated 12.08.2024 on aforesaid property and since then the land owners 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 Shri Sushanta Das, Smt. Amita Saha, Smt. Mithu Saha, Shri Somnath Saha, in respect of the aforesaid land is clear, free and marketable title.

Tanussree Chatterjee
Advocate

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15/09/2025

