

Date: 14.07.2025

NON ENCUMBRANCES CERTIFICATE

Ref: 5 sataks Bastu land lying and situated at Mouza- Harinavi, J.L. No. 36, comprised in R.S. & L.R. Dag No. 922, R.S Khatian No. 1594, L.R. Khatian No. 3773, P.S. Sonarpur, District 24 Parganas (South) being holding no. 41 of Rajpur-Sonarpur Municipality, P.O. Harinavi, Police Station- Sonarpur, Kolkata 700148 (Mailing Address 'LANDMARK MIST' 41, R.N.T Road, Post Office- Harinavi, Police Station -Sonarpur, District - South 24 Parganas, Kolkata- 700148) within the limits of Rajpur-Sonarpur Municipality, Ward No. 41.

A) PRESENT OWNER OF THE PROPERTY:

SRI SANKAR BHATTACHARYA, son of Late Pratap Kumar Bhattacharya, by occupation- Business, by religion- Hindu, by nationality- Indian, residing at Piyari Kabiraj lane, Post Office- Harinavi, Police Station -Sonarpur, District - South 24 Parganas,

B) REPORT OF DEVOLUTION:

WHEREAS WHEREAS 2 decimals land at Mouza- Harinavi, comprised in L.R. Dag No. 922, L.R. Khatian No. 646 belonged

to Dhirendra Nath Chakraborty and 3 decimals land at Mouza- Harinavi, comprised in L.R. Dag No. 922, L.R. Khatian No. 1282 belonged to Rajendra Nath Chakraborty, both were sons of Late Kalidas Chakraborty.

AND WHEREAS while seized and possessed the aforesaid property one of the owner namely Rajendra Nath Chakraborty died unmarried on or about 06.07.1961 leaving behind his brother Dhirendra Nath Chakraborty as the only legal heirs and successors who inherited the property of his deceased brother.

AND WHEREAS while seized and possessed the aforesaid property at Mouza- Harinavi, comprised in L.R. Khatian Nos. 646 and 1281 measuring about 5 decimals more or less the said Dhirendra Nath Chakraborty died on or about 10.04.1968 leaving behind his wife Sefalika Debi (Chakraborty) and five sons namely 1) Dilip Chakraborty, 2) Gour Mohan Chakraborty, 3) Mantu Chakraborty, 4) Pradip Chakraborty, 5) Bablu Chakraborty as his only legal and successors.

AND WHEREAS while seized and possessed the property jointly by the legal heirs of deceased Dhirendra Nath Chakraborty, Sefalika Chakraborty died on or about 21.12.2001 leaving behind her five sons 1) Dilip Chakraborty, 2) Gour Mohan

Chakraborty, 3) Mantu Chakraborty, 4) Pradip Chakraborty, 5) Bablu Chakraborty as her only legal and successors.

AND WHEREAS while seized and possessed the aforesaid property jointly by the legal heirs of deceased Dharendra Nath Chakraborty and Sefalika Chakraborty, the aforesaid Bablu Chakraborty died on or about 17.11.2013 leaving behind his wife Lily Chakraborty, two daughters namely 1) Nupur Mukherjee and 2) Jhumur Banerjee and one son namely Raj Kumar Chakraborty as his only legal heirs and successors.

AND WHEREAS by way of succession 1) Dilip Chakraborty, 2) Gour Mohan Chakraborty, 3) Mantu Chakraborty, 4) Pradip Chakraborty, 5) Lily Chakraborty, 6) Nupur Mukherjee 7) Jhumur Banerjee 8) Raj Kumar Chakraborty became the joint owners of the land measuring 5 sataks more or less comprised in L.R. Dag No. 922, R.S. Khatian No. 1594 correspondingly L.R. Khatian Nos. 646 and 1282, at Mouza- Harinavi, J.L. No. 36, holding No. 41, Ward No. 18 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas.

AND WHEREAS became the joint owners of the aforesaid property enjoyed the possession the same by paying taxes in regular basis, without any disturbance from any corner.

AND WHEREAS while seized and possessed the aforesaid property due to some family reasons and financial crisis the owners of the aforesaid property decided to sell the property.

AND WHEREAS came to know from some reliable source the Owner/Vendor herein accepted the proposal of the Owners therein and executed and registered a Bengali Bikroy Kobala on 31.03.2022 in the office of the A.D.S.R. Sonarpur which was duly recorded in Book No. I, Volume No. 1608-2022, Pages from 72439 to 72462, being No. 02833 for the year 2022.

THAT the present owner now mutated his 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 owners in respect of the aforesaid land is clear, free and marketable title.

Raja Nandy

RAJA NANDY
Advocate.