

Tapas Chowdhury

Advocate
Alipore Judges Court
Kolkata- 700 027.

Chamber :

Ramkrishna Pally, Sonarpur,
Kolkata- 700 150.

Dated : 10.01.2025

NON- ENCUMBRANCES REPORT

Ref: **ALL THAT** piece and parcel of land measuring piece and parcel of land measuring 5 Cottahs 1 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 22, 244, and 112, and L.R. Khatian No. 1308, R. S. Dag No. 182, 183 and 187, and L.R. Dag No. 89, known as Scheme Plot No. 233, Ramkrishna Pally, Holding No. 4316, Ward no. 8, within Rajpur-Sonarpur Municipality, Mission Pally Road, P.S. – Sonarpur at present Narendrapur in the District of South 24 Parganas, West Bengal.

A) PRESENT OWNER OF THE PROPERTY IS :

SRI. ABINASH CHANDRA DAS, son of Late Shyam Kanta Das, residing at E/99(First Floor), Ramgarh, P.O. - Naktala, P.S. – Netaji Nagar, Kolkata-700047, District –South 24 Parganas,.

I 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 :

That one Ramani Mohan Das, purchased **ALL THAT** piece and parcel of land measuring 5 Cottahs 1 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 22, 244, and 112, R. S. Dag No. 182, 183 and 187, known as Scheme Plot No. 233, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal from Ashram Praktan Chhatra Sangha, Narendrapur, 24 Parganas by virtue of a Deed of Conveyance dated 02.06.1967 which was duly registered before Sub-Registrar Baruipur and recorded in Book No. I, Volume No. 15, pages 47 to 50, being No. 828 for the year 1967.

That said Ramani Mohan Das mutated his name in the B.L. & L.R.O. being L.R. Khatian No. 421 and L.R. Dag No. 89, and paid taxes regularly to the concern authority.

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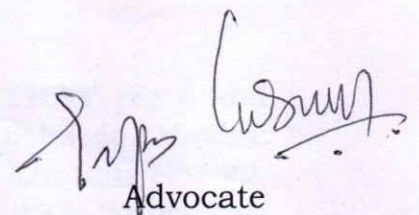
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That said Ramani Mohan Das executed a Deed of Gift in favour of Sri. Abinash Chandra Das on 9th September 1996 in respect of land measuring 5 Cottahs 1 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 22, 244, and 112, R. S. Dag No. 182, 183 and 187, known as Scheme Plot No. 233, Ramkrishna Pally, within Rajpur-Sonarpur Municipality in the District of South 24 Parganas, West Bengal and said Deed of Gift has been registered before D.S.R.IV, Alipur, and recorded in book - I, Vol No.54, Pages from 93 to 100, being No. 2037, for the year 1996.

That Sri. Abinash Chandra Das mutated his name Rajpur - Sonarpur Municipality, being Holding No. 4316, Ward No. 8, and also mutated his name in B.L. & L.R.O., being L.R. Khatian No. 1308, and L.R. Dag 89, and paid taxes regularly to the concern authority and seized and possessed the said land free from all encumbrances.

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 **ABINASH CHANDRA DAS** in respect of the aforesaid land is clear, free and marketable title.


Advocate