

Tapas Chowdhury

Advocate
Alipore Judges Court
Kolkata- 700 027.

Chamber :

Ramkrishna Pally, Sonarpur,
Kolkata- 700 150.

Dated : 23.05.2025

NON - ENCUMBRANCES REPORT

Ref: **ALL THAT** piece and parcel of land measuring 5 Cottahs 2 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 2, 3 & 202, L.R. Khatian No. 1595, R. S. Dag No. 105, 106 & 107, L.R. Dag no. 194, known as Scheme Plot No. 384, Sri Ramakrishna Pally, under Rajpur Sonarpur Municipality, being Holding No. 2294, Ward No. 08, 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 :

SMT. KANA NANDI, wife of Priyaranjan Nandi.

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 :

WHEREAS one Praktan Chhatra Sangha, Narendrapur, 24 Parganas sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 5 Cottahs 2 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 2, 3 & 202, R. S. Dag No. 105, 106 & 107, known as Scheme Plot No. 384, Sri Ramakrishna Pally, under Rajpur Sonarpur Municipality, P.S. - Sonarpur at present Narendrapur, in the District of South 24 Parganas, West Bengal in favour of Sukumar Dutta, son of Late Durga Das Dutta by virtue of a Deed of Conveyance dated 06.07.1967 which was registered in the office of S.R. Sonarpur and recorded in Book No.I, Volume no. 19, pages from 103 to 106, being no. 1129 for the year 1967.

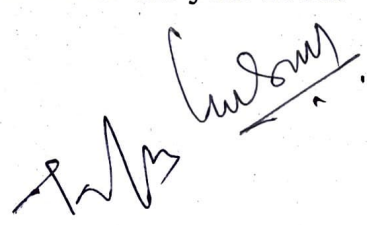


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AND WHEREAS said Sukumar Dutta while seized and possessed his purchased land, died intestate leaving behind his three sons namely Ranen Dutta, Ranjit Dutta and Rathin Dutta and wife Parul Dutta, as his only legal heirs and successors, as per Hindu Succession Act, 1956.

AND WHEREAS said Ranen Dutta, Ranjit Dutta, Rathin Dutta and Parul Dutta jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 5 Cottahs 2 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 2, 3 & 202, R. S. Dag No. 105, 106 & 107, known as Scheme Plot No. 384, Sri Ramakrishna Pally, now under Rajpur Sonarpur Municipality, P.S. - Sonarpur at present Narendrapur, in the District of South 24 Parganas, West Bengal unto and in favour of Jitendra Chowdhury, son of Asutosh Chowdhury by virtue of Deed of Conveyance dated 20.09.1995 which was duly registered before A.D.S.R. Sonarpur and recorded in Book No.I, Volume no. 81, pages 341 to 346, being no. 5294 for the year 1995.

AND WHEREAS said Jitendra Chowdhury sold, transferred and conveyed said land measuring 5 Cottahs 2 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 2, 3 & 202, R. S. Dag No. 105, 106 & 107, known as Scheme Plot No. 384, Sri Ramakrishna Pally, now under Rajpur Sonarpur Municipality, P.S. - Sonarpur at present Narendrapur, in the District of South 24 Parganas, West Bengal unto and in favour of Subhra Chowdhury, wife of Jitendra Chowdhury, by virtue of Deed of Conveyance dated 31.10.1997 which was duly registered before D.S.R. Alipore and recorded in Book No.I, being no. 3331 for the year 1998.



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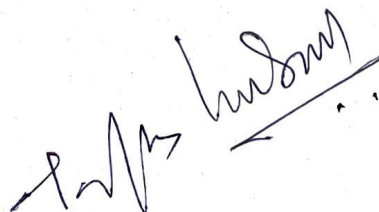
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AND WHEREAS said Subhra Chowdhury by virtue of a Deed of Conveyance dated 02.12.1998 sold, transferred and conveyed land measuring 5 Cottahs 2 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 2, 3 & 202, R. S. Dag No. 105, 106 & 107, known as Scheme Plot No. 384, Sri Ramakrishna Pally, now under Rajpur Sonarpur Municipality, P.S. - Sonarpur at present Narendrapur, in the District of South 24 Parganas, West Bengal unto and in favour of Hari Ranjan Nandi, son of Late Mahendra Lal Nandi. The said Deed of Conveyance was duly registered before A.D.S.R. Sonarpur and recorded in Book No.I, Volume no. 12, pages from 65 to 73, being no. 707 for the year 1999.

AND WHEREAS said Hari Ranjan Nandi by virtue of a Deed of Conveyance dated 12.12.2001 sold, transferred and conveyed land measuring 5 Cottahs 2 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 2, 3 & 202, R. S. Dag No. 105, 106 & 107, known as Scheme Plot No. 384, Sri Ramakrishna Pally, now under Rajpur Sonarpur Municipality, P.S. - Sonarpur at present Narendrapur, in the District of South 24 Parganas, West Bengal unto and in favour of Kona Nandi, the owner/first part herein. The said Deed of Conveyance was duly registered before A.D.S.R. Sonarpur and recorded in Book No.I, Volume no. 151, pages from 123 to 130, being no. 8923 for the year 2001.

AND WHEREAS the owner herein mutated her name in the B.L. & L.R.O. being L.R. Khatian No. 1595, L.R. Dag no. 194 and in the office of Rajpur Sonarpur Municipality, being Holding No. 2294, Ward No. 08 under Rajpur Sonarpur Municipality.



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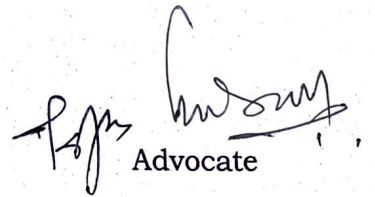
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AND WHEREAS by virtue of purchase the owner herein is the sole and absolute and in physical possession of **ALL THAT** piece and parcel of land measuring 5 Cottahs 2 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 2, 3 & 202, L.R. Khatian No. 1595, R. S. Dag No. 105, 106 & 107, L.R. Dag no. 194, known as Scheme Plot No. 384, Sri Ramakrishna Pally, under Rajpur Sonarpur Municipality, being Holding No. 2294, Ward No. 08, Mission Pally Road, P.S. - Sonarpur at present Narendrapur, in the District of South 24 Parganas, West Bengal.

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 **SMT. KANA NANDI**, wife of Priyaranjan Nandi in respect of the aforesaid land is clear, free and marketable title.


Advocate