

**RAJA NANDY**

**Advocate**  
**High Court, Calcutta**

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

Date: 05.04.2026

**NON ENCUMBRANCES CERTIFICATE**

Ref: 3 Cottahs Bastu land lying and situated at Mouza- Kamrabad, J.L. No. 41, comprised in R.S. Dag No. 2725, correspondingly L.R. Dag No. 2741, R.S Khatian No. 724, L.R. Khatian No. 30468, P.S. Sonarpur, District 24 Parganas (South). Now the land is being known and called as 909, Kamrabad of Rajpur-Sonarpur Municipality, Ward No. 9, Kolkata 700150 (Mailing Address SIDDHI APARTMENT, Post Office and Police Station -Sonarpur, District - South 24 Parganas, Kolkata- 700150) and is within the limits of Rajpur-Sonarpur Municipality, Ward No. 9.

**A) PRESENT OWNER OF THE PROPERTY:**

**DHEERAJ LALWANI**, Son of Shyamdas Lalwani , by faith Hindu, by occupation Business, by nationality Indian, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, Kolkata - 700038.

**B) REPORT OF DEVOLUTION:**

*Randy*  
*Adv.*

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**WHEREAS** one Jyotirmoy Majumder by virtue of Deed of Conveyance dated 07.03.1972 purchased 10.14 satak land at Mouza- Kamrabad, J.L. No. 41, R.S. No. 2, Touzi No. 109, R.S. Khatian No. 724, R.S. Dag No. 2725, P.S. Sonarpur, District- South 24 Parganas from Jyotirmoy Chattopadhyay. The said Deed of Conveyance was registered before S.R. Sonarpur and recorded in Book No. I, Volume No. 11, Pages from 291 to 294, being No. 697 for the year 1972.

**AND WHEREAS** said Jyotirmoy Majumder by virtue of Deed of Conveyance dated 07.03.1972 purchased 10.14 satak land at Mouza- Kamrabad, J.L. No. 41, R.S. No. 2, Touzi No. 109, R.S. Khatian No. 724, R.S. Dag No. 2725, P.S. Sonarpur, District- South 24 Parganas from Jyotirmoy Chattopadhyay. The said Deed of Conveyance was registered before S.R. Sonarpur and recorded in Book No. I, being No. 698 for the year 1972.

**AND WHEREAS** by virtue of aforesaid two Deed of Conveyance, said Jyotirmoy Majumder became the sole and owner of 20.28 sataks land at Mouza- Kamrabad, J.L. No. 41, R.S. No. 2, Touzi No. 109, R.S. Khatian No. 724, R.S. Dag No. 2725, P.S. Sonarpur, District- South 24 Parganas.

**AND WHEREAS** said Jyotirmoy Majumder sold out some properties by different deeds to different persons and seized and possessed remaining land measuring 3 Cottahs along with one storied pucca structure.

*R. Nandy*  
Adv.

**AND WHEREAS** after that said Jyotirmoy Majumder duly mutated his name before the Rajpur-Sonarpur Municipality in the remaining land being holding No. 909, Kamrabad, Ward No. 9.

**AND WHEREAS** while seized and possessed the said land and the structure therein said Jyotirmoy Majumder died intestate on 28.01.2008 leaving behind the Vendors therein as his only legal heirs and successors, who inherited the aforesaid property according Hindu Succession Act, 1956.

**AND WHEREAS** by way of inheritance the Vendors therein became the joint owners of the aforesaid property enjoyed the possession the same by mutated their named in the office of B.L.&L.R and as well as before the Rajpur-Sonarpur Municipality and by paid 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/Vendors 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/Vendors therein and executed and registered a Deed of Conveyance on 24.04.2023 in the office of the D.S.R. V, Alipore which was duly recorded in Book No. I, C.D. Volume No. 1630-2023, Pages from 36649 to 36679, being No. 01291 for the year 2023.

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THAT after the purchase the land present owner herein 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*

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**Advocate.**

Enrolment No. WB/355/2011