

Tapas Chowdhury

Advocate

Alipore Judges Court
Kolkata- 700 027.

Chamber :

Ramkrishna Pally, Sonarpur,
Kolkata- 700 150.

Dated :

NON - ENCUMBRANCES REPORT

Ref: **ALL THAT** a piece and parcel of land measuring more or less 10(ten) Cottahs 02(two) Chittacks and is physical possession 9 Cottahs 15 Chittacks 36 sq.ft. together with structure standing thereon in Mouza-Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, L.R. Khatian No. 1159 & 1846, under R.S. Dag No. 157 and 158, L.R. Dag No. 115 & 116, being Plot No. 292& 293 of Sri Ramakrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8, Holding No. 946, Ramakrishna Pally, Mission Pally Road, under P.S.- Narendrapur, Kolkata-700150, District - South 24 Parganas.

A) PRESENT OWNER OF THE PROPERTY IS :

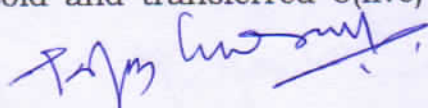
- (1) **DEBADIDEV GAYEN**,
son of Late Satya Ranjan Gayen,
(2) **SRI ARINDAM MUKHERJEE**,
son of Late Arun Bikash Mukherjee.

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 Ashrama Praktan Chhatra Sangha Narendrapur, District - South 24 Parganas a body corporate registered under Act, 1860 having its registered office at Narendrapur, P.S.- Sonarpur, South 24 Parganas had been seized and possessed of ALL THAT the piece and parcel of land mentioned and described in the Schedule hereunder written.

AND WHEREAS said Ashrama Praktan Chhatra Sangha, Narendrapur on 06.06.1967 sold and transferred 5(five) Cottahs 1(one) Chittacks



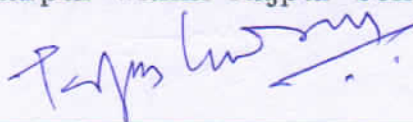
land in Mouza- Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, R.S. Dag No. 157 and 158, being Plot No. 292 of Sri Ramakrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), under P.S.- Sonarpur, Kolkata-700150, District - South 24 Parganas in favour of Sri Bhola Nath Mukherjee and said Deed of Conveyance has been registered at A.D.S.R. Sonarpur and registered in Book No.I, Volume No. 14, pages 155 to 158, being Deed No. 862 for the year 1967.

AND WHEREAS said Sri Bhola Nath Mukherjee after purchased the said land and enjoyed the said land with free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Conveyance on 29th day of June, 1979 said Sri Bhola Nath Mukherjee sold and transferred said 5(five) Cottahs 1(one) Chittacks land in Mouza- Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, R.S. Dag No. 157 and 158, being Plot No. 292 of Sri Ramakrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), under P.S.- Sonarpur, Kolkata-700150, District - South 24 Parganas in favour of Smt. Amrita Lahiri, wife of Sri Dhrubajyoti Lahiri. The said Deed of Conveyance was registered at D.S.R. Alipore and recorded in Book No.I, Volume No. 117, pages 25 to 30, being Deed No. 4359 for the year 1979.

AND WHEREAS after purchased the said property, the said Smt. Amrita Lahiri mutated her name in the office of B.L. & L.R.O. and Rajpur-Sonarpur Municipality of the above mentioned property and paid taxes regularly and seized and possessed the same free from all encumbrances.

AND WHEREAS by a Deed of Conveyance dated 10th day of March, 2011 the said Smt. Amrita Lahiri, sold, transferred and conveyed ALL THAT piece and parcel of land measuring 5(five) Cottahs 1(one) Chittacks land in Mouza- Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, R.S. Dag No. 157 and 158, being Plot No. 292 of Sri Ramakrishna Pally, Sonarpur within Rajpur Sonarpur Municipality,



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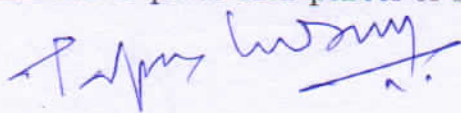
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Ward No.8 (7), Holding No. 946, under P.S.- Sonarpur, Kolkata-700150, District - South 24 Parganas unto and in favour of Mrs. Srabani Mukherjee and Mr. Debadidev Gayen. The said Deed of Conveyance has been duly registered before D.S.R.-IV, Alipore, South 24 Parganas and recorded in Book No.I, CD Volume No. 7, pages from 1137 to 1152, being No. 01901 for the year 2011.

AND WHEREAS by virtue of the said Deed of Conveyance, said Mrs. Srabani Mukherjee and Mr. Debadidev Gayen jointly got the said land measuring 5(five) Cottahs 1(one) Chittacks land in Mouza-Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, R.S. Dag No. 157 and 158, being Plot No. 292 of Sri Ramakrishna Pally, Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), Holding No. 946, under P.S.- Sonarpur, Kolkata-700150, District - South 24 Parganas and mutated their name in B.L. & L.R.O. and Rajpur Sonarpur Municipal and enjoying the same free from all encumbrances by paying taxes regularly to the concerned authorities.

AND WHEREAS the said Mrs. Srabani Mukherjee gifted and transferred her undivided 1/2 share of land measuring 2 Cottahs 8 Chittacks 22.5 sq.ft. out of total land measuring 5 Cottahs 1 Chittacks in Mouza-Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, L.R. Khatian No. 1159 & 1160, under R.S. Dag No. 157 and 158, L.R. Dag No. 116, being Plot No. 292 of Sri Ramakrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), Holding No. 946, under P.S.- Sonarpur, Kolkata-700150, District - South 24 Parganas unto and in favour of her co-sharer Mr. Debadidev Gayen, the Owner No.1 herein by virtue of a Deed of Gift dated 27th day of August, 2018 which has been duly registered before D.S.R.-IV, South 24 Parganas and recorded in Book No.I, Volume No. 1604-2018, pages from 158258 to 158278, being No. 160405333 for the year 2018.

AND WHEREAS by virtue of the aforesaid Deed of Conveyance and Deed of Gift the said Mr. Debadidev Gayen, the Owner No.1 herein is now sole and absolute owner of ALL THAT piece and parcel of land measuring 5



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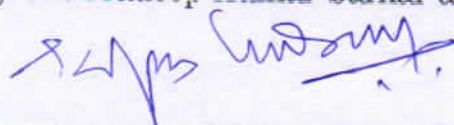
Cottahs 1 Chittacks together with structure standing thereon in Mouza- Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, L.R. Khatian No. 1159 & 1160, under R.S. Dag No. 157 and 158, L.R. Dag No. 116, being Plot No. 292 of Sri Ramakrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), Holding No. 946, Mission Pally Road, under P.S.- Sonarpur, Kolkata-700150, District - South 24 Parganas, with all easements.

AND WHEREAS said Debadidev Gayen, land owner no. 1 herein mutated his name in B.L & L.R.O, as L.R. Khatian No. 1159, L.R. Dag No. 116 in respect of land measuring 5 Cottahs 1 Chittacks together with structure standing thereon in Mouza- Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, L.R. Khatian No. 1159 & 1160, under R.S. Dag No. 157 and 158, L.R. Dag No. 116, being Plot No. 292 of Sri Ramakrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), Holding No. 946, Mission Pally Road, under P.S.- Sonarpur, Kolkata-700150, District - South 24 Parganas.

AND WHEREAS one Dr. Jagadish Narayan Sarkar on 06-Jun-1967 purchased a plot of land measuring 5 Cottahs 1 Chittacks in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 56 & 21, R.S. Dag No. 157 & 158, being Scheme Plot No. 293, Ramakrishna Pally, P.S. Sonarpur, District: South 24 Parganas by virtue of a Deed of Conveyance executed by Ashrama Praktan Chattra Sangha, Narendrapur, South 24 Parganas and said Deed of Conveyance has been registered before S.R. Baruiapur and recorded in Book No. 1, Volume No. 15, pages 83 to 86, being deed No. 863 for the year 1967.

AND WHEREAS said Dr. Jagadish Narayan Sarkar mutated his name in B.L. & L.R.O. being L.R. Khatian No. 184, L.R. Dag No. 115, in the said land.

AND WHEREAS said Dr. Jagadish Narayan Sarkar died intestate on 16-Nov-1991 leaving behind his wife Smt. Leela Sarkar, since deceased, two married daughters namely Smt. Suparna Majumdar and Smt. Sudeshna Sinha and two sons namely Sri. Pradeep Kumar Sarkar and Sri. Somnath



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Sarkar as his legal heirs and successors.

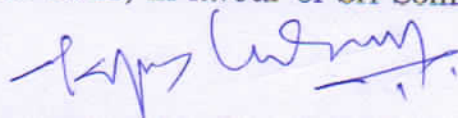
AND WHEREAS said Smt. Lila Rani Sarkar alias Smt. Leela Sarkar having died intestate on 20-Jul-2008 leaving behind her two sons and two daughters to inherit one-fourth share each in respect of the above-mentioned piece and parcel of land measuring 5 Cottahs 1 Chittak of land more or less more particularly described in the schedule herein below.

AND WHEREAS said Smt. Suparna Majumdar and Smt. Sudeshna Sinha jointly executed a registered General Power of Attorney on 05-Jan-2011 in favour of Sri. Pradeep Kumar Sarkar and said power of attorney was duly registered before A.R.A (III), Kolkata and recorded in Book IV, CD Vol No. 1, pages 663 to 672, being No. 00053 for the year 2011.

AND WHEREAS said Sri. Pradeep Kumar Sarkar on 01-Mar-2011 executed a deed of gift of his own one-fourth share and as a constituted attorney of Smt. Sudeshna Sinha and Smt. Suparna Majumdar two-fourths share i.e. total three-fourths share of above-mentioned land measuring 5 Cottahs 1 Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 56 & 21, R.S. Dag No. 157 & 158, L.R. Khatian No. 184 and L.R. Dag No.115, being Scheme Plot No. 293, Ramakrishna Pally, P.S. Sonarpur, District: South 24 Parganas in favour of Sri. Somnath Sarkar and said deed of gift duly registered before A.R.A (I), Kolkata and recorded in Book I, CD Vol No. 4, pages 7231 to 7248, being No. 01725 for the year 2011.

AND WHEREAS in the aforesaid deed of gift being deed No. 01725 for the year 2011 certain errors have accidentally and inadvertently crept in which requires rectification in the matter hereinafter appearing rectified and corrected in the schedule of the said deed of gift the words R.S. 115 instead of L.R. 115 as rectified and modify the said deed of gift shall be in full force and effect.

AND WHEREAS said Smt. Suparna Majumdar and Smt. Sudeshna Sinha jointly executed a deed of gift on 17-Feb-2015 transferred their two-fourths share along with above mentioned rectification of previous deed of gift being No. 01725 for the year 2011, in favour of Sri Somnath Sarkar



and said deed of gift duly registered before A.R.A (I), Kolkata and recorded in Book I, CD Vol No. 4, pages 1352 to 1367, being No. 01333 for the year 2015.

AND WHEREAS the said Sri Somnath Sarkar was the sole and absolute owner of land measuring 5 Cottahs 1 Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 56 & 21, R.S. Dag No. 157 & 158, L.R. Khatian No. 184 and L.R. Dag No.115, being Scheme Plot No. 293, Ramakrishna Pally, P.S. Sonarpur, District: South 24 Parganas.

AND WHEREAS the said Sri Somnath Sarkar mutated his name in B.L. & L.R.O. being L.R. Khatian No. 1245 in L.R. Dag No. 115 and also mutated his name in Rajpur-Sonarpur Municipality being Holding No. 4096 and paying taxes regularly and enjoying the said property being free from all encumbrances.

AND WHEREAS by a Deed of Conveyance dated 01st day of October, 2021 said Sri Somnath Sarkar sold, transferred and conveyed ALL THAT piece and parcel of danga land measuring 5 Cottahs 1 Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 56 & 21, now L.R. Khatian No. 1245, R.S. Dag No. 157 and 158, now L.R. Dag No.115, being Scheme Plot No. 293, Ramakrishna Pally, P.S. Sonarpur, now Narendrapur, within the limits of Rajpur-Sonarpur Municipality, Ward No. 8, Holding No. 4096, Ramkrishna Pally, Kolkata - 700150, District : South 24 Parganas unto and in favour of Sri Arindam Mukherjee, the Owner No.2 herein. The said Deed of Conveyance has been duly registered before D.S.R.-III, South 24 Parganas and recorded in Book No.I, Volume No. 1603-2021, pages from 287346 to 287372, being No. 160308869 for the year 2021.

AND WHEREAS by virtue of the aforesaid Deed of Conveyance the said Sri Arindam Mukherjee, the Owner No.2 herein is now sole and absolute owner of ALL THAT piece and parcel of danga land measuring 5 Cottahs 1 Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 56 & 21, now L.R. Khatian No. 1245, R.S.

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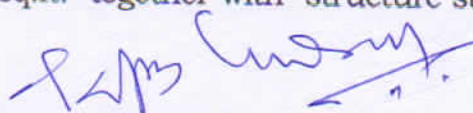
Dag No. 157 and 158, now L.R. Dag No.115, being Scheme Plot No. 293, Ramakrishna Pally, P.S. Sonarpur, now Narendrapur, within the limits of Rajpur-Sonarpur Municipality, Ward No. 8, Holding No. 4096, Ramakrishna Pally, Kolkata - 700150, District : South 24 Parganas, with all easements.

AND WHEREAS the said Sri Arindam Mukherjee mutated his name in B.L. & L.R.O. being L.R. Khatian No. 1846 in L.R. Dag No. 115 and paying taxes regularly and enjoying the said property being free from all encumbrances.

AND WHEREAS for better benefit and enjoyment of the owners herein to this present have jointly decided to erect construct a single building by amalgamation all their properties and on the basis of the same both the owners have jointly agreed to exchange of land from their respective possession in between themselves.

AND WHEREAS the owners herein jointly executed a Deed of Amalgamation on 11th February 2022 and after amalgamation will be obtained by both the owners herein **ALL THAT** a piece and parcel of land measuring more or less 10(ten) Cottahs 02(two) Chittacks together with structure standing thereon in Mouza- Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, L.R. Khatian No. 1159, & 1846 under R.S. Dag No. 157 and 158, L.R. Dag No. 115 & 116, being Plot No. 292 & 293 of Sri Ramakrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 , Holding No. 946, Mission Pally Road, under P.S.- Sonarpur, at present Narendrapur, Kolkata-700150, District - South 24 Parganas, West Bengal. The said Deed of Amalgamation has been duly registered before D.S.R. V, Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1630-2022 pages 35127 To 35157, being No. 163001214 for the year 2022.

AND WHEREAS by virtue of aforesaid amalgamation the Owners herein are now joint owners of **ALL THAT** a piece and parcel of land measuring more or less 10(ten) Cottahs 02(two) Chittacks and is physical possession 9 Cottahs 15 Chittacks 36 sq.ft. together with structure standing thereon



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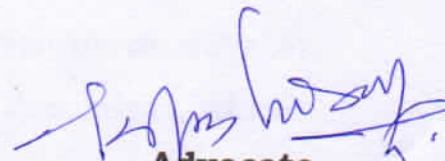
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in Mouza- Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, L.R. Khatian No. 1159 & 1846, under R.S. Dag No. 157 and 158, L.R. Dag No. 115 & 116, being Plot No. 292 & 293 of Sri Ramakrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8, Holding No. 946, Mission Pally Road, under P.S.- Sonarpur, at present Narendrapur, Kolkata- 700150, District - South 24 Parganas, West Bengal and since then the land owner 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 (1) **DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, (2) **SRI ARINDAM MUKHERJEE (PAN AFTPM1701N, Aadhar Number 7912 1818 4602)**, son of Late Arun Bikash Mukherjee, in respect of the aforesaid land is clear, free and marketable title.


Advocate