

Tapas Chowdhury

Advocate
Alipore Judges Court
Kolkata- 700 027.

Chamber :

Ramkrishna Pally, Sonarpur,
Kolkata- 700 150.

Dated : 15.03.2024

NON - ENCUMBRANCES REPORT

Ref: **ALL THAT** piece and parcel of land measuring 6 Cottahs 10 Chittacks 8 sq.ft. in Mouza - Teghori, J.L. No. 52, R.S. No. 126, R.S. Dag No. 84, L.R. Dag No. 86, R.S. Khatian No. 30, L.R. Khatian No. 4463 & 4425, under Rajpur Sonarpur Municipality, Ward No.8, Holding no. 2633, Teghori, Police Station- Sonarpur at present Narendrapur, Kolkata-700150, Road Zone- Narendrapur Station Road, District - South 24 Parganas.

A) PRESENT OWNER OF THE PROPERTY IS :

LALIT NASKAR, son of Late Becharam Naskar, residing at Teghori, Sarada Park, P.O.- Sonarpur, P.S.- Sonarpur at present Narendrapur, Kolkata-700150, 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 Subhas Chandra Ghosh was the sole and absolute owner of ALL THAT piece and parcel of land measuring 1 Bigha 1 Cottah in Mouza - Teghori, J.L. No. 52, R.S. No. 126, R.S. Dag No. 84, R.S. Khatian No. 30, under Rajpur Sonarpur Municipality, Ward No.7, Police Station Sonarpur, District - South 24 Parganas.



Tapas Chowdhury

Advocate
Alipore Judges Court
Kolkata- 700 027.

Chamber:

Ramkrishna Pally, Sonarpur,
Kolkata- 700 150.

:: 2 ::

That said Subhas Chandra Ghosh sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring **5 Cottahs 0 chittack 8 sq.ft.** out of 1 Bigha 1 Cottah in Mouza – Teghori, J.L. No. 52, R.S. No. 126, R.S. Dag No. 84, R.S. Khatian No. 30, under Rajpur Sonarpur Municipality, Ward No.7, Police Station Sonarpur, District – South 24 Parganas unto and in favour of **Lalit Naskar, the land owner herein** by virtue of a Deed of Conveyance dated 18th August, 2004 which has been duly registered before D.S.R. Alipore and recorded in Book No.I, Volume No. 28, pages from 1922 to 1939, being no. 4699 for the year 2004.

That one Paresh Chandra Mondal was the sole and absolute owner of **ALL THAT** piece and parcel of land measuring 10 Cottahs 7 Chittacks in Mouza – Teghori, J.L. No. 52, R.S. No. 126, R.S. Dag No. 84, L.R. Dag No. 86, R.S. Khatian No. 30, L.R. Khatian No. 3739, under Rajpur Sonarpur Municipality, Ward No.7 now 8, Police Station Sonarpur, District – South 24 Parganas.

That said Paresh Chandra Mondal sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 1 Cottahs 10 Chittacks out of 10 Cottahs 7 Chittacks in Mouza – Teghori, J.L. No. 52, R.S. No. 126, R.S. Dag No. 84, L.R. Dag No. 86, R.S. Khatian No. 30, L.R. Khatian No. 3739, under Rajpur



Tapas Chowdhury

Advocate
Alipore Judges Court
Kolkata- 700 027.

Chamber :

Ramkrishna Pally, Sonarpur,
Kolkata- 700 150.

:: 3 ::

Sonarpur Municipality, Ward No.7 now 8, Police Station Sonarpur, District – South 24 Parganas unto and in favour of **Lalit Naskar, the land owner herein** by virtue of a Deed of Conveyance dated 9th July, 2018 which has been duly registered before A.D.S.R. Garia and recorded in Book No.I, Volume No. 1629-2018, pages from 102522 to 102540, being no. 1629-03264 for the year 2018.

That by virtue of the aforesaid Two Deeds, the land Owner herein become the sole and absolute owner of **ALL THAT** piece and parcel of land measuring 5 Cottahs 0 Chittacks 8 sq.ft. in Mouza – Teghori, J.L. No. 52, R.S. No. 126, R.S. Dag No. 84, R.S. Khatian No. 30, under Rajpur Sonarpur Municipality, Ward No.7 now 8, Police Station Sonarpur, District – South 24 Parganas **AND ALL THAT** piece and parcel of land measuring 1 Cottahs 10 Chittacks out of 10 Cottahs 7 Chittaks in Mouza – Teghori, J.L. No. 52, R.S. No. 126, R.S. Dag No. 84, L.R. Dag No. 86, R.S. Khatian No. 30, L.R. Khatian No. 3739, under Rajpur Sonarpur Municipality, Ward No.7 now 8, Police Station Sonarpur, District – South 24 Parganas.

That the land owner herein duly mutated his name in the office of Rajpur Sonarpur Municipality, being Holding No. 2633, Teghori, Ward No. 08 and also mutated his name in the office of



Tapas Chowdhury

Advocate
Alipore Judges Court
Kolkata- 700 027.

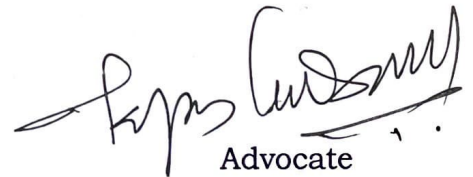
Chamber:

Ramkrishna Pally, Sonarpur,
Kolkata- 700 150.

:: 4 ::

the B.L. & L.R.O. being L.R. Dag No. 86, L.R. Khatian No. 4463 & 4425 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 **LALIT NASKAR** in respect of the aforesaid land is clear, free and marketable title.


Advocate