

Ref No. ....NIL.....

Date 27-04-24..

## NON ENCUMBRANCES REPORT

Ref: All that piece or parcel of land measuring 12 Decimal land out of 12.14 Decimal forming Plat of C.S. & R.S. & L.R. 256, Khatian No. C.S. 65 corresponding to R.S. 242 corresponding to L.R. 2063, situated within Mouza – Bogram, J.L. No.- 156, P.S. - Raiganj, District – Uttar Dinajpur. The said land is situated within the Limits of No. 13 Kamalabari – 1 Gram Panchayet Area, Holding No. – .

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

**ARSAD HOSSAIN SARKAR**

**S/O. Late Bhuiuddin Sarkar @ Bhuiuddin Ahamed**

**residing at West Karnajora, P.O. – Karnajora,**

**P.S. - Raiganj, Dist. - Uttar Dinajpur,**

**West Bengal, PIN - 733130**

I have done online searching from 2008 till date and inspected all relevant documents which were available for inspection in respect of the aforesaid property.

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**B) REPORT OF DEVOLUTION:-**

**Flow of title :**

The subject matter of Land presently belongs to **ARSAD HOSSAIN SARKAR, S/O. Late Bhuiuddin Sarkar, residing at West Karnajora, P.O. – Karnajora, P.S. - Raiganj, Dist. - Uttar Dinajpur, West Bengal, PIN – 733130** with demarcation bearing LR Khatian numbers 2063, comprised in one LR Plot being number 256.

The LR Plot being number 256 comes from RS Plot numbers 256.

- a) CS Plot No. 256 was previously belongs to Dhan Mahammad, S/o. Late Sadhu Mahammad Said Dhan Mahammad, S/o. Late Sadhu Mahammad sold schedule below property i.e. Dist. West Dinajpur, P.S. Raiganj, Mouja – Bogram, J.L. No. 156, Plot No. RS 256, CS Kh. No. 65, Area of the land – 49 Dec. to Bhuiuddin Sarkar, S/o. Late Sabir Mohammad by way a Regd. Sale Deed Bearing No. 9265 for the year 1957, Book – 1, Vol. No. 98, Page No. 32 to 34, Sub-Reg. office Raiganj.
- b) Said Bhuiuddin Sarkar @ Bhuiuddin Ahamed, S/o. Late Sabir Mohammad purchase above mentioned property by way above mentioned purchase deed and R.S.R.O.R. was duly recorded in his name bearing No. 242, Mouja Raiganj, Plot No. RS 256, Area of the land 49 Dec.
- c) That LRROR was duly recorded in the name of Bhuiuddin Sarkar @ Bhuiuddin Ahamed, S/o. Late Sabir Mohammad, vide no. 287, Mouja – Bogram, J.L. No. 156, P.S. Raiganj, Dist. Uttar Dinajpur.

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- d) Then, Bhuiuddin Sarkar @ Bhuiuddin Ahamed, S/o. Late Sabir Mohammad sold his some portion of land out of 49 decimal land to another person.
- e) Then, Bhuiuddin Sarkar @ Bhuiuddin Ahamed, S/o. Late Sabir Mohammad died on 31/05/2014 leaving behind his wife (1) Roshonara Begam, W/o. Late Bhuiuddin Sarkar three sons namely (2) Arsad Hossain Sarkar, (3) Abdul Majid Sarkar, (4) Mansur Ali Sarkar, all are S/o. Late Bhuiuddin Sarkar and three daughters namely (5) Mamataj Begam, W/o. Mahammad Rafik, (6) Hosenara Khatun, W/o. Ummar Ali, (7) Bilkis Begam, W/o. Mustak Ali as his legal heirs, which has been learnt from the certificate issued by the Prodhan, No. 13 Kamalabari – (1) Gram Panchayet vide memo no. 236/L.G./K-I GP dated 03/11/2022..
- f) Thereafter (1) Roshonara Begam, W/o. Late Bhuiuddin Sarkar @ Bhuiuddin Ahamed, (2) Abdul Majid Sarkar, (3) Mansur Ali Sarkar, all are S/o. Late Bhuiuddin Sarkar @ Bhuiuddin Ahamed, (4) Mamataj Begam, W/o. Mahammad Rafik, (5) Hosenara Khatun, W/o. Ummar Ali, (6) Bilkis Begam, W/o. Mustak Ali sold their inherited 12.14 Decimal landed property out of 16 Decimal land in Plot No. RS & LR 256 in favour of Arsad Hossain Sarkar, S/o. Late Bhuiuddin Sarkar @ Bhuiuddin Ahamed by way a Regd. Sale Deed vide no. 1254 for the year 2015, Book No. – I, CD Vol. No. – 4, Page No. 4043 to 4057.
- g) Arsad Hossain Sarkar, S/o. Late Bhuiuddin Sarkar @ Bhuiuddin Ahamed possess 16 Decimal land. He Possess 12.14 Decimal land out of 16 Decimal by way above mentioned Regd. Sale deed and 3.86 Decimal land possess as a legal heir of deceased Bhuiuddin Sarkar @ Bhuiuddin Ahamed

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**C) Opinion:-**

That after necessary searches and the documents which were available before me, it appears that the abovementioned land is free from all sorts of encumbrances, charges, liabilities and the title of the Arsad Hossain Sarkar, S/o. Late Bhuiuddin Sarkar @ Bhuiuddin Ahamed.

Thanking You.

Yours faithfully

*Subrata Basak*  
SUBRATA BASAK *Adv.*  
Advocate *27-04-24*

BIRNAGAR, RAIGANJ, U/D

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**Title flow chart:-**

**(Chain of title to be given in the form of flow diagram specifying Document Number, Date, mode of transfer, extent etc.)**

1. One Regd. Sale Deed Bearing No. 9265 for the year 1957.
2. One RSROR bearing no. 242
3. One LRROR bearing no. 287.
4. One legal heirs certificate issued by the Prodhan, No. 13 Kamalabari – (1) Gram Panchayet vide memo no. 236/L.G./K-I GP dated 03/11/2022
5. One Regd. Sale deed bearing no. 1254 for the year 2015.
6. One LRROR bearing No. 2063
7. One Conversion Certificate vide Case No. CN/2020?1806/350.

*(Subrata Basak)*  
Advocate

Bidrohi More, Raiganj, U/D.

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