

Tapas Chowdhury

Advocate

Alipore Judges Court

Kolkata- 700 027.

Chamber :

Ramkrishna Pally, Sonarpur,
Kolkata- 700 150.

Dated: 03/03/2021

No Encumbrances Certificate and detailed report on title

Ref.: An area of land admeasuring 5 Cottahas 1 Chattaks apporx. Situated in Mouza. Nischintapur, J.L.No. 53, Touzi No. 285, R.S.Dag No. 71, 72 & 75, L.R. Dag No. 163, Khatian No. 77, 71, & 290, L.R. Khatian No. 1732, & 1733 P.S. – Sonarpur at present Narendrapur, District 24Parganas South, Under S.R.O. – Sonarpur, Now holding No. 2170,of 412, Ramkrishna Pally, Ward No. – 8, of Rajpur – Sonarpur Municipality. Present owner of the said plot: **SRI. ANADA CHATTOPADHYAY** and **SRI. RAMMOHAN CHATTOPADHYAY.**

I have caused necessary searches in the Sub Registry Office at Sonarpur for the period from **2009 to 2021**, in the District Registry Office at Alipore for a period from **2009 to 2021** and in **A.R.A -1, Kolkata** from **2009 to 2021**, all relevant documents relating to the above referred property and have inspected the settlement Records, B.L & R. O., Sonarpur, Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:-

That one Smt. Anjali Chatterjee 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. 77, 71, & 290, R.S. Dag No. 71, 72 & 75, being Scheme Plot No. 412, Ramkrishna Pally, P.S.- Sonarpur, District – South 24 Parganas by virtue of a Deed of Conveyance dated 24.03.1975 registered before S.R. Sonarpur, South 24 Parganas and recorded in Book No.I, Volume No. 28, pages 92 to 95, being No. 1324 for the year 1975 purchased from Ashram Praktan Chhatra Sangha, Narendrapur, South 24 Parganas.

Then said Anjali Chatterjee mutated her name in B.L. & L.R.O. being L.R. Khatian No. 8, and L.R. Dag No. 163 and paid taxes regularly to the consent authority.

Then Anjali Chatterjee executed a Deed of Gift in favour of Sri. Ananda Chattopadhyay on 6th April 2001 in respect of land measuring 2Kh 8Ch. 22.5Sft. along with common passage measuring 7ch. 9Sft. in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 77, 71, and 290, L.R. Khatian No. 8, R. S. Dag No. 71, 72 and 75, and L.R. Dag No. 163, known as Scheme Plot No. 412, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal and said Deed of Gift has been registered before ADSRO, Sonarpur, and recorded in book - I, Vol No.47, Pages from 311to 317, being No. 2753, for the year 2001.

Then Anjali Chatterjee executed a Deed of Gift in favour of Sri. Ram Mohan Chattopadhyay on 6th April 2001, in respect of land measuring 2Kh 1Ch. 13.5Sft. along with common passage measuring 7ch. 9Sft. in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 77, 71, and 290, L.R. Khatian No. 8, R. S. Dag No. 71, 72 and 75, and L.R. Dag No. 163, known as Scheme Plot No. 412, Ramkrishna Pally, in the

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