



**Dr. Samir Kumar Shaw**

Advocate

Notary Public (Govt. Of W.B).

B.Com, LL.M, Ph.D

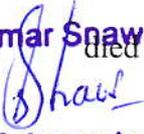
Purulia District Judges' Court, Purulia

### *Non-encumbrances Certificate*

This is to certify that as per online search from the official website i.e E-courts services, there is no such case pending in the court of the Ld. Civil Judge, Sr. Division, Purulia in the name of the owners of the schedule below property namely Sandhyasree Chakraborty and Rupa Mukherjee from the period 2011 to 2024 i.e total 14 years. (The copies of the Search receipts are enclosed herewith).

That Sri Prabhat Kumar Khedia, Sri Goutam Kumar Khedia, Sri Rabindra Kumar Khedia, Smt. Usha Poddar, Smt. Mira Shroff and Smt. Bina Modi represented through their legally appointed attorney Sri Ashok @ Prahalad Kumar Khedia sold their properties to 1) Sri Biswajit Bhattacharyya, s/o Sri Dhanaranjan Bhattacharyya, 2) Smt. Mamata Bhattacharyya, w/o Sri Dhanaranjan Bhattacharyya and 3), Smt. Sandhyasree Chakraborty (Bhattacharyya), w/o Sri Biswajit Bhattacharyya, all resident of Nimtard Mission By Pass Road, Purulia, P.O, P.S & Dist- Purulia Purulia, by executing a Registered Kobala Deed no. 3972, dated- 11/09/2009 and thus, after the very purchase they became the real owners of the very property. Subsequently, Sri Biswajit Bhattacharyya, Smt. Mamata Bhattacharyya and Smt. Sandhyasree Chakraborty (Bhattacharyya) got their property partitioned amongst them amicably and obtained their respective shares. They also started possessing the same peacefully.

During the peaceful possession of her property, said Mamata Bhattacharyya died leaving behind her surviving her son Sri Biswajit Bhattacharyya and her

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Panel Lawyer: STPS WBPDC, UCO Bank



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daughter Smt. Rupa Mukherjee as her only surviving legal heir and heiress who obtained the property of their deceased mother and started possessing the same peacefully. They also got their names recorded in the L.R.R.O.R for the said property and also obtained separate L.R. Khatians in their names vide L.R. Khatian No. 4341 and 4343 respectively.

Thus, while said Sri Biswajit Bhattacharyya was in peaceful possession of his said property, he out of love and affection gifted away his property by executing a Registered Gift Deed no. 2734, dated- 22/05/2023 to his wife Smt. Sandhyasree Chakraborty (Bhattacharyya) who also accepted the same.

Thus, said Smt. Sandhyasree Chakraborty (Bhattacharyya) became the real and legal owner of the very property in question as she obtained through the aforesaid gift as well as through purchase and Smt. Rupa Mukherjee became the sole owner of her share within the property as inherited by her. They also got their names recorded in.c/w their aforesaid property in L.R. Khatian No. 4342 and 4343 respectively. They are also going on paying the stipulated rent, municipal tax regularly and also obtained a Building Sanctioned Plan from the Chairman, Purulia Municipality.

Thereafter, for the purpose of the development of the schedule noted property, Smt. Sandhyasree Chakraborty (Bhattacharyya) and Smt. Rupa Mukherjee jointly executed a Registered Deed of Development Agreement and General Power of Attorney vide no. I- 2909, dated- 30/05/2023 made on 28/05/2023 in favour of B.B. Construction, a Partnership Firm having its registered office situated at Malir Bagan, Cook's Compound, Purulia being represented by its partner Sri Basuprada

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Banerjee, resident of Malir Bagan, Cook's Compound, Purulia, P.O, P.S & Dist-  
Purulia.

**SCHEDULE**

Ref:- An area of 5.4 Katthas (8.9262 decimal) in total in three khatians, situated in  
Mouza- Raghampur, P.S- Purulia (T), Dist- Purulia, J.L. No. 260/66, at North Lake  
Road bye Lane, Purulia, Under Purulia Municipality, Ward no. 03, being Holding  
No. 515, at present Holding No. 1015/16, R.S. Khatian No.1086, L.R. Khatian No.  
4341, being the portion of R.S/L.R Plot No. 3854, measuring an area of 4.4631  
decimal, within L.R. Khatian No. 4342, being the portion of R.S/L.R Plot No. 3854,  
measuring an area of 2.9754 decimal and within L.R. Khatian No. 4343, being the  
portion of R.S/L.R Plot No. 3854, measuring an area of 1.4877 decimal, bounded as  
follows:-

On the North: Sub Plot No. 24/P.

On the South: Sub Plot No. 22/P.

On the East: 16' wide proposed Road.

And On the West: Land of Mines and Minerals Department.

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