

SANTIMOY ROY, LL.B.

Advocate

BURDWAN DISTRICT JUDGE'S COURT,
BURDWAN



Residences of

2 no, Ichllabad, Durgatala,

Sripally

Dist.-Purba Bardhaman

Mobile-9434468668

Mail - bapitapi2014@gmail.com

Date : 19.03.2026

TO WHOM IT MAY CONCERN

NON ENCUMBRANCE CERTIFICATE

AND

DETAILED REPORT ON TITLE

Ref.: Search Report and Non-encumbrance Certificate in respect of the property lying and situated at Mouza – Balidanga, Ward No- 13, Holding No- 96 , Mahalla – Chotonilpur South Para , J.L. No. – 35, C.S plot No- 1046 & 1056 (P), R.S Plot No- 1046/2367, L.R Plot No – 2557, appertaining R.S Khatian No- 1134 , L.R Khatian No- 2836, L.O.P Mo 200 , Land Area – 3552 Sq.Ft i,e 8.14 Dec i,e 0.0814 Acres , Multi Storied Building thereon Class of Land “BASTU ”. Property within the Jurisdiction of Burdwan Municipality, under P.S. Burdwan Sadar, District of Purba Bardhaman, W.B.

LAND IS BUTTED & BOUNDED BY:

North: R.S Plot No- 1046/2366,

South: 17 Ft. Wide Colony Metal Road,

East: 17 Ft. Wide (More or Less) Colony Metal Road,

West: R.S Plot No- 1047/2368,

PRESENT OWNER: MR. GOUTAM MAJUMDAR, PAN –ADCPM0415E , S/o- Lt. Pran Kumar Majumder , by Nationality - Indian, by faith - Hindu , by occupation -Service, presently resident of – C/O Mr. Anit Routh, Chotonilpur Brick Field Road, P.O- Sripally, P.S. – Burdwan Sadar, Dist – Purba Bardhaman, and also residing at – B- 903, SB Youth Apartments, Sector -2 , Plot No- 6B, Dwarka, New Delhi ,PIN 110075 .

*Smt
AN*

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Advocate
Burdwan Dist. Judges' Court
E.No.-F-849/2001, WB/1091/2001
Bar Council of W.B., Empanelled Lawyer
Central Bank of India

WHEREAS one Pran kumar Majumder, S/O – Lt Akshay Kumar Majumder who obtained the said property by virtue of deed of GIFT being No- 161 dt 25/03/1988 which was duly executed by Refugee, Relief and Rehabilitation Department on behalf of W.B which was duly Registered at A.D.R , Burdwan.

AND WHEREAS after obtaining the said property while the aforesaid Pran kumar Majumder enjoying and possessing the same , recorded his name in L.R. Settlement Record of Right under one man one Khatian vide L.R. Khatian No- 2836 , and also paid land Revenue Rent on behalf of the Govt. Of W.B and also paid the Municipal Taxes regularly.

AND WHEREAS He applied before the office of the Burdwan Municipality for sanction of a building plan and the Burdwan Municipality having verified the site and has issued the site plan accordingly obtained approval for construction from Burdwan Municipality he constructed a building over the said plot of land and paying taxes and Land Revenue to the B.L. & L.R.O. Burdwan-I regularly and enjoying the same peacefully.

Thereafter expire of the ten years he transferred his right title and interest in favour of his son i.e. Present Owner. Mr **GOUTAM MAJUMDAR** by virtue of Deed of Gift , vide Gift Deed No. 6151 , Dated – 05/08/2009 which was duly registered at A.D.S.R , Burdwan.

THEREAFTER Mr **GOUTAM MAJUMDAR** enjoying and possessing the same and mutated his name in L.R. Settlement Record of Right under one man one Khatian vide L.R. Khatian No. – 7346 Holding No. - 96, Ward No. - 13, Mahalla – Chotonilpur South Para.

AND paid land Revenue Rent on behalf of the Govt. Of W.B and also paid the Municipal Taxes regularly.

AND THEREAFTER the said Mr **GOUTAM MAJUMDAR** applied for sanction plan before the Burdwan Municipality to constructing Multi storied Building.

Santimoy Roy

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And thereafter the present owner registered a Deed of Development Agreement being Deed No I- 6054 for the year 2024 Registered at the Office of the A.D.S.R Burdwan being incorporated and registered in the Book No- 1, Volume No-

1203- 2024, pages from 151074 to 151138 and thereafter a Supplementary Development Agreement executed & registered being Deed No- I- 6241 for the year 2025 registered at the Office of A.D.S.R Burdwan in favour of the Developer bring M/S JAI MATA DI CONSTRUCTION to construct Multi storied Building as per sanction plan accordingly .

That I have caused necessary searches for the period of 2014 to 2026 at A.D.S.R. Bardhaman and for the period of 2014 to 2026 at D.S.R. Bardhaman from the available records nothing adverse was found.

I hereby certify that the above mentioned land/property of **Mr. GOUTAM MAJUMDAR having** an absolutely clear & free from all encumbrances, charges, liens , lispences, claims, , demands , attachment, mortgages, vested and also marketable title in his favour .

The receipts of the relevant searches are enclosed herewith.

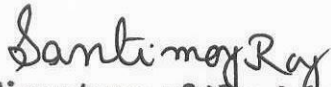
Encl:1) Application No- 0201004349/2026,

&

0203000342/2026

2) Court Searching

Place : Bardhaman


Signature of the Advocate

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