



## **RAKESH CHAKRABORTY**

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Empanelled with Bank of India, State Bank of India, Mahindra & Mahindra Financial Services Ltd., Jana Bank,  
Ujjivan Small Finance Bank Ltd.

Date: 21.01.2026

### **NON ENCUMBRANCES CERTIFICATE**

It is to certify THAT: - Smt Dulali Roy D/o Late Nakul Chandra Bhattacharjee W/o Sudhansu Sekhar Roy of 7/14 Saptarshi Park, Shankarpur, Durgapur – 713206, Dist – Paschim Bardhaman, West Bengal India is the owner of the pieces and parcels of the stated property as undersigned being 4 Katha 8 Chatak of landed property in Shankarpur Mouza under NTS PS, Dist – Paschim Bardhaman, West Bengal.

THAT as per deeds and documents, the said Smt Dulali Roy purchased the said property admeasuring 4 Katha 8 Chatak / 7 Decimal (as recorded in ROR in LR Khatian No.: 2013) from Radharani Dasi @ Radharani Maji vide dint of Regd. Deed of Sale Dated 02.02.1990 in Deed Being No.: I-622/1990 regd. before the ADSR Durgapur. Meanwhile Smt Dulali Roy converted the said land vide Conversion Case No.: CN/2025/2302/167 from Baid to commercial Bastu vide Memo No.: 404/BLRO/FDP-DGP/2025 dated 23.05.2025; ALSO procured ADDA NOC vide Memo No.: ADDA/DGP/2025/000503 dated 27.02.2025.

THAT, pertaining to the above said landed property one Development Agreement was been entered into between the developer viz., M/s. K C Associates that got registered before the Office of the ADSR Durgapur dated 11.03.2025 vide Deed Being No.: I-2724/2025; also one Development POA After regd. Development Agreement was been registered before the Office of the ADSR Durgapur dated 17.03.2025 vide Deed Being No.: I-2768/2025.

Henceforth, after perusal of the above documents it is hereby stated that the said landed property of Smt Dulali Roy is free from encumbrances, charges and claims.

### **SCHEDULE OF THE PROPERTY**

An Area of Land admeasuring 4 Katha 8 Chatak / 7 Decimal (as recorded in ROR) more or less within Mouza-Shankapur, J.L No- 109, Dag /Plot No- R.S.: 71 & LR : 271, Khatian No: L.R.—2013, Converted to Commercial Bastu, Jemua G.P., ADSR Durgapur, P.S- NTS, Dist.- Paschim Bardhaman, Pin. – 713206.

**RAKESH CHAKRABORTY**  
Advocate  
Member, Durgapur Bar Assn.  
E.No.-WB 1006/2013

21.01.2026

**Office + Chamber: Unit No.: 2/8, 2<sup>nd</sup> Floor, Suhatta Mall, City Centre, Durgapur, Pin – 713216, PS: Durgapur, Dist.: Paschim Bardhaman, West Bengal, India.**

Managing Partner, "AR & Associates" (A regd. Legal Consultancy Firm), Stall No.: G-13, Durgapur Commercial Estate, City Centre, Durgapur - 713216, PS: Durgapur, Dist.: Paschim Bardhaman, West Bengal, India.