

Ref:

Date:- 19/03/26

To,

RAMKRISHNA DEVELOPER,

Office at Near Sada Pukur, 2 No. Mohishila Colony,

Asansol, P.S. Asansol(S), P.O Ushagram,

District: - Paschim Bardhaman

Non Encumbrances Certificate & Detailed Report on Title of RAMKRISHNA DEVELOPER, a partnership firm represented by its partners namely Bimalendu Ray and Ajoy Saha

Ref: Entire project land area measuring 14 Decimal in Mouza- Asansol, within P.S Asansol, J.L No. 35, appertaining to C.S. Plot No. 30(P) corresponding to in R.S Plot No. 95 & 98 under R.S. Khatian No. 211, corresponding to L.R Plot no. 146 & 145 under L.R Khatian No. 6276, 6275, 6162 & 6163, Govt. L.O.P. 103 & & 100, situated within ward no. 18(Old) 85(New) of Asansol Municipal Corporation, Holding No. 33(47), wherein a nos. of flats along with parking spaces and commercial spaces shall be constructed in a multi-storied building known as "RAMKRISHNA RESIDENCY" situated at Mohishila Colony, Asansol, District:- Paschim Bardhaman.

Present owner of the said land is Bimalendu Ray, Ajoy Saha, Ranjit Chakraborty and Manojit Chakraborty.

I have caused necessary searches in the Addl. Sub Registry Office at Asansol for the period from 2013 to 2026 (copy attached) and have inspected the settlement records mutation and all other relevant documents in respect of the aforesaid property. My report is as follow:-





CHIRANJIT GOSWAMI
Advocate, Asansol Court.

CHAIN OF TITLE

Whereas total land area measuring 14 Decimal in Mouza- Asansol, within P.S Asansol, J.L No. 35, appertaining to C.S. Plot No. 30(P) corresponding to in R.S Plot No. 95 & 98 under R.S. Khatian No. 211, corresponding to L.R Plot no. 146 & 145 under L.R Khatian No. 6276, 6275, 6162 & 6163, Govt. L.O.P. 103 & & 100, situated within ward no. 18(Old) 85(New) of Asansol Municipal Corporation, Holding No. 33(47), wherein a nos. of flats along with parking spaces and commercial spaces shall be constructed in a multi-storied building known as "RAMKRISHNA RESIDENCY" situated at Mohishila Colony, Asansol, District:- Paschim Bardhaman is presently owned and possessed by Bimalendu Ray, Ajoy Saha, Ranjit Chakraborty and Manojit Chakraborty.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Sri Rakesh Ranjan Chakraborty son of Late Rojini Kanta Chakraborty allotted homestead land bearing L.O.P. No. 100, appertaining to C.S. Plot No. 30(P) corresponding to R.S. Plot. No. 98 (Ninety Eight), within Mouza Asansol, P. S. Asansol(South), Dist- Burdwan, accordingly on 21st day of January 1988 the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Gift vide No. I-23 for the year 1988, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of the above noted Sri Rakesh Ranjan Chakraborty son of Late Rojini Kanta Chakraborty and he accept the same.

AND WHEREAS later Sri Rakesh Ranjan Chakraborty died intestate leaving behind his three sons namely Ranjit Chakraborty, Manojit Chakraborty and Sujit Chakraborty as legal heirs and successors to inherit the schedule property jointly as per Hindu Succession Act.

CHIRANJIT GOSWAMI
Advocate, Asansol Court

AND WHEREAS later Ranjit Chakraborty, Manojit Chakraborty and Sujit Chakraborty later partition their share of land in three portion and thus to materialize their mutual decision over partition land, they jointly executed a registered Deed of Partition being no. I-7099 for the year 2009, at ADSRO Asansol and on the strength of aforesaid deed of partition the above named Ranjit Chakraborty, Manojit Chakraborty and Sujit Chakraborty each acquire their right, title, and possession over land measuring 02 cottah or 3.5 decimal (more or less) in R.S. Plot. No. 98 (Ninety Eight), corresponding to L.R Plot no. 145, within Mouza Asansol, P.S Asansol(South), Dist- Paschim Bardhaman. Thus Ranjit Chakraborty became absolute owner and subsequently recorded his name in the L.R. Record of Right under Khatian no. 6162. And similarly Manojit Chakraborty became absolute owner and subsequently recorded his name in the L.R. Record of Right under Khatian no. 6163.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Sri Chittaranjan Saha son of Late Upendra Saha allotted homestead land bearing L.O.P. No. 103, appertaining to C.S. Plot No. 30(P) corresponding to R.S. Plot. No. 95(Ninety Five), within Mouza Asansol, P. S. Asansol(South), Dist- Burdwan, accordingly on 12th day of October 1988 the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Gift vide Deed No. I-308 for the year 1988, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of the above noted Sri Chittaranjan Saha son of Late Upendra Saha and he accept the same.

AND WHEREAS later Sri Chittaranjan Saha died intestate leaving behind his wife Shanti Sudha Saha, four sons namely Ajit Kumar Saha, Ajoy Kumar Saha, Ashim Kumar Saha and Ashru Ranjan Saha and two daughters namely Kanak Rekha Saha and Dipti Rekha Karmakar as legal heirs and successors to inherit the schedule

property jointly as per Hindu Succession Act. Subsequently his wife Shanti Sudha Saha also expired and similarly Ashru Ranjan Saha also died leaving behind his wife Bishnu Priya Saha and two sons namely Avijit Saha and Agradeep Saha as legal heirs and successors to inherit their undivided share jointly as per Hindu Succession Act. And after that all were in absolute khas possession, exercising their absolute right, title, and interest became a direct tenant "Raiyat" under the Government of West Bengal.

AND WHEREAS owning and possessing the said undivided property Ajit Kumar Saha decided to transfer his undivided portion of land with building to Ashim Kumar Saha and later transferred undivided land with building by way of regd. Deed of gift being no. I-020504269 for the year 2015, Book No. I, Volume No. 0205-2015, Page No. 22799 to 22812, at ADSRO Asansol out of love and affection.

AND WHEREAS later Ashim Kumar Saha, along with Ajoy Kumar Saha, Ashim Kumar Saha, Ashru Ranjan Saha, Kanak Rekha Saha and Dipti Rekha Karmakar, Bishnu Priya Saha, Avijit Saha and Agradeep Saha, decided to partition their share of land in two portion and thus to materialize their mutual decision over partition of the land, they jointly executed a registered Deed of partition deed being no. I-6739 for the year 2021, at ADSRO Asansol and on the strength of aforesaid deed of partition the above named Ajoy Kumar Saha, Ashim Kumar Saha, Ashru Ranjan Saha, Kanak Rekha Saha and Dipti Rekha Karmakar, Bishnu Priya Saha, Avijit Saha and Agradeep Saha acquire their right, title, and possession over land measuring 07 Decimal in R.S. Plot. No. 95(Ninety Five), corresponding to L.R Plot no. 146, within Mouza Asansol, P.S Asansol(South), Dist- Paschim Bardhaman.

AND WHEREAS Ajoy Kumar Saha, Smt. Dipti Rekha Karmakar, Kanak Rekha Saha Bishnu Priya Saha, Avijit Saha and Agradeep Saha sold and transferred 07 Decimal in R.S. Plot. No. 95 (Ninety Five), corresponding to L.R Plot no. 146, within Mouza Asansol, P.S Asansol(South), Dist- Paschim Bardhaman to Bimalendu Ray and

Ajoy Saha by way of regd. Deed of sale being no. I-7159 for the year 2021 at ADSRO Asansol for valuable consideration. And later they recorded their names under L.R Khatian No. 6276 & 6275.

AND WHEREAS Bimalendu Ray, Ajoy Saha, Ranjit Chakraborty and Manojit Chakraborty jointly obtained NOC from ADDA vide memo no. ADDA/ASN/DP/2022/0156 dated 17/01/22 and also converted the land into commercial bastu and obtained four nos. of conversion certificate. At the same time they also obtained NOC from West Bengal Fire & Emergency Services, Govt. of West Bengal and lastly they obtained sanctioned building plan issued by Asansol Municipal Corporation vide permit no. SWS-OBPAS/1101/2024/0374 dated 09/07/24 for construction of G+IV storied building. Subsequently they wanted to construct a multi storied building and appointed a developer namely RAMKRISHNA DEVELOPER' a partnership firm represented by its partners 1. SRI BIMALENDU RAY, and 2. SRI AJOY SAHA and later the said land owners executed a Regd. development agreement being no. I-640 of the year 2022 at ADSRO, Asansol under certain terms and conditions. Again Bimalendu Ray, Ajoy Saha, Ranjit Chakraborty and Manojit Chakraborty also executed a Regd. development POA being no. I-6509 for the year 2024 ADSRO, Asansol under certain terms and conditions. They paid ground rent upto date.

The classification of land is 'Commercial Bastu' and SARFEASI Act shall be enforceable over the flat and parking space.

That it appears from the Khatian that the said land is classified as 'Commerical Bastu'.

I certify all ground rents payable in respect of the said property have been paid up to date.

That the present classification of land is 'Commerical Bastu'.

That land owner has paid ground rent to Govt. of West Bengal up to date.

On the North ---- L.O.P No. 104,



CHIRANJIT GOSWAMI
Advocate, Asansol Court

On the South ----- L.O.P No. 102,
On the East ---- L.O.P No. 100,
On the West ----- 30 ft. wide road,

I hereby certify that the above mention land of Bimalendu Ray, Ajoy Saha, Ranjit Chakraborty and Manojit Chakraborty is free from all sorts of encumbrances, charges, liabilities, liens, lispence and attachments of any kind whatsoever and the said property is absolutely clear, free and marketable.

It is also hereby certified that the above mention land is not it by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any clam of CMDA and CIT and it is fit for equitable mortgage.

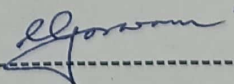
That said property is neither vested nor it has been attached under the State or Central Govt. or in any local authority under land acquisition or requisition proceedings and from the Regd. Deed of Sale.

That the documents discussed above are complete and sufficient to cover, clear and marketable title and the tenancy law will not affect the Bank's right in eventually taking possession of the property as Mortgage and SARFAESI Act shall be applicable over the schedule property as the nature and character has been changed to non-agricultural land.

I have verified all documents and collected the certified copies of chain deed, on scrutiny of the documents referred to the above I have opinion that Bimalendu Ray, Ajoy Saha, Ranjit Chakraborty and Manojit Chakraborty resident of Asansol, Dist. Paschim Bardhaman, has acquired a good, indefeasible right, title and interest in the aforesaid property thereon.

It is further certified that I have verified from the Sub-Registry's office about the genuineness of the title deed(s) examined by me and that the same is (are) original and not duplicate or fake.

The receipts for the relevant searches are enclosed hereto.



Signature of the Advocate



CHIRANJIT GOSWAMI
Advocate, Asansol Court

Government of West Bengal
Office of the ASANSOL (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 19-03-2026

Serial No of Application	2305001908/2026	Search No	2305001908/2026
Search for the Years	From 2021 To 2026	Record Available	From 14/12/2020 onwards
Property to be Searched	District: Paschim Bardhaman, PS: Asansol, Mouza: Asansol, , Plot No: LR- 00146		
From whom Received	C Goswami Adv	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 100 /-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC,, Road: Mohisila Colony No 1,	Property Type: Land Transaction: [0501] Partition, Partition	Plot No: LR-146 Khatian: 1391 Zone: (Road Width (20 -30) -- Road Width (20 -30))	Area of Land: 10 decimal Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-230506739/2021, Query No: 23052001310224/2021, Serial No: 23050067056/2021, Page: 189247 - 189279, Date of Registration: 25/08/2021, Date of Completion: 06/09/2021,		
2	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC,, Road: Mohisila Colony No 3,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-146 Khatian: 5667 Zone: (Road Width (20 -30) -- Road Width (20 -30))	Area of Land: 2 decimal
Deed Details :		Deed No: I-230507159/2021, Query No: 23052001324137/2021, Serial No: 2305007056/2021, Page: 194266 - 194300, Date of Registration: 03/09/2021, Date of Completion: 08/09/2021,		
3	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC,, Road: Mohisila Colony No 3,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-146 Khatian: 5669 Zone: (Road Width (20 -30) -- Road Width (20 -30))	Area of Land: 2 decimal
Deed Details :		Deed No: I-230507159/2021, Query No: 23052001324137/2021, Serial No: 2305007056/2021, Page: 194266 - 194300, Date of Registration: 03/09/2021, Date of Completion: 08/09/2021,		
4	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC,, Road: Mohisila Colony No 2,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-146 Khatian: 5671 Zone: (Road Width (20 -30) -- Road Width (20 -30))	Area of Land: 2.3e-007 decimal (0.0001 Sqft)
Deed Details :		Deed No: I-230507159/2021, Query No: 23052001324137/2021, Serial No: 2305007056/2021, Page: 194266 - 194300, Date of Registration: 03/09/2021, Date of Completion: 08/09/2021,		
5	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC,, Road: Mohisila Colony No 2,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-146 Khatian: 5670 Zone: (Road Width (20 -30) -- Road Width (20 -30))	Area of Land: 1 decimal
Deed Details :		Deed No: I-230507159/2021, Query No: 23052001324137/2021, Serial No: 2305007056/2021, Page: 194266 - 194300, Date of Registration: 03/09/2021, Date of Completion: 08/09/2021,		
6	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC,, Road: Mohisila Colony No 3,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-146 Khatian: 5673 Zone: (Road Width (20 -30) -- Road Width (20 -30))	Area of Land: 1 decimal
Deed Details :		Deed No: I-230507159/2021, Query No: 23052001324137/2021, Serial No: 2305007056/2021, Page: 194266 - 194300, Date of Registration: 03/09/2021, Date of Completion: 08/09/2021,		



7	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 3,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-146 Khatian: 5668 Zone: (Road Width (20 -30) -- Road Width (20 -30))	Area of Land: 1 decimal
Deed Details :		Deed No: I-230507159/2021, Query No: 23052001324137/2021, Serial No: 2305007056/2021, Page: 194266 - 194300, Date of Registration: 03/09/2021, Date of Completion: 08/09/2021,		
8	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 1,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-146 Khatian: 6276 Zone: (Road Width (20 -30) -- Road Width (20 -30))	Area of Land: 4 decimal
Deed Details :		Deed No: I-230500640/2022, Query No: 23052000183869/2022, Serial No: 2305000534/2022, Page: 17165 - 17202, Date of Registration: 24/01/2022, Date of Completion: 31/01/2022,		
9	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 1,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-146 Khatian: 6275 Zone: (Road Width (20 -30) -- Road Width (20 -30))	Area of Land: 3 decimal
Deed Details :		Deed No: I-230500640/2022, Query No: 23052000183869/2022, Serial No: 2305000534/2022, Page: 17165 - 17202, Date of Registration: 24/01/2022, Date of Completion: 31/01/2022,		
10	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 1,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-146 Khatian: 6276 Zone: (Road Width (20 -30) -- Road Width (20 -30))	Area of Land: 4 decimal
Deed Details :		Deed No: I-230506509/2024, Query No: 23058002120695/2024, Serial No: 2305006458/2024, Page: 136831 - 136860, Date of Registration: 09/08/2024, Date of Completion: 12/08/2024,		
11	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 1,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-146 Khatian: 6275 Zone: (Road Width (20 -30) -- Road Width (20 -30))	Area of Land: 3 decimal
Deed Details :		Deed No: I-230506509/2024, Query No: 23058002120695/2024, Serial No: 2305006458/2024, Page: 136831 - 136860, Date of Registration: 09/08/2024, Date of Completion: 12/08/2024,		
12	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 1, , Floor No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-145, LR-145, LR-146, LR-146 Khatian: 06162	Area of Covered Garage: 246 sq.ft.
Deed Details :		Deed No: I-230508895/2025, Query No: 23052002840634/2025, Serial No: 2305008263/2025, Page: 236813 - 236842, Date of Registration: 18/11/2025, Date of Completion: 01/12/2025,		

(Mr Saumyadeep Ghosh)

A.D.S.R. ASANSOL

OFFICE OF THE A.D.S.R. ASANSOL

Addl. District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

19 MAR 2026



Government of West Bengal
Office of the ASANSOL (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 19-03-2026

Serial No of Application 2305001907/2026 **Search No** 2305001907/2026
Search for the Years From 2013 To 2020 **Record Available** From 14/12/2020 onwards
Property to be Searched District: Paschim Bardhaman, PS: Asansol, Mouza: Asansol, , Plot No: RS- 00095
From whom Received C Goswami Adv All Transaction
Fees Paid under Articles F1(i) 20 /- F1(ii) 140 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC,, Road: Mohisila Colony No 1,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: RS-95 Khatian: 1391 Zone: (Road Width (1-11) -- Road Width (1-11))	Area of Land: 1.41396 decimal (617 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-230504269/2015, Query No: 23050000406105/2015, Serial No: 2305004199/2015, Page: 0 - 0, Date of Registration: 02/07/2015, Date of Completion: 16/07/2015, Date of Delivery: 22/07/2015		

(Mr Saumyadeep Ghosh)

A.D.S.R. ASANSOL

OFFICE OF THE A.D.S.R. ASANSOL

Add. District Sub-Registrar

Asansol, Dist-Paschim Bardhaman

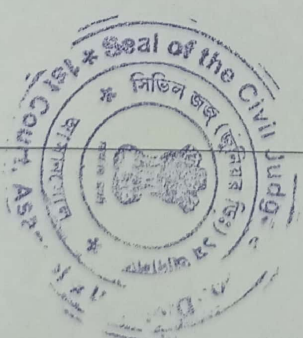
19 MAR 2026



HIGH COURT FORM NO. (M) 55 (CIVIL)/(M) (CRIMINAL)

Application for Information

Serial No.	Name & address of the Applicant	Nature of information required	Date of which information is Ready	Signature of officer receiving application	Remark
1	Chiranjit Goswami ADVOCATE,	In the court of Ld. Civil Judge (Jr. Divi.) 1 st court at Asansol. Whether any title suit has been filed or pending against "Bimalendu Ray, Ajoy Saha, Ranjit Chakraborty and Manojit Chakraborty" in c/w the property below. Entire project land area measuring 14 Decimal in Mouza- Asansol, within P.S Asansol, J.L No. 35, appertaining to C.S. Plot No. 30(P) corresponding to in R.S Plot No. 95 & 98 under R.S. Khatian No. 211, corresponding to L.R Plot no. 146 & 145 under L.R Khatian No. 6276, 6275, 6162 & 6163, Govt. L.O.P. 103 & 100, situated within ward no. 18(Old) 85(New) of Asansol Municipal Corporation, Holding No. 33(47), wherein a nos. of flats along with parking spaces and commercial spaces shall be constructed in a multi-storied building known as "RAMKRISHNA RESIDENCY" situated at Mohishila Colony, Asansol, District:- Paschim Bardhaman,	18/3/26	18/3/26	N.O N.A.
		For the year 2013 to 2026. If yes, then state the case no.?			

322
18/3/26

W. J. D.
W. J. D.
 Civil Judge (Jr. Divi.)
 1st Court, Asansol