

**Prasanta Bandyopadhyay**

**Advocate, Durgapur Court**  
**City Centre, Pin-713216**

**Mob No: 8436913332**

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## **Non-Encumbrances Certificate & Detailed Report On Title**

### **Report on Title**

Ref: ALL THAT piece and parcel of Commercial Bastu Land measuring area of 23 Decimal comprising in Plot No-RS-1016 corresponding to Plot No-LR-1216 under LR Khatian No-4383 [area-11.5 decimal), LR Khatian No- 4387[area-11.5 decimal ] under Mouza-Jemua, JL No-105, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal which is butted and bounded as follows: North: 35 ft wide Metal Road. South: Plot No-RS-1016(P), East: Plot No-RS-1016(P), West: Plot No-RS-1016(P)

#### **1/ NAME AND ADDRESS OF THE TITLE HOLDER / PRESENT LANDOWNER :-**

**[1] SURAJIT BANIK** [Pan No-BBWPB9675C] son of Subhash Chandra Banik, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at 111, Sukanta Pally, Mamra, P.O-Durgapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.

**[2] SAMARPITA SAHA BANIK** [ Pan No-GOFPS2498H ] wife of Litan Saha, by faith-Hindu, by nationality-Indian, by Occupation-Business residing at ward no-2 Sachin Kargupta Road, Hatthuba, Habra, Dist-24 Pargana (N) Pin-743263, West Bengal.

**DEVELOPER: ROYAL ASSOCIATES** [ Pan No-ABLFR9408F] (Partnership Firm), being a Partnership Firm, having its registered office at Ground Floor, ICHCHEMOYE APARTMENT, Tetikhola, P.O:-Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:-713212

#### **Particulars of the documents scrutinized-serially and chronologically:**

1. Regd. Development Agreement vide no- 123 of 2026.
2. Regd. Development Power of Attorney vide no-147 of 2026.
3. Regd. Sale deed vide no-12438 of 2023 in favour of SURAJIT BANIK & SAMARPITA SAHA BANIK.
4. Regd. Sale deed vide no-8608 of 2011 in favour of Rudro Banerjee.
5. Water NOC From Jemua Gram Panchayet.
6. Proposed Construction of B+G+9 NOC from Jemua Gram Panchayet.
7. NOC from Paschim Bardhaman Zilla Parishad.
8. Fire NOC.

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9. Conversion Certificate in the name of SURAJIT BANIK vide Case no- CN/2025/2302/44.
10. Conversion Certificate in the name of SAMARPITA SAHA BANIK vide Case no- CN/2025/2302/45.
11. ADDA NOC vide memo no- ADDA/DGP/2025/000194 in the name of SURAJIT BANIK & SAMARPITA SAHA BANIK.
12. LR parcha in the name of SURAJIT BANIK.
13. LR parcha in the name of SAMARPITA SAHA BANIK.
14. Land Revenue receipt.
15. Building Sanctioned plan duly approved by Jemua Gram Panchayet
16. Pan Card of Royal Associates.
17. Partnership Deed of Royal Associates.
18. GST of Royal Associates.
19. Trade License of Royal Associates.

**My report is as follows.**

**[ NOTE FOR THE ADVOCATE (Not to be typed) ]**

During my search from the period from **2013 to 2026,**

Whereas Sekh Tayeb Molla, Aju Monoyara Bibi, Sekh Ajim Molla, Sekh Riyazuddin Molla, Sekh Amanul Jamal Molla, Sekh Golam Mortaza Molla & Mossammat Mamtaz Khatun @ Mamtaz Begum have transferred the schedule mentioned land in favour of Rudro Banerjee by way of Regd deed of sale being no-8608 of 2011 duly registered before ADSR Durgapur and name of Rudro Banerjee duly recorded in the role of BL & LRO which being khatian no-LR-1942 and thereafter Rudro Banerjee transferred the schedule below land by way of Regd deed of sale being no- 12438 of 2023 duly registered before ADSR Durgapur in favour of the present LANDOWNERS i.e. SURAJIT BANIK & SAMARPITA SAHA BANIK and name of the present LANDOWNERS i.e. SURAJIT BANIK & SAMARPITA SAHA BANIK duly recorded in the role of BL & LRO which being khatian no-LR-4383,4387 and paid Land Revenue receipt and obtained ADDA NOC vide memo no- ADDA/DGP/2025/000194 and obtain conversion certificate vide case no- CN/2025/2302/44 & CN/2025/2302/45 and obtain Water NOC From Jemua Gram Panchayet and obtain Proposed Construction of B+G+9 NOC from Jemua Gram Panchayet and obtain NOC from Paschim Bardhaman Zilla Parishad Fire NOC and also obtain Building Sanctioned plan duly approved by Jemua Gram Panchayet.

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I have made a before ADSR Durgapur from 2013 to 2026 and from the records of Civil Judge Sr. Div court on and for 13 Years and of the said property and found that the said property is free from encumbrance charges, lines and is title good marketable.

That the said property is not only free from all encumbrances but also free from charges, liens, impendences, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title. It is also hereby certified that the above-mentioned land is not affected by any restriction of Urban Land (Ceiling & Regulation) Act, 1976 and the same is not under any claim of ADDA and it is Fit for equitable mortgage.

The receipts for the relevant searches are enclosed hereto.

It is further certified that I have verified from the Sub-Registrar's Office about the genuineness of the title deed examined by me and that the same is fare, original and not duplicate or fake.

Yours Faithfully



Prasanta Bandyopadhyay

Advocate

En No-733 of 2011.