

VIVEKANANDA SINHA

ADVOCATE

**DISTRICT SESSIONS'S JUDGE'S COURT
BANKURA**

Mob: 8918696351

8900747466

9232370355

=====Residence=====

"BHUDEV LOK"

PRATAPBAGAN, BANKURA-722101

Date.19-01-2026

Ref. No.....

TO

THE SENIOR MANAGER

UCO BANK

JUNBEDIA BRANCH

P.O.-JUNBEDIA

Dist- BANKURA-722155

Dear Sir,

With reference to your letter no. dt. / /2022 I on the basis of the **Certified Copy** of title deed forwarded to me pertaining to the said immovable property & the other information submitted by you, have conducted a detailed search and investigation and submit my report as under :-

NON ENCUMBRANCES CERTIFICATE & DETAILED REPORT ON TITLE

Ref: An area of land **0.2296 acre or 10002 Sq. ft.** of land of named and styled as "**Apartment**" build on land admeasuring about **0.2296 Acres of Bastu** land having Lokpur More, under Bankura Municipality situated in R.S. Dag Nos.-1007,1008,1019 **Corresponding to L.R Dag No.- 1865, 1866, 1867 under L.R. Khatian No.-6996 [C.S. Khatian No.-449], J.L. No. 213, Mouza-Junbedia, P.S. & Dist-Bankura, under ward no.-15 of Bankura Municipality, within A.D.S.R./D.S.R. office of Bankura.**

That the bounded by in the following manner of **THE ~~PLAT~~ ^{Patra Residency} ~~APARTMENT~~**:-

On the East - 12'ft. Wide Road

On the West - House of Pranab Kumar Sarkar & Arjun Kumar Patra

On the South - Owner's Balance Area of L.R. Plot no.-1865

On the North - 34'ft. wide S.K Sahana Road

Present owner of the Land:-

Sri Sanjay Dana

S/o Sri Chittaranjan Dana

Of Kankata, Bankura, P.O.-Kenduadihi,

P.S. & Dist.-Bankura-722102

Name and Address of the Developer:-

Anwasha Construction, A Partnership Firm having its registered office at Kenduadihi P.O.-Kenduadihi, P.S. & Dist-Bankura on behalf of it's Partner's Sri Dipak Patra S/o Sri Nakul Chandra Patra 2. Mrs. Anindita Patra D/o Alope Ganguly of Lokepur, P.O.-Kenduadihi, P.S.& Dist.-Bankura

I have caused necessary searches in the Addl. Dist Sub-Registry Office at **Bankura** for the period **from 1997 to 2026 up to date** and in the Dist Registry office at **Bankura** for the period **from 1997 to 2026 up to date** and concerning Court Searching for 13 years from records. B.L&L.R.O/Municipal Mutation and all other relevant documents in respect of the aforesaid property.

Vivekananda Sinha

ADVOCATE

District Sessions Judge's Court

Bankura

Ref. No.....

MY REPORT IS AS FOLLOWS :

That the captioned land i.e **0.4450 Acre** of Land (0.095 acre of land Within Dag No-1007, 0.1250 acre of land Within Dag No-1008, 0.2250 acre of land Within Dag No-1019) within R.S. Dag Nos.-1007,1008,1019 L.R. Khatian No.-**414 [C.S. Khatian No.-449]** , J.L. No.-**213**, Mouza-Kenduadihi, P.S. & Dist.-Bankura belongs to Sri. **Dhurabataran Dana S/o Late Pratap Chandra Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** and he obtained his land from his predecessors by inheritance and also Duly Mutated & Recorded his name before the B.L.& L.R.O Bankura-I, Bankura.

After that During enjoying his right, title and interest, Sri. **Dhurabataran Dana S/o Late Pratap Chandra Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** Transferred total **0.4450 Acre** of Land (0.095 acre of land Within Dag No-1007, 0.1250 acre of land Within Dag No-1008, 0.2250 acre of land Within Dag No-1019) within R.S. Dag Nos.-1007,1008,1019 L.R. Khatian No.-**414 [C.S. Khatian No.-449]** , J.L. No.-**213**, Mouza-Kenduadihi, P.S. & Dist.-Bankura to his Younger Son **Sri Aditya Ranjan Dana S/o Late Dhurabataran Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** by a regd. Deed of Gift being No.-04240 for the year 1974 Duly Executed on 27.03.74 Regd. Before District Sub- Register, Bankura (Book No -I, Vol. No.-44, Page No-177 to 178).

During enjoying his right, title and interest **Sri Aditya Ranjan Dana S/o Late Dhurabataran Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** transferred total **0.4450 Acre** of Land (0.095 acre of land Within Dag No-1007, 0.1250 acre of land Within Dag No-1008, 0.2250 acre of land Within Dag No-1019) within R.S. Dag Nos.-1007,1008,1019 L.R. Khatian No.-**414 [C.S. Khatian No.-449]**, J.L. No.-**213**, Mouza-Kenduadihi, P.S. & Dist.-Bankura to **Sri Chittaranjan Dana S/o Late Dhurabataran Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** by a Registered Deed of Gift being No.-**01196** for the year 2012 duly executed on 15/05/2012 before **A.D.S.R. Bankura, Dist.-Bankura**, at a Gifted value of **Rs.1,00,000/- (Rupees One Lac Only)** (Book No.-I, CD Volume No.-04, Page No.-845 to 854).

There after, During enjoying his right, title and interest **Sri Chittaranjan Dana S/o Dhurabataran Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** transferred total **0.4450 Acre** of Land (0.095 acre of land Within Dag No-1007, 0.1250 acre of land Within Dag No-1008, 0.2250 acre of land Within Dag No-1019) within R.S. Dag Nos.-1007,1008,1019 L.R. Khatian No.-**414 [C.S. Khatian No.-449]** , J.L. No.-**213**, Mouza-Kenduadihi, P.S. & Dist.-Bankura to **Sri Sanjay Dana S/o Sri Chittaranjan Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** by a Registered Deed of Gift being No.-**01236** for the year 2012 duly executed on 21/05/2012 before **A.D.S.R. Bankura, Dist.-Bankura**, at a Gifted value of **Rs.1,00,000/- (Rupees One Lac Only)** (Book No.-I, CD Volume No.-04, Page No.-845 to 854).

After Regd. Deed of Gift (01236 for the year 2012) **Sri Sanjay Dana S/o Sri Chittaranjan Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** duly mutated his Gifted land before B.L. & L.R.O., Bankura I, Dist-Bankura and his name is duly recorded and published in L.R. R.O.R i.e. L.R. Khatian No. **6996**, L.R. Dag No.- **1865, 1866, 1867** J.L. No. **213**, Mouza-Junbedia, P.S. & Dist-Bankura.

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Thereafter **Sri Sanjay Dana S/o Sri Chittaranjan Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** applied on **23/08/2024** for conversion of land before S.D.L. & L.R.O., Bankura through for **"BAID" & "TORA"** to **"COMERCIAL BASTU"** for his Business purpose and the S.D.L. & L.R.O., Bankura, Dist. Bankura converted the same vide conversion case No.-**CN/2024/0101/147289** and his Office Memo. No.-**1641, Dated 03/08/2024, P.S. & Dist.-Bankura** along with Conversion Sketch Map (.

There after **Sri Sanjay Dana S/o Sri Chittaranjan Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** entered into a **Development Agreement** between **Anwasha Construction, A Partnership Firm having its registered office at Kenduadihi P.O.-Kenduadihi, P.S. & Dist.-Bankura** on behalf of it's Partner's **Sri Dipak Patra S/o Sri Nakul Chandra Patra 2. Mrs. Anindita Patra D/o Alope Ganguly of Lokepur, P.O.-Kenduadihi, P.S.& Dist.-Bankura** for construction of **G+5 storied** building i.e Total area 0.2296 acre or 10002 Sq. ft. of land (0.095 acre of land Within Dag No-1867, 0.0950 acre of land Within Dag No-1866, 0.0396 acre of land Within Dag No-1865)within R.S. Dag Nos-1007,1008,1019 **Corresponding to L.R Dag No.- 1865, 1866, 1867 under L.R. Khatian No.-6996 [C.S. Khatian No.-449], J.L. No. 213, Mouza-Junbedia, P.S. & Dist.-Bankura** by executing a Registered Deed of Development Agreement being No.-**010202188 for the year 2021** duly executed on **23/05/2025** before A.D.S.R., Bankura, Dist.-Bankura (**Book No.-I, Volume No.-0102-2022, Page No.-36537 to 36558**).

[After Registered Deed of Development Agreement (**010202188 for the year 2025**)The **Land owner Named, Sri Sanjay Dana S/o Sri Chittaranjan Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** will allocated **50% of garbage Area and 7 number flat among which 3 numbers flat will be of 3 BHK and 4 numbers flat of 2 BHK together with proportiante share in all the Common areas and facilities.]**

After Registered Deed of Development Agreement (**010202188 for the year 2025**) **Sri Sanjay Dana S/o Sri Chittaranjan Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura & Anwasha Construction, A Partnership Firm having its registered office at Kenduadihi P.O.-Kenduadihi, P.S. & Dist.-Bankura** on behalf of it's Partner's **Sri Dipak Patra S/o Sri Nakul Chandra Patra 2. Mrs. Anindita Patra D/o Alope Ganguly of Lokepur, P.O.-Kenduadihi, P.S.& Dist.-Bankura** are executed a Development Power of Attorney being No.**010202244 for the year 2025** duly executed on **27/05/2025** before A.D.S.R, Bankura, Dist. Bankura (**Book No.I. Vol. No.0102-2025, Pages 37442 to 37455**)

After Registered Deed of Development Agreement (**010201645 for the year 2022**) **Anwasha Construction, A Partnership Firm having its registered office at Kenduadihi P.O.-Kenduadihi, P.S. & Dist.-Bankura** on behalf of it's Partner's **Sri Dipak Patra S/o Sri Nakul Chandra Patra 2. Mrs. Anindita Patra D/o Alope Ganguly of Lokepur, P.O.-Kenduadihi, P.S.& Dist.-Bankura** obtained necessary building plan before Bankura Municipality, Bankura from Bankura Municipality, Bankura **of their project namely; "APARTMENT" at Lokepur More, Ward No.15 within Bankura Municipality, P.S. & Dist.-Bankura.**

Now, **Sri Sanjay Dana S/o Sri Chittaranjan Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** have acquired clear, valid, right, title and interest the above mentioned schedule Land and the above mentioned schedule Land is free from **all sorts of encumbrances and attachments** also the above mentioned schedule land is clear marketable.

Vivekananda Sinha
ADVOCATE
District Session's Judge's Court
Bankura

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I hereby certify that the above mentioned schedule of land of **Sri Sanjay Dana S/o Sri Chittaranjan Dana Of Kankata, Bankura, P.O.-Kenduadihi, P.S. & Dist.-Bankura** is free from all sorts of encumbrances, charges, liability, liens, lispens and attachment of any kind whatsoever and the said land is **joint owner and clear, free and marketable**.

It is also hereby that the above mentioned land/property is not affected by any restriction of Urban Land (Ceiling & Regulation) Act,1976 and the same is not under any claim of CMDA and CIT and it is fit for equitable mortgage. The receipt 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 (s) examined by me and that the same is (are) original and not duplicate or fake.

I also certify that the category of Flat and property is good for **EMTD** for the purpose of advance and also it is good & fit for enforceable under **SARFAESI ACT, 2002**.

The following documents in original/Photostate have to be obtained for the sanctioned of Project Loan.

1. Regd. Deed of Gift being No.- 04240 for the year 1974 of D.S.R., Bankura -Photostat-
2. Regd. Deed of Gift being No.- 1196 for the year 2012 of A.D.S.R., Bankura -Photostat-
3. Regd. Deed of Gift being No.- 01236 for the year 2012 of A.D.S.R., Bankura -Photostat-
4. Development Agreement being No.- 010202188 for the year 2025 before A.D.S.R., Bankura -Original-
5. Development Power of attorney No.- 010202244 for the year 2025 before A.D.S.R., Bankura -Original-
6. N.O.C. obtained from Bankura Municipality -Original-
7. Sanctioned Building Plan of Bankura Municipality, Bankura -Original-
8. Certified copy of C.S. Khatian in the name of Sri Pratap Dana attested by Concerning R.O. - Phoostat
9. Certified copy of L.R.R.O.R issued by B.L.&L.R.O., Bankura-I,Bankura -Original/Photostat-
10. Conversion Certificate issued by S. D..L. & L.R.O., Bankura, Dist-Bankura -Original/Photostat-
11. Current rent receipt issued by B.L&L.R.O., Bankura-I, Bankura -Original/Photostat-
12. Holding Tax Receipt of Bankura Municipality, Bankura -Original
13. E -Searching Receipt issued from Directorate of Registration and stamp Revenue -Original-
14. Court Searching Slip for 12 years

Place: Bankura
Date: 19/01/2026

Yours' faithfully

(VIVEKANANDA SINHA)
Advocate, Bankura

Registration No.WBF666/652 of 1983
Bar Council of West Bengal

Vivekananda Sinha
ADVOCATE
District Session's Judge's Court
Bankura