



RAKESH CHAKRABORTY

Advocate, Sub Divisional Court at Durgapur
Member at Bar Association (Durgapur)
PO: City Centre, Durgapur – 713216
Dist.: Paschim Bardhaman, West Bengal, India.

CHAMBER + RESI.: B-49 Amarabati Defence Colony, PO: Durgapur- 713214, Dist.: Paschim Bardhaman, West Bengal.

Call @ (+91) 9474 777815;

Email @ advocaterakesh88@gmail.com

Ref. No.: LEGAL/TO/CON/05/2026.

Date: 18.03.2026.

TO WHOMSOEVER IT MAY CONCERN

This is to certify as per deeds and documents received and delivered BY M/s. Silver Arcade Reality LLP, presently operating from A-06 Amarabati Colony, Durgapur – 713214, Dist – Paschim Bardhaman represented by its Designated present Partner on board Mr. Kalyan Rudra THAT - the landed property mentioned above originally belonged to one Durgadas Roy since deceased owned, acquired, seized, possessed and otherwise was sufficiently entitled to two particular piece and parcel of land containing an area altogether 106 decimal be the little more or less comprised in (1) R.S. Dag No. 51 corresponding L.R. dag no. 50, and (2) R.S Dag No. 52 corresponding L.R. Dag No. 73 & 75 both recorded in R.S Khatian No. 45, Mouza Tetikhola, J.L No. 96, Touzi No. 202 under Jemua Gram Panchayat, ADSR Durgapur, P.S New Township in the District of Paschim Bardhaman.

AND WHEREAS above named Durgadas Roy sold and transferred the respective land unto an in favour of Baidyanath Dutta (since deceased) by virtue of a Regd. Deed of Conveyance being Deed No. 8272 for the year 1960 dated 20.08.1960 of Sub-Registrar Raniganj.

AND WHEREAS by way of such purchase above named Baidyanath Dutta (since deceased) acquired right title and interest over the said land and while holding and possessing the same he became absolute owner of the said property and thereafter he died leaving behind his legal heirs namely Mrityunjoy Dutta, Subhas Chandra Dutta, Tushar Kanti Dutta, Deba Prasad Dutta and Smt. Raj Lakshmi Dutta as his only legal heirs and successors as per Hindu Succession Act. 1956.

AND WHEREAS by way of such inheritance above named 1. Mrityunjoy Dutta 2. Subhas Chandra Dutta 3. Tushar Kanti Dutta 4. Deba Prasad Dutta, and 5.Smt, Rajlakhsmi Dutta acquired right title and interest over the said land and while holding and possessing the same they got their names recorded in ROR vide L.R Khatian Nos. 1227, 1230, 1228, 1229 and 1231 of the said Mouza.

AND WHEREAS above named Deba Prasad Dutta and Smt, Rajlakhsmi Dutta sold and transferred the land measuring an area of 6.60 decimal be the same a little more or less out of 53 decimal appertaining to R.S. Plot No. 52 corresponding to L.R. Plot No. 75 unto an in favour of Barun Kumar Ghosh by virtue of two separate Regd. Deeds of Conveyance being Deed No. 1152 for the year 1994 and 935 for the year of 1994.

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AND WHEREAS by way of such purchase above named Sri Barun Kumar Ghosh acquired right title and interest over the said land and while holding and possessing the same he sold and transferred the respective land unto an in favour of Smt. Memu Mishra by virtue of a Regd. Deed of Sale being Deed No. 3849 of the year 1996.

AND WHEREAS by way of such purchase above named Smt. Memu Mishra acquired right title and interest over the said land and while holding and possessing the same she sold and transferred the respective land unto an in favour of Prasanna Banerjee & Durga Das Roy by virtue of a Regd. Deed of Sale being Deed No. 01556 for the Year 2009 of ADSR Durgapur.

AND WHEREAS by way of such purchase above named Prasanna Banerjee & Durga Das Roy acquired right title and interest over the said land and while holding and possessing the same they got their name mutated in the records of the B.L & L.R. O, Durgapur and new L.R Khatian namely No.1410 and 1409.

AND WHEREAS above named Prasanna Banerjee & Durga Das Roy sold and transferred the land measuring an area of 6.60 decimal be the same a little more or less appertaining to R.S. Plot No. 52 under R.S. Khatian No. 45 corresponding to L.R. Plot No. 75 under L.R. Khatian No. 1409 and 1410 within Mouza- Tetikhola, P.S. New Township, J.L. No. 96, ADSR Durgapur, unto in favour of 1. Sanatan Bauri, Son of late Magaram Bauri 2. Smt. Maya Bauri, wife of Suden Bauri 3. Smt. Arati Bauri, wife of Shambhu Bauri 4. Smt. Gita Bauri, wife of Bhairab Bauri by virtue of a Regd. Deed of Sale being Deed No. 4701 for the year 2016 dated 02.08.2016 of ADSR Durgapur. And Sri Pradip Kumar Roy joint as Confirming Party.

AND WHEREAS Sanatan Bauri, and others as aforesaid sold and transferred the land measuring an area of 6.60 decimal be the same a little more or less appertaining to R.S. Plot No. 52 under R.S. Khatian No. 45 corresponding to L.R. Plot No. 75 under L.R. Khatian No. 573, 1227, 1230, 1228, 1229, 1231, 1409 and 1410 within Mouza- Tetikhola, P.S. New Township, J.L. No. 96, ADSR Durgapur, Dist- Paschim Bardhaman unto an in favour of Silver Arcade Realty LLP represented by its Designated Partner – Pravin Kumar Sirohia by virtue of a Regd. Deed of Sale being Deed No. 4720 for the Year 2016 dated 02.08.2016 of ADSR Durgapur.

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AND WHEREAS above name Tushar Kanti Dutta & Deba Prasad Dutta sold and transferred the land measuring an area of 7 decimal appertaining to R.S. Plot No. 51 & 52 corresponding to L.R. Plot No. 50 & 73 unto an in favour of Dayamoy Ruidas by virtue of a Regd. Deed of Conveyance being Deed No. 5667 for the Year 1983., who further sold and transferred the respective land unto an in favour of Sri Dilip Kumar Singha Roy @ Dilip Singha by virtue of a Regd. Deed of Conveyance being Deed No. 5426 for the Year 1993.

AND WHEREAS by way of such purchase above named Sri Dilip Kumar Singha Roy @ Dilip Singha acquired right title and interest over the said land and while holding and possessing the same he sold and transferred the respective land unto an in favour of Brij Bahadur Singh by virtue of a Regd. Deed of Conveyance being Deed No. 7453 for the Year 2009 of ADSR Durgapur.

AND WHEREAS by way of such purchase above named Brij Bahadur Singh acquired right title and interest over the said land and while holding and possessing the same he got his name recorded in the L.R. Record of Rights vide L.R. Khatian No. 1442 and subsequently he sold and transferred the respective land unto an in favour of 1. Sanatan Bauri, 2. Smt. Maya Bauri, 3. Smt. Arati Bauri, 4. Smt. Gita Bauri by virtue of a Regd. Deed of Conveyance being Deed No. 4501 for the Year 2016 of ADSR Durgapur.

AND WHEREAS by way of such purchase above named 1. Sanatan Bauri, 2. Smt. Maya Bauri, 3. Smt. Arati Bauri, 4. Smt. Gita Bauri, acquired right title and interest over the said land while holding and possessing the same above named Smt. Maya Bauri, Smt. Arati Bauri, Smt. Gita Bauri, executed a General Power of Attorney in favour of Sri Sanatan Bauri by virtue of a Regd. General Power of Attorney being Deed No. 0142 for the Year 2016 of ADSR Durgapur.

AND WHEREAS the said Sanatan Bauri, and others as stated above hereinafter sold and transferred the land measuring an area of 7 decimal be the same a little more or less appertaining to R.S. Plot No. 51, 52 under R.S. Khatian No. 45 corresponding to L.R. Plot No. 75 under L.R. Khatian No. 573, 1227, 1230, 1228, 1229, 1231, 1442 within Mouza- Tetikhola, P.S. New Township, J.L. No. 96, Touzi No. 202 ADSR Durgapur, Dist- Paschim Bardhaman unto an in favour of Silver Arcade Realty LLP

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represented by its Designated Partner – Pravin Kumar Sirohia by virtue of a Regd. Deed of Sale being Deed No. 4518 for the Year 2016 dated 25.07.2016 of ADSR Durgapur.

AND WHEREAS above named 1. Mrityunjoy Dutta 2. Subhas Chandra Dutta 3. Tushar Kanti Dutta 4. Deba Prasad Dutta, 5. Smt, Rajlakhsmi Dutta sold and transferred the land measuring an area of 87 decimal be the same a little more or less unto an in favour of Sri Bijan Kumar Bandopadhyay (alias Banerjee) & Sri Durgadas Roy by virtue of a Regd. Deed of Conveyance being deed No.2808 for the Year 2008 of ADSR Durgapur.

AND WHEREAS by way of such purchase above named Sri Bijan Kumar Bandopadhyay (alias Banerjee) & Sri Durgadas Roy acquired right title and interest over the said land and while holding and possessing the same they jointly sold and transferred the land measuring an area of 31 decimal out of 64 decimal unto an in favour of Silver Arcade Realty LLP represented by its Designated Partner – Pravin Kumar Sirohia by virtue of a Regd. Deed of Conveyance being Deed No. 4165 for the Year 2016 of ADSR Durgapur .

AND WHEREAS above named Sri Bijan Kumar Bandopadhyay (alias Banerjee) & Sri Durgadas Roy also sold and transferred the land measuring an area of 24 decimal out of 64 decimal unto an in favour of Silver Arcade Realty LLP represented by its Designated Partner – Pravin Kumar Sirohia by virtue of a Regd. Deed of Conveyance being Deed No. 4166 for the Year 2016 of ADSR Durgapur.

AND WHEREAS above named Sri Bijan Kumar Bandopadhyay (alias Banerjee) & Sri Durgadas Roy also sold and transferred the land measuring an area of 32 decimal out of 64 decimal unto an in favour of Silver Arcade Realty LLP represented by its Designated Partner – Pravin Kumar Sirohia by virtue of a Regd. Deed of Sale after regd. agreement to sale being Deed No. 4702 for the Year 2016 of ADSR Durgapur.

AND WHEREAS above named Deba Prasad Dutta & Smt. Rajlakhsmi Dutta sold and transferred the 5 decimal appertaining to R.S. Plot No. 52 under R.S. Khatian No. 45 corresponding to L.R. Khatian No. 75 under L.R. Khatian No. 573, 1227, 1230, 1228, 1229, 1231 within Mouza- Tetikhola, P.S. New Township, J.L. No. 96, Touzi No. 202 ADSR Durgapur, Dist- Paschim Bardhaman unto an in

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favour of Sri Madan Mohan Dey by virtue of a Regd. Deed of Conveyance being Deed No. 934 for the Year 1994.

That by way of such purchase above named Sri Madan Mohan Dey acquired right title and interest over the said land and he got his name recorded in the L.R. Record of Rights vide L.R. Khatian No. 992 of the said Mouza. While holding and possessing the same above named Sri Madan Mohan Dey sold and transferred the land 5 decimal appertaining to R.S. Plot No. 52 under R.S. Khatian No. 45 corresponding to L.R. Khatian No. 75 under L.R. Khatian No. 992 within Mouza- Tetikhola, P.S. New Township, J.L. No. 96, ADSR Durgapur, the said Silver Arcade Realty LLP represented by its Designated Partner – Pravin Kumar Sirohia by virtue of a Regd. Deed of Sale after registered sale agreement without possession being Deed No. 4508 for the Year 2016 of ADSR Durgapur.

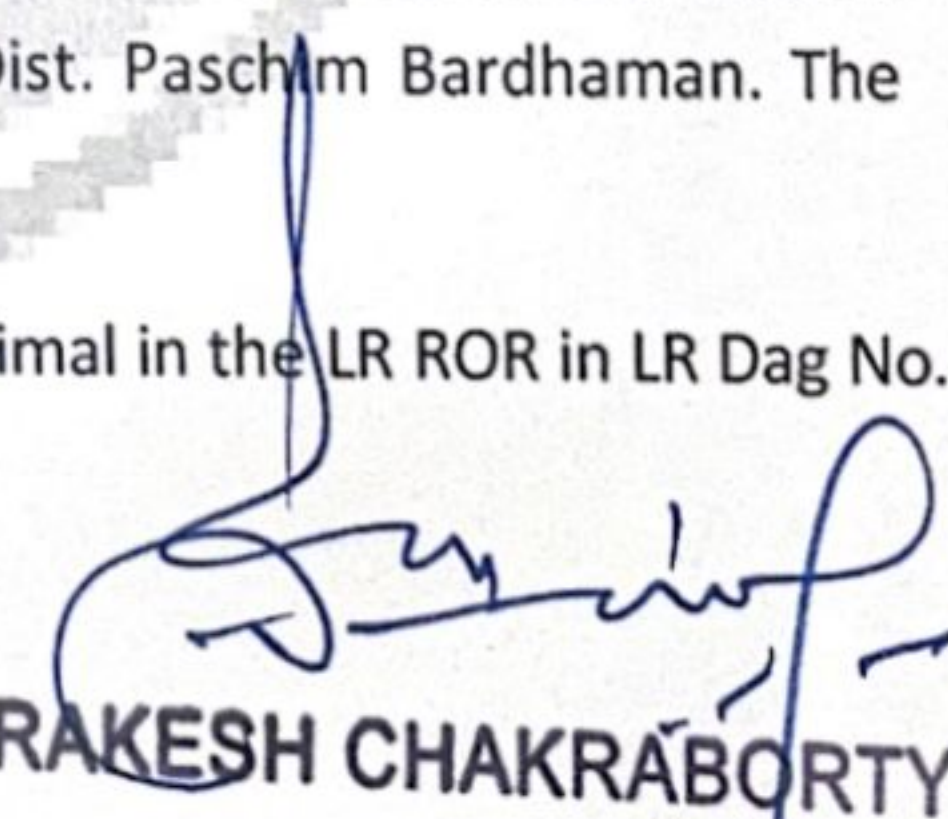
AND WHEREAS by way of such purchase above named Silver Arcade Realty LLP represented by its Designated Partner acquired right title and interest over the said land and while holding and possessing the same above named Silver Arcade Realty LLP represented by the said Designated Partner got its name recorded in the L.R. ROR vide L.R. Khatian No. 1873 and has been paying Khajna.

I have caused necessary searches in respect of the aforesaid plot in the official website of Govt. of West Bengal, Directorate of Registration and Stamp Revenue, Finance (Revenue) Department and have not found any adverse entry/entries in respect of the subject property. It appears that the above mentioned property is free from encumbrances.

THE SCHEDULE REFERRED TO

All That piece and parcel of total land measuring an area 106 decimal (more/less) in the LR ROR and in 06 nos of title deeds herein mentioned comprised in R.S Plot Nos. 51 & 52 under corresponding to L.R. Plot No. 50,73,75 under R.S Khatian Nos.45, L.R. Khatian No. 1873 of Mouza Tetikhola, J.L.No. 96 (111), P.S. New Township ADSR. Durgapur, Dist. Paschim Bardhaman. The property is under limit of Jemua Gram Panchayat.

TOTAL LAND AREA = 105.60 decimal in 06 nos of title deed {106 decimal in the LR ROR in LR Dag No.: 50,73,75}


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Reg. No.-WB/1006/2013

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