



Gurpreet Singh

ADVOCATE

Phone : 7908459785

Land Line - 0341 - 3550027

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Chamber : "BALVIR VILLA" Chitra, Radhanagar Road, Near Arjun Tower, Asansol, Paschim Bardhaman, Pin - 713325

Residence : Chitra - Radhanagar Road, "ARJUN TOWER" 3rd Floor, Flat No. - 101, P.O. Radhanagar, Pin - 713325, Asansol, Dist. Paschim Bardhaman (W.B.)

Ref.

Date : 14/04/2026

To,

I have caused necessary searches at All India Office, Kolkata for the period 2012 to 2026, through online and searching from All India Office Approved for the through online and common court law 12 years & records of H.L. & LHO office, H.L. Dept. Revenue Dept. A.M.C. and also inspect and other relevant documents in respect of the aforesaid property.

My report is as follows:

The Land measuring 45 Decimal Situated in RS Plot No. 2125, under R.S.

Sub:- Non Encumbrances Certificate and detailed report on title

Ref: An area 45 Decimal along with Double Storied Residential Building Measuring 700 sq.ft. of land RS Plot No.2125 under R.S. Khatian No. 1950 present, Mouza Narsingbandh, J.L. No.19, P.S.- Hirapur, Dist.-Paschim Bardhaman within Amc.

On the East:Property of Mr. Bansal.

On the West:R.S Plot No. 2122 & 2124.

On the North :30 Ft. Wide Rode.

On the South: Lokhnath Temple.

Present owner of the said property PARK INFRA DEVELOPMENT PRIVATE LIMITED. A Limited Company incorporated under the Companies Act 1956, represented by its Director Sri Pawan Kumar Modi S/o - Late Phool Chand Modi, by faith Hindu by Occupation Business, by Citizenship Indian, having its office at 18/1 Maharshi Debendra Road, 5th Floor Kolkata - 700007.



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Ref.

Date :

Sir.

I have caused necessary searches at ADSR office Asansol for the period 2015 to 2026. through online and searching from ADSR office Asansol for the through online and concern court last 12 years & records of BL & LRO office Kulti, Govt. Revenue Dept, ADDA and also inspected other relevant documents in respect of the aforesaid property.

My report is as follows:

The Land measuring 45 Decimal. Situated in RS Plot Nos. 2125, under R.S. Khatian No., 1950, Mouza Narsingbandh, JL. No.19, P.S. Hirapur, Dist-Paschim Bardhaman. belonged to 1) HARINDER SINGH ATWAL, 2) SANJEEV ATWAL, 3) VIKRAM ATWAL & 4) JYOTI GILL Asansol who acquired the said land by way of their ancestors and they Sold and Transferred the Said Property in Favour of vide Registered deed of Sale at Sub Registry office Asansol and Since after its Purchase the vendor has been owning and possessing the same as its Exclusive law full owners free from all encumbrances what ever.

1) HARINDER SINGH ATWAL, 2) SANJEEV ATWAL, 3) VIKRAM ATWAL & 4) JYOTI GILL, while owning & possessing the said land then she had sold and transferred 45 Decimal R.S Plot Nos 2125, under R.S. Khatian Nos. 1950. Mouza Narasingbandh, JL No.19, in favour of PARK INFRA DEVELOPMENT PRIVATE LIMITED. A Limited Company incorporated under the Companies Act 1956, represented by it's Director Sri Pawan Kumar Modi S/o - Late Phool Chand Modi, Becoming owner of said land they have respectively mutated their names in R.S. record of rights being R.S. Plot No. land R.S Plot No.2125 under R.S. Khatian Nos.1950, Mouza Narasingabandh, J.L. No.19, P.S. Hirapur, Dist-Paschim Bardhaman within Amc.



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Asansol, Dist. Paschim Bardhaman (W.B.)

Ref.

Date :

I have perused one zerox copy of plan from which it appears that aforesaid persons deposited original plan before Asansol Municipal Corporation for necessary approved for proposed construction of residential building upon the said land.

I have caused necessary searches at ADSR office, Asansol & Found aforesaid property has not been transferred in favour of any person, persons or any concern. I further found that there is no litigation relating to the said property.

I hereby certify that the above mention property owned & possessed by PARK INFRA DEVELOPMENT PRIVATE LIMITED. A Limited Company incorporated under the Companies Act 1956, represented by its Director Sri Pawan Kumar Modi S/o - Late Phool Chand Modi, by faith Hindu by Occupation Business, by Citizenship Indian, having its office at at 18/1 Maharshi Debendra Road, 5th Floor Kolkata - 700007. is free from all sorts of encumbrances, charges, liabilities, liens, lispensens & attachment of any kind whatsoever & the said property is absolutely clear, free & marketable.

It is also hereby certified that the above mentioned land is not affected by any restriction of Urban Land (Ceiling & Regulation) Act 1976 & the same is not under any claim of ADDA, Amc & it is fit for equitable mortgage for proposed construction of residential building upon the said land in accordance with the Amc approved plan. The Receipts of relevant scorches are enclosed hereto.



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Ref.

Date :

About the genuineness of the said title deed & found the said title deed is original & genuine not Duplicate or fake.

The following documents are enclosed herewith for creation of valid equitable mortgage.

1. Regd. title deed no 7485 for the year 2011 of ADSR office Asansol (Original)
2. Searching from ADSR office Asansol through Dist. Paschim Bardhaman(online)
3. Court Searching last 12 years. (Original)

Thanking you

Yours faithfully,

Gurpreet Singh
(GURPREET SINGHI)
Advocate