

Date.....25/06/2025.....

Non-Encumbrance Certificate and Searching Report on Title

Ref. :- An area of land admeasuring 6.25 katha comprising part of R.S. Plot No. 1126 and land admeasuring 1.25 katha comprising part of R.S. Plot No. 1127 i.e. total land area 7.5 (seven point five) Katha (surrounding with part of Plot Nos. 960, 961, 961/1541, 962, 988, 989, 990, 993, 994, 1029, 1115, 1117, 1118, 1124, 1125, 1128 & 1131) bearing residential Plot No. 'F/10', 'F/11' and 'F/7' under Kalyanpur Housing Project (Extension) situated within Mouza Shitla, J.L No. 21 (KLHE Block-1), P.S. Asansol, District Paschim Bardhaman.

Present Owner of the said Plot : (1) Nandalal Ghoshal S/o Late Binoy Krishna Ghoshal (2) Anudeb Construction. a proprietorship firm represented by its Proprietor Sri Anup Ghosal S/o Sri Nandalal Ghosal (3) Sri Bijoy Roy S/o Late Haraprasad Roy, all residents of : Kalyanpur Housing Estate, P.O. Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman.

I have caused necessary searches in the Addl. Dist. Sub Registry Office at Asansol for the period from 1984 to 2007 and 2008 to 2025 under search Receipt Nos. 2305006845/2025 and 2305006844/2025 dated 24/06/2025 and in the office of the District Sub Registrar, Paschim Bardhaman for the period from 2020 to 2025 under search Receipt Nos. 2301002171/2025 dated 24/06/2025 and have inspected the relevant documents in respect of the aforesaid property.

My report is as follows :-

In this connection I have examined the xerox copy of registered Indenture of Sale dated 28/05/2007 being Deed No. 2551 for the year 2007 of Asansol Addl. Dist. Sub Registry Office and it is found from the recital of the said Sale Deed that (i) Ram Mohan Chatterjee S/o Late Gouranga Sundar Chatterjee and (ii) Smt. Shyamoli Chatterjee W/o Sri Ram Mohan Chatterjee acquired land measuring 2.5 katha being Residential Plot No. F/10 at Kalyanpur Housing Estate within Mouza Shitla, P.S. Asansol from the West Bengal Housing Board by above noted Sale Deed.

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(2)

I also examined the xerox copy of registered Deed of Sale being Deed No. 3072 for the year 2020 of Asansol Addl. Dist. Sub Registry Office and it is found from the recital of the said Sale Deed that aforesaid Ram Mohan Chatterjee and Smt. Shyamoli Chatterjee while owning and possessing the said property, they jointly sold and transferred land area 2.5 (two point five) katha along with single storied pucca building being part of Plot No. 1126 and residential Plot No. 'F/10' to the Land Owner No. 1 Nandalal Ghoshal S/o Late Binoy Krishna Ghoshal and Land Owner No. 2 Anudeb Construction by a registered Deed of Sale being Deed No. 3072 for the year 2020 of Asansol Addl. Dist. Sub Registry Office.

I have also examined the xerox copy of registered Indenture of Sale dated 23/05/2007 being Deed No. 483 for the year 2007 at the office of the Registrar of Assurance-III, Kolkata and it is found from the recital of the said Sale Deed that (i) Prafulla Kumar Roy S/o Late Hiron Kumar Roy and (ii) Sri Kiron Kumar Roy S/o Sri Prafulla Kumar Roy jointly acquired land measuring 2.5 katha being Residential Plot No. F/11 at Kalyanpur Housing Estate within Mouza Shitla, P.S. Asansol from the West Bengal Housing Board by above noted Sale Deed.

I also examined the xerox copy of registered Deed of Sale being Deed No. 8381 for the year 2019 of Asansol Addl. Dist. Sub Registry Office and it is found from the recital of the said Sale Deed that aforesaid Prafulla Kumar Roy and Sri Kiron Kumar Roy jointly sold and transferred land area land area 2.5 (two point five) katha along with single storied pucca building being part of Plot No. 1126 and residential Plot No. 'F/11' to the Land Owner No. 3 Sri Bijoy Roy by a registered Deed of Sale being Deed No. 8381 for the year 2019 of Asansol Addl. Dist. Sub Registry Office.

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(3)

I have also examined the xerox copy of registered Indenture of Sale being Deed No. 536 for the year 2007 of A.R.A-III, Kolkata and it is found from the recital of the said Sale Deed that one Smt. Lakshmi Mukherjee W/o Prasanta Kumar Mukherjee acquired the land area 2.5 katha being Residential Plot No. F/7 at Kalyanpur Housing Estate within Mouza Shitla, P.S. Asansol from the West Bengal Housing Board by above noted Sale Deed. I also checked registered Deed of Sale being Deed No. 8993 for the year 2009 of the A.D.S.R. Office, Asansol and it is found that aforesaid Smt. Lakshmi Mukherjee while owning and possessing the said lands, she sold and transferred the same to one Sanchita Sarkar (since deceased) W/o Swapan Sarkar @ Swapan Kumar Sarkar by above noted Sale Deed being Deed No. 8993 for the year 2009 of the A.D.S.R. Office, Asansol.

I have also examined the xerox copy of registered Deed of Sale being Deed No. 5981 for the year 2020 of Asansol Addl. Dist. Sub Registry Office and it is found from the recital of the said Sale Deed that aforesaid Sanchita Sarkar while owning and possessing her purchased property, she died leaving her husband Swapan Kumar Sarkar and one daughter Sanchali Sarkar as her only legal heirs and successors who inherited the said landed property left by deceased Sanchita Sarkar in equal 1/2 share each under the provisions of Hindu Succession Act and after that aforesaid Swapan Kumar Sarkar and Sanchali Sarkar jointly sold and transferred land area 2.5 (two point five) katha along with single storied pucca building being part of Plot No. 1126 & 1127 and residential Plot No. 'F/7' to the First Party/Land Ownwr No. 2 Anudeb Construction by a registered Deed of Sale being Deed No. 5981 for the year 2020 of Asansol Addl. Dist. Sub Registry Office.

Pijush Kanti Das

M.A. L.L.B.

Advocate

☎ (0341) 225-3206

Court Road

P.O. Asansol-713 304

Dist. Burdwan (W.B.)

Date.....25/06/2025

(4)

That in the above noted circumstances Land Owner No. 1 Nandalal Ghoshal S/o Late Binoy Krishna Ghoshal is the lawful and rightful owner of land area 1.25 katha being part of Plot No. 1126 and part of residential Plot No. 'F/10' and the Land Owner No. 2 Anudeb Construction is the lawful and rightful owner of land area 3.75 katha being part of Plot No. 1126 & 1127 and part of residential Plot No. 'F/10' and 'F/7' and the Land Owner No. 3 Sri Bijoy Roy is the lawful and rightful owner of land area 2.5 katha being part of Plot No. 1126 and residential Plot No. 'F/11' at Kalyanpur Housing Estate as detailed hereinabove and which are more fully mentioned in schedule 'A' below;

I also examined Deed of Development or Construction Agreement dated 24/09/2024 being Deed No. 7728 for the year 2024 of Asansol A.D.S.R. Office and it found that aforesaid Nandalal Ghoshal, Anudeb Construction and Sri Bijoy Roy as Land Owners/First Party and Akash Enterprise as Developer/Second Party jointly executed above noted Development or Construction Agreement and also executed General Power of Attorney dated 24/09/2024 being Deed No. 7743 for the year 2024 of Asansol A.D.S.R. Office for developing the schedule mentioned lands by construction of multistoried building upon the said lands and the said land owners Nandalal Ghoshal, Anudeb Construction and Sri Bijoy Roy represented by their constituted attorney 'Akash Enterprise' a partnership firm represented by one of its partners Sri Akash Ghosal S/o Sri Anup Ghosal having its office at Shop No. 1, Puspanjali Apartment, Plot No. 25, Kalyanpur Housing Estate, P.O. Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman.

I hereby certify that the above mentioned property of Nandalal Ghoshal, Anudeb Construction and Sri Bijoy Roy are free from all sorts of encumbrances, charges and liabilities of any kind

whatsoever and the said property has an absolutely clear, free and marketable title.

Pijush Kanti Das
M.A., L.L.B.

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Pijush Kanti Das

M.A. L.L.B.

Advocate

① (0341) 225-3206

Court Road

P.O. Asansol-713 304

Dist. Burdwan (W.B.)

Date.....25/06/2025.....

(5)

It is hereby certified that I have not found any sale or transfer of the undernoted lands of Nandalal Ghoshal, Anudeb Construction and Sri Bijoy Roy during the said period of searching save and except above noted Sale Deeds. The above searching receipt is enclosed herewith.

SCHEDULE

In the District of Paschim Bardhaman, P.S., Sub Division and A.D.S.R. Office Asansol, under Ward No. 22 (new), 30 (old) of Asansol Municipal Corporation within Mouza Shitla, J.L No. 21 (KLHE Block-1) part of R.S. Plot No. 1126 (Kh.) measuring land area 6.25 katha and Plot No. 1127 measuring land area 1.25 katha i.e. total land area 7.5 (seven point five) Katha (surrounding with part of Plot Nos. 960, 961, 961/1541, 962, 988, 989, 990, 993, 994, 1029, 1115, 1117, 1118, 1124, 1125, 1128 & 1131) bearing residential Plot No. 'F/10', 'F/11' and 'F/7' under Kalyanpur Housing Project (Extension) along with all easement rights attached thereto. Butted and bounded by :

On the North : By 9 meter wide Road.
On the South : By vacant land of West Bengal Housing Board.
On the East : By 9 meter wide Road.
On the West : By vacant land of West Bengal Housing Board.

Pijush Kanti Das
M.A., LL.B

ADVOCATE

Asansol Court

Pijush Kanti Das
Advocate

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

Date of Application: 24-06-2025

Serial No of Application 2305006844/2025 **Search No** 2305006844/2025
Search for the Years From 2008 To 2025 **Record Available** From 14/12/2020 onwards
Property to be Searched District: Paschim Bardhaman, PS: Asansol, Mouza: KLHE BLOCK-1, , Plot No: RS-01126
From whom Received Pijush Kanti Das Adv
Fees Paid under Articles F1(i) 2 /- F1(ii) 17 /-

Search Result:

Sl.No. Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1 District: Paschim Bardhaman, PS; Asansol, Mouza: KLHE BLOCK-1, Municipality: Kalyanpur Housing Estate,, Road: Kalyanpur Housing Road,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : RS-1126 Khatian: 1126	Area of Land : 4.125 decimal (2.5 Katha) Area of Structure: 930 Sq Ft
Deed Details :	Deed No: I-230503072/2020, Query No: 23052000677172/2020, Serial No: 2305003005/2020, Page: 0 - 0, Date of Registration: 30/06/2020, Date of Completion: 30/06/2020, Date of Delivery: 30/06/2020		
2 District: Paschim Bardhaman, PS; Asansol, Mouza: KLHE BLOCK-1, Municipality: Kalyanpur Housing Estate,, Road: Kalyanpur Housing Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : RS-1126 Khatian: 1126	Area of Land : 10.3125 decimal (6.25 Katha)
Deed Details :	Deed No: I-230507728/2024, Query No: 23052002379226/2024, Serial No: 2305007659/2024, Page: 164283 - 164308, Date of Registration: 24/09/2024, Date of Completion: 30/09/2024,		
3 District: Paschim Bardhaman, PS; Asansol, Mouza: KLHE BLOCK-1, Municipality: Kalyanpur Housing Estate,, Road: Kalyanpur Housing Road,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : RS-1126 Khatian: 1126	Area of Land : 10.3125 decimal (6.25 Katha)
Deed Details :	Deed No: I-230507743/2024, Query No: 23058002528876/2024, Serial No: 2305007673/2024, Page: 164594 - 164616, Date of Registration: 24/09/2024, Date of Completion: 30/09/2024,		

(Mr Manoj Kumar Mandal)
A.D.S.R. ASANSOL
OFFICE OF THE A.D.S.R. ASANSOL
Addl. District Sub-Registrar
Asansol Dist - Paschim Bardhaman

24 JUN 2025

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

Date of Application: 24-06-2025

Serial No of Application	2305006845/2025	Search No	2305006845/2025
Search for the Years	From 1984 To 2007	Record Available	From 14/12/2020 onwards
Property to be Searched	District: Paschim Bardhaman, PS: Asansol, Mouza: KLHE BLOCK-1, , Plot No: RS-01126		
From whom Received	Pijush Kanti Das Adv		
Fees Paid under Articles	F1(i) 2 /-	F1(ii)	23 /-

Search Result: No Record Found

(Mr Manoj Kumar Mandal)
A.D.S.R. ASANSOL
OFFICE OF THE A.D.S.R. ASANSOL
Addl. District Sub-Registrar
Asansol Dist - Paschim Bardhaman

24 JUN 2025

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

Date of Application: 24-06-2025

Serial No of Application	2301002171/2025	Search No	2301002171/2025
Search for the Years	From 2020 To 2025	Record Available	From 14/12/2020 onwards
Property to be Searched	District: Paschim Bardhaman, PS: Asansol, Mouza: KLHE BLOCK-1, , Plot No: RS-01126		
From whom Received	Pijus Kanti Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	
Search Result:	No Record Found		

(Mr. Subodh Kumar Majumder)
D.S.R. Paschim Bardhaman
OFFICE OF THE D.S.R. Paschim Bardhaman
DISTRICT SUB-REGISTRAR
Paschim Bardhaman

24 JUN 2025