

111 Mr. Pallab Bhattacharjee

B.A. LLB. (Hons)  
ADVOCATE  
DISTRICT & SESSIONS JUDGE COURT  
PASCHIM BARDHAMAN  
ASANSOL & DURGAPUR COURT



Chamber:  
"KABIKUNJA" THANA ROAD  
ANDAL, P.O-ANDAL, DIST-  
PASCHIM BARDHAMAN  
PIN-713321

Contact No: 8637072530/  
9088092856

Email:  
mymail.pallab@gmail.com

Ref No.....

Date: 10.02.2026

**NON ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE**

This is to certified that I have search the property which is particularly mentioned and described in the schedule below before the A.D.S.R Durgapur District- Paschim Bardhaman, R.S Plot No.178, L.R Plot No.143 measuring an area about 5.5 Katha and R.S Plot No. 179 corresponding L.R Plot No.142, measuring an area about 2.5 Katha admeasuring total 8 Katha more or less, under Mouza- Parulia, J.L No. 113, P.S- Durgapur at (A.D.S.R Durgapur) and (D.S.R Paschim Bardhaman) respectively.

**CURRENT TITLE**

\_Present Owner of the Schedule property **Mr. UPENDRA SINGH** son of Mr. MUNILAL SINGH vide Sale Deed No. I-7496 of 2024 on dated: 18/07/2024 at A.D.S.R Durgapur and as per the L.R.R.O.R vide Khatian No. 2173 under Mouza: Parulia, J.L No.113, P.S-Durgapur.

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**DOCUMENTS EXAMINED:**

1. Photo Copy of L.R.R.O.R vide Khatian No.2173 under Mouza: Parulia, P.S-Durgapur, J.L No.113 in favour of UPENDRA SINGH.
2. Original Sale Deed No. I-7496/2024 at A.D.S.R Durgapur, Dist-Paschim Bardhaman.
3. Photo Copy of Sale Deed No. I-3868 of 2005 at A.D.S.R Durgapur, Dist-Paschim Bardhaman.
4. Certified copy of Sale Deed being No. I-1696/2005, I-1697/2005, I-1698/2005 and I-1698/2005 at A.D.S.R Durgapur, Paschim Bardhaman.
5. Photo Copy of L.R.R.O.R vide Khatian No.1051 under Mouza: Parulia, P.S-Durgapur, J.L No.113 in favour of HIRA KUMAR RAM.
6. Conversion Certificate in favor of UPENDRA SINGH from S.D & L.R.O, Durgapur vide Memo No. CONV/607/LM/SDLR LRO-DGP/2025 and vide conversion case no. CN/2025/2311/237.

There are no legal impediments for creation of the Mortgage on production of Original of title deeds the certified copies of which I have examined under any applicable Law/Rules in force.

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### **SCHEDULE OF THE PROPERTY**

All that piece and parcel of Bastu land measuring an area about 8 Katha more or less comprised under R.S Plot No. 178 and L.R Plot No. 143 (5.5 Katha) & R.S Plot No. 179 & L.R Plot No. 142 (2.5 Katha) under Mouza: Parulia, J.L No. 113, L.R Khatian No. 2173, P.S-Durgapur, Dist- Paschim Bardhaman within the ambit of Ward No. 01 of Durgapur Municipal Corporation.

Butted and bounded by:

North: R.S Plot No. 178(P)

South: R.S Plot No. 177 (P)

East: R.S Plot No. 179 (P)

West: R.S Plot No. 178 (P)

### **CHAIN OF TITLE**

I have caused necessary searches in the office of the A.D.S.R Durgapur, District- Paschim Bardhaman, for the period from 2022 to 2026, (A.D.S.R and from 2022 to 2026 from D.S.R Paschim Bardhaman respectively in respect of the aforesaid property and I give my Search Report and Non- encumbrances certificate on the property as follows:

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Subsequently said **Mr. HIRA KUMAR RAM** in the year 2024 sold an area about total 8 Katha to **Mr. UPENDRA SINGH** son of MUNILAL SINGH resident of Bengal Ambuja, City Centre, Durgapur-713216 under Mouza: Parulia, J.L No.113, R.S Plot No. 178 and L.R Plot No. 143 (5.5 Katha) & R.S Plot No.179 & L.R Plot No. 142 (2.5 Katha) by a dint of registered Sale Deed No. I-7496 of 2024 at A.D.S.R Durgapur.

Accordingly said **Mr. UPENDRA SINGH** son of MUNILAL SINGH became the absolute owner cum possessor to the extent of her legitimate share of land total 8 Katha over the schedule mentioned property under Mouza: Parulia, J.L No.113, R.S Plot No. 178 and L.R Plot No. 143 (5.5 Katha) & R.S Plot No.179 & L.R Plot No. 142 (2.5 Katha). The name of **Mr. UPENDRA SINGH** has been duly recorded in the L.R.R.O.R vide Khatian No. 2173 under Mouza: PARULIA, J.L No.113, P.S-Durgapur and he enjoyed the schedule property with absolute right, title and interest.

That I made search of the index Registry office at A.D.S.R Durgapur from 2020 to 2026 and found that the property is not effected by any kind transfer i.e-by way of lease, trust, mortgage, sell, charges, lien, attachment or any other right of assessment in favour of any person/persons.

That I have also search from Civil Judge (Sr. Div) at Durgapur Court and Civil Judge (Jr. Div.) 1<sup>st</sup> Court at Durgapur and found that the property is not affected with pending title suit or any prohibitory order or injunction in the schedule mentioned property.

That the document discussed above are complete and sufficient to cover, clear and marketable title and it is and the tenancy law will not affect the bank's right eventually taking possession of the property as mortgaged and SARFAESI Act shall be applicable towards the schedule property as the nature

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and character has been changed to non-agricultural land (Bastu Vide Conversion Case No. CN/2025/2311/237 from S.D. & L.R.O Durgapur.

Hence the property owned and possessed by UPENDRA SINGH son of MUNILAL SINGH are free from all sorts of encumbrances and has marketable title the property is fit for equitable mortgage, SARFAESI ACT is applicable on the mortgaged property by the mortgages bank subject to depositing Sale Deed or tripartite agreement between Developer, purchaser and Bank.

**My Observation are as Follows:**

**I Certify that "UPENDRA SINGH" son of Munilal Singh has the clear, absolute and marketable title over the property mentioned in the Schedule above.**

**I hereby also certify that the Schedule property is not subjected under any restrictions of The Urban Land Ceiling and Regulation Act, 1976.**

The receipt for the relevant searches is enclosed herewith.

Pallab Bhattacharjee,  
PALLAB BHATTACHARJEE,  
(ADVOCATE)  
Enrollment No. F/694/534/2017

PALLAB BHATTACHARJEE  
BA LLB (HONS) ADVOCATE  
DURGAPUR COURT  
ENROLLMENT NO.F/694/534/2017