

Subrata Maji

Advocate, Asansol Court

Residence :

Village : Santa, P.O. : Burnpur, P.S. : Hirapur
Dist. Paschim Bardhaman, Pin - 713325
Mob. No. : 9434311354 / 9547155359
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Ref. No.N/L.....

Date 17/7/2025

**'NO ENCUMBRANCES CERTIFICATE
AND DETAILED REPORT ON TITLE'**

Ref. In the matter of Search Report and/or Non-Encumbrance Certificate on the property viz. land measuring 13 Katha 04 Chhatak in R.S. Plot Nos. 730, 732 & 733, L.R. Plot No. 1076, 1078 & 1079 under L.R. Khatian No. 300, 1074, 1123, 2523 & 2998, situated within Mouza Gopalpur, J.L. No. 10, P.S. Asansol, District Paschim Bardhaman, under the limits of Asansol Municipal Corporation, Ward No. 54 (new), Gopalpur, Dharmaraj Mandir Road, Asansol-713304.

I have examined all the original papers and documents of the above property and I give my search report and/or non-encumbrance Certificate on the property as follows:-

The land comprised in R.S. Plot No. 730 under R.S. Khatian No. 237, L.R. Plot No. 1076, measuring in total 03 Katha 08 Chhatak was purchased by Smt. Piu Chatterjee, Wife of Sri Tapas Chatterjee from Union Bank of India, by virtue of the Sale Certificate dated 28/04/2023 duly registered in Book-I, Volume number 2305-2023, Page from 70319 to 70332, being No. 230503578 for the year 2023 of A.D.S.R. Office, Asansol and her ownership and possession is correctly recorded in the finally published L.R. Record of Rights in L.R. Khatian No. 1074.

The land comprised in R.S. Plot No. 732 under R.S. Khatian No. 727, corresponding L.R. Plot No. 1078, measuring 03 Chhatak, and in R.S. Plot No. 732 under R.S. Khatian No. 605, corresponding L.R. Plot No. 1078, measuring 04 Chhatak, and the land comprised in R.S. Plot No. 733 under R.S. Khatian No. 237, corresponding L.R. Plot No. 1079, measuring 01 Katha 13 Chhatak, i.e., in total measuring 02 Katha 04 Chhatak, within Mouza Gopalpur, J.L. No. 10, P.S. Asansol, District Paschim Bardhaman was jointly purchased by Sri Tapas Chatterjee & Smt. Piu Chatterjee by virtue of the Deed of Sale dated 24/07/2012 duly registered in Book-I, CD Volume number 20, Page from 593 to 618, being No. 07647 for the year 2012 of A.D.S.R. Office, Asansol from Sri Subrata Bhattacharyya, Son of Late Sudhindra Nath Bhattacharyya and Sri Swapan Kumar Goswami, Son of Late Chira Ranjan

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Goswami and since after their purchase as aforesaid they duly recorded their names in the finally published L.R. Record of Rights in separate L.R. Khatian No. 300 & 1074.

The land comprised in R.S. Plot No. 732 under R.S. Khatian No. 727, corresponding L.R. Plot No. 1078, measuring 03 Chhatak, within Mouza Gopalpur, J.L. No. 10, P.S. Asansol, District Paschim Bardhaman was purchased by Sri Tapas Chatterjee by virtue of the Deed of Sale dated 18/11/2003 duly registered in Book-I, Volume No. X-214, Page No. 154 to 160, being No. 6350 for the year 2003 of A.D.S.R. Office, Asansol from its previous owners Sri Kalipada Maji and Sri Shyamal Maji, both Son of Sri Kangsha alias Kangshadhar Maji and since after his purchase as aforesaid said Tapas Chatterjee duly recorded his name in the finally published L.R. Record of Rights in L.R. Khatian No. 300.

The raiyati land comprised in R.S. Plot No. 732 under R.S. Khatian No. 718, corresponding L.R. Plot No. 1078, measuring 01 Katha 05½ Chhatak, within Mouza Gopalpur, J.L. No. 10, P.S. Asansol, District Paschim Bardhaman was purchased by Sri Tapas Chatterjee by virtue of the Deed of Sale dated 20/01/2006 duly registered in Book-I, Volume No. X-19, Page No. 54 to 59, being No. 432 for the year 2006 of A.D.S.R. Office, Asansol from its previous owners Sri Manik Maji, Son of Late Chand Maji and others and since after his purchase as aforesaid said Tapas Chatterjee transferred 12 Chhatak of land in favour of Sri Koushik Chakraborty, Son of Late Shambhunath Chakraborty in exchange of the property detailed in the schedules of the Deed of Exchange dated 24/08/2020 duly registered in Book-I, Volume number 0205-2020, Page from 97570 to 97588, being No. 020504481 for the year 2020 of A.D.S.R. Office, Asansol said Tapas Chatterjee since thereafter is owning, occupying and possessing the balance area of 09 Chhatak 22½ Sq. Ft. of land which has been duly recorded in his name in the finally published L.R. Record of Rights in L.R. Khatian No. 300.

The land comprised in R.S. Plot No. 732 under R.S. Khatian No. 605, corresponding L.R. Plot No. 1078, measuring 02⅙ Decimal, within Mouza Gopalpur, J.L. No. 10, P.S. Asansol, District Paschim Bardhaman was purchased by Smt. Piu Chatterjee by virtue of the Deed of Sale dated 12/08/2004 duly registered in Book-I, Volume No. X-164, Page No. 152 to 157, being No. 4232 for the year 2004 of A.D.S.R. Office, Asansol from its previous owner Sri Dulal Chandra Maji, Son of Late Surya Narayan Maji and since after her purchase as aforesaid said Piu Chatterjee transferred 12 Chhatak of land in favour of Sri Koushik Chakraborty, Son of Late Shambhunath Chakraborty in exchange of the property detailed in the schedules of the Deed of Exchange dated 24/08/2020 duly registered in Book-I,

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Volume number 0205-2020, Page from 97570 to 97588, being No. 020504481 for the year 2020 of A.D.S.R. Office, Asansol and said Smt. Piu Chatterjee since thereafter is owning, occupying and possessing the balance area of 09 Chhatak of land which has been duly recorded in her name in the finally published L.R. Record of Rights in L.R. Khatian No. 1074.

The land comprised in R.S. Plot No. 732 under R.S. Khatian No. 605, corresponding L.R. Plot No. 1078, measuring 02 Katha 08 Chhatak was purchased by Sri Swapan Kumar Goswami, Son of Late Chira Ranjan Goswami by virtue of a Deed of Sale executed on 17/03/2004 being No. I-1521 for the year 2004 of A.D.S.R. Office, Asansol from Smt. Anna Maji, Wife of Late Dharmadas Maji and others and his name is recorded in the finally published L.R. Record of Rights in separate L.R. Khatian No. 1123.

Aforesaid Swapan Kumar Goswami while owning and possessing his aforesaid purchased land, sold and transferred 04 Chhatak of land in favour of Sri Tapas Chatterjee, Son of Late Asit Chatterjee and others of Gopalpur by virtue of a Deed of Sale dated 24/07/2012 duly registered in Book-I, CD Volume number 20, Page from 593 to 618, being No. 07647 for the year 2012 of A.D.S.R. Office, Asansol and said Sri Tapas Chatterjee duly recorded his name in the finally published L.R. Record of Rights in L.R. Khatian No. 300.

The land comprised in R.S. Plot No. 732 under R.S. Khatian No. 605, L.R. Plot No. 1078, measuring in total 02 Katha 10 Chhatak 22 Sq. Ft. was purchased by R.R Chatterjee Construction Private Limited from its previous owner Sri Bablu Sarkar, Son of Late Ranajit Sarkar by virtue of the Deed of Sale dated 09/01/2024 duly registered in Book-I, Volume number 2305-2024, Page from 4353 to 4369, being No. 230500157 for the year 2024 of A.D.S.R. Office, Asansol and its ownership and possession is correctly recorded in the finally published L.R. Record of Rights in L.R. Khatian No. 2998.

The land comprised in R.S. Plot No. 732 under R.S. Khatian No. 605 & 718, L.R. Plot No. 1078, measuring in total 01 Katha 08 Chhatak was acquired by Sri Koushik Chakraborty, Son of Late Shambhunath Chakraborty from Sri Tapas Chatterjee & Smt. Piu Chatterjee by virtue of the Deed of Exchange dated 24/08/2020 duly registered in Book-I, Volume number 0205-2020, Page from 97570 to 97588, being No. 020504481 for the year 2020 of A.D.S.R. Office, Asansol and his ownership and possession is correctly recorded in the finally published L.R. Record of Rights in L.R. Khatian No. 2523.

Aforesaid Sri Tapas Chatterjee, Smt. Piu Chatterjee, Sri Swapan Kumar Goswami, Sri Koushik Chakraborty & R.R Chatterjee Construction Private Limited after becoming the absolute owners

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of the aforesaid properties duly mutated and recorded its/their names in the records and registers of S.D.L.&L.R.O., Asansol in separate L.R. Khatian No. 300, 1074, 1123, 2523 & 2998 and paid the relevant taxes upto date and have also authorised and appointed aforesaid "R. R Chatterjee Construction Private Limited", having its Office at : 64/4/A, G.T. Road (West), Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, represented by its authorised Director :- Shri Tapas Chatterjee, Son of Late Asit Chatterjee, resident of Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, for development of the said property by virtue of the following Deeds of Development Agreement or Construction Agreement & the General Power of Attorney :

- (i) Development Agreement dated 13/09/2024 duly registered in Book-I, Volume number 2305-2024, Page from 159835 to 159859, being No. I-230507522 for the year 2024 of A.D.S.R. Office, Asansol and also authorised and empowered the said Developer for construction of the G+4-storied building vide Deed of General Power of Attorney dated 13/09/2024 duly registered in Book-I, Volume number 2305-2024, Page from 160024 to 160044, being No. I-230507531 for the year 2024 of A.D.S.R. Office, Asansol executed by Sri Tapas Chatterjee & Smt. Piu Chatterjee.
- (ii) Development Agreement dated 15/01/2024 duly registered in Book-I, Volume number 2305-2024, Page from 6649 to 6668, being No. I-230500265 for the year 2024 of A.D.S.R. Office, Asansol and also authorised and empowered the said Developer for construction of the G+4-storied building vide Deed of General Power of Attorney dated 15/01/2024 duly registered in Book-I, Volume number 2305-2024, Page from 6741 to 6758, being No. I-230500271 for the year 2024 of A.D.S.R. Office, Asansol executed by Sri Swapan Kumar Goswami.
- (iii) Development Agreement dated 15/01/2024 duly registered in Book-I, Volume number 2305-2024, Page from 6669 to 6688, being No. I-230500266 for the year 2024 of A.D.S.R. Office, Asansol and also authorised and empowered the said Developer for construction of the G+4-storied building vide Deed of General Power of Attorney dated 15/01/2024 duly registered in Book-I, Volume number 2305-2024, Page from 6724 to 6740, being No. I-230500270 for the year 2024 of A.D.S.R. Office, Asansol executed by Sri Koushik Chakraborty.

Aforesaid Sri Tapas Chatterjee & Smt. Piu Chatterjee also gifted a portion of their said land in L.R. Plot No. 1076 & 1079 for widening of the road in favour of Asansol Municipal Corporation vide Deed of Gift dated 13/09/2024 registered in Book-I, Volume number 2305-2024, Page from 159860 to 159873, being No. I-230507523 for the year 2024 of A.D.S.R. Office, Asansol.

Ref. No. *NIL*

Date *17/7/2025*

I have caused necessary searches of the Records maintained at Asansol A.D.S.R. Office for the period from 2008 to 2025 vide Searching Receipt No. 2305007847/2025, 2305007851/2025 & 2305007854/2025 all dated 14/07/2025 and have not found any transfer i.e. by any lease, trust, mortgage, sale, gift, charges, lien, attachment or any other right of easement in favour of any other person/persons in respect of the said property beside the aforesaid Deeds during the said period, except, the Deed of Sale being No. I-230508363/2024 which is in respect of the land outside the perimeter of the proposed G+4-storied building being constructed by 'R.R Chatterjee Construction Private Limited'.

From all the deeds and documents discussed above, I am of the opinion that :

- a) Sri Tapas Chatterjee, Smt. Piu Chatterjee, Sri Swapan Kumar Goswami, Sri Koushik Chakraborty & R.R Chatterjee Construction Private Limited as owners of the said property have acquired clear and undisputed title of the property above referred to.
- b) That the documents discussed above are complete and sufficient to cover clear marketable title and the same is not subject to any litigation or under the notice of any acquisition.
- c) The property mentioned in the Schedule above is free from all encumbrances, attachment, charges, liabilities, liens and/or lis pendens attachment of any kind whatsoever and equitable mortgage can be created in favour of any Banks/Financial Institutions by said Sri Tapas Chatterjee, Smt. Piu Chatterjee, Sri Swapan Kumar Goswami, Sri Koushik Chakraborty & R.R Chatterjee Construction Private Limited.
- d) I also hereby certify that the aforesaid property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Subrata Maji
Advocate, Asansol Court. *17/7/2025*

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Advocate
Asansol Court
EN. No. WB/1116/1999