

Swarna Kanti Sinha
B.Com., LL.B. (Burd.)

ADVOCATE

Residence & Chamber :

'SHATADAL', BHADUL
VILL + P.O. : BHADUL - 722 107
P.S. & DIST. : BANKURA (W.B.)
Mobile : 9732368081 / 9064159030
E-mail : swarnasinha82@gmail.com

To

Ref. The Branch Manager

UCO Bank, Bankura Branch,
P.O., P.S. & Dist.- Bankura,
Dist- Bankura, PIN-722155.

Date _____

Sir,

With reference to your letter No., Dt., I on the basis of the original title deed forwarded to me pertaining to the said immovable property & the other information submitted by you, have conducted a detailed search and investigation and submit my report as under:-

NON ENCUMBRANCES CERTIFICATE & DETAILED REPORT ON TITLE

Ref: Land of BASTU class within District & Police Station - Bankura, Mouza- Patpur, J.L. No.212, Holding No.41/6 of Ward No.17 Within Bankura Municipality, R.S. Plot No.119, L.R. Plot No.750, Previous L.R. Khatian No.1976, Present L.R. Khatian Nos.3356, 3357 & 3363, admeasuring total area- 4365 Sq.Ft. of Land Or 0.10 Acre Or 6 Katha 01 Chhatak along with two floored Residential Building over 1600 Sq.Ft. therein.

Boundary of the Property (As per Deed):-

On the East:- 40 Ft Wide Road,

On the West:- Residential House of Subhas Roy & Others.

On the North:- 3 Ft Wide Common Passage.

On the South:- 10 Ft Wide Dhalai Road.

The property is situated at- Ward No.17, Patpur, Bankura.

Present owner of the said plot/property:- (1) Sri Raja Mukherjee, S/o- Sri Notan Mukherjee, resident of Vill & P.O.- Rajgram, P.S. & Dist.- Bankura-722146; (2) Sri Subhajit Majee, S/o- Late Ta[an Majee, resident of School Danga, Near Sukanta Statue, Bankura, P.O., P.S. & Dist.- Bankura-722101; AND (3) Sri Pinaki Dutt, S/o- Sri Dilip Kumar Dutt, resident of 153, Haranath Mandir Road, Sonamukhi, P.O. & P.S.-Sonamukhi, Dist.- Bankura-722207 (Owners).

I have made necessary search at Bankura Sub-Registry Office from 1995 to 2025 and all the relevant documents issued by the concerned B.L. & L.R.O./Municipal/Panchayet offices in respect of the aforesaid property; and according to me, the property is free from encumbrances, liens and charges and the said property exists in the joint names of Sri Raja Mukherjee, Sri Subhajit Majee & Sri Pinaki Dutt.

My report is as follows:- The present relevant landed property measuring 0.10 acres in the current L.R. Plot No. 750 previously belonged to Smt. Chinmoyee Gupta, W/o- Dr. Kalyani Prasad Gupta who purchased the same land vide Regd. Sale Deed being No. I-4100/1951 which was Executed & Regd. on 01/06/1951, before DSR, Bankura from one Hrishikesh Sengupta; and after purchasing the same, she was enjoying the same as sole and absolute owner and during her enjoyment constructed two floored residential house therein with the financial help of her Husband and was

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Ref. residing therein with her family members and got her land duly recorded before the Bankura Municipality being Holding No.41/6.

Thereafter, above referred Smt. Chinmoyee Gupta, while was in actual and physical possession of her above referred purchased and recorded landed properties, out of love and affection, gifted some portion of the residential house along with proportionate land, out of the total 0.10 Acre in L.R. Plot No.750 i.e. the present relevant landed property, to his son **Sri Siddhatha Gupta**, vide Regd. Gift Deed being No. I-2000/1991 which was Executed & Regd. on 25/03/1991, before DSR, Bankura; AND also gifted some portion of the residential house along with proportionate land, out of the total 0.10 Acre in L.R. Plot No.750 i.e. the present relevant landed property, to his son **Sri Partha Sarathi Gupta**, vide Regd. Gift Deed being No. I-1961/1991 which was Executed & Regd. on 25/03/1991, before DSR, Bankura; and became disinterested there from.

Thereafter, above referred **Sri Partha Sarathi Gupta**, while was in actual and physical possession of his above referred gifted properties, out of love and affection, gifted the same portion of the residential house along with proportionate land, out of the total 0.10 Acre in L.R. Plot No.750 i.e. the present relevant landed property, to his full brother **Sri Siddhatha Gupta**, vide Regd. Gift Deed being No. I-3210/2002 which was Executed & Regd. on 14/11/2002, before ADSR, Bankura; and became disinterested there from.

Accordingly, after obtaining the same, vide the above referred two registered Gift Deeds, Sri Siddhatha Gupta became the Sixteen Annas Owner in respect of the present relevant landed property alongwith residential house therein; and got his name properly recorded in the recently published L.R. Khatian being No.1976, which has been prepared by the proper authority i.e. B.L. & LRO. Bankura-I, as per the West Bengal Land Reforms Act. 1955. As per section 51A of the WBLR Act every entry in the finally published LR record of rights be considered as genuine. He was enjoying the said landed property as Sole and absolute owner and as valid title holder without any interruption from others.

Later on, while aforesaid Sri Siddhatha Gupta was in actual and physical possession of his above referred gifted landed properties along with residential House, due to his legal necessity, declared to sell the same i.e. 4365 Sq.Ft. of Land Or 0.10 Acre Or 6 Katha 01 Chhatak along with two floored Residential Building over 1600 Sq.Ft. therein of L.R. Plot No.750 i.e. the present relevant landed property, and sold the same with specific boundary and attached sketch map, to Sri Raja Mukherjee, Sri Subhajit Majee & Sri Pinaki Dutt, i.e. to the present Borrowers (present owners) vide Regd. Sale Deed being No. I-566/2024, which was executed and registered on 15/02/2024, before ADSR, Bankura, and became disinterested therefrom.

After obtaining the same, Sri Raja Mukherjee, Sri Subhajit Majee & Sri Pinaki Dutt, started enjoying the property as the joint, indivisible and absolute owners and valid title holders without any interruption from others; and got their names properly recorded in the recently published L.R. Khatian Nos.3356, 3357 & 3363, which has been prepared by the proper authority, i.e., B.L. & LRO, Bankura-I, as per the West Bengal Land Reforms Act, 1955. As per Section 51A of the WBLR Act, every entry in the finally published L.R. record of rights is considered genuine.

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ADVOCATE
District & Sessions Judge's Court, Bankura
Enrolment No. W.B. I 1236 I 2009

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Ref. I hereby certify that the above-mentioned land of Sri Raja Mukherjee, ~~Sri Subhajit Majee & Sri~~ Pinaki Dutt, is free from all sorts of encumbrances, charges, liabilities, liens, lis pendens, and attachments of any kind whatsoever, and the said property is absolutely clear, free, and marketable.

It is also hereby certified that the above-mentioned land is not affected by any restrictions from the Land (Ceiling & Reconciliation) Act, 1976, and the same is not under any claims of CIT. It is fit for the equitable mortgage. The receipts for the relevant searches are enclosed hereto.

It is further certified that I have verified from the Sub-Registrar's Office the genuineness of the title deed(s) examined by me, and that the same is original and not duplicate or fake.

It is also hereby certified that the above-mentioned land is not affected by any restrictions of the Urban Land (Ceiling & Regulation) Act, 1976, and the same is not under any claims of CMDA and CIT. It is fit for the equitable mortgage. The receipts for the relevant searches are enclosed hereto.

It is further certified that I have verified from the Sub-Registrar's office about the genuineness of the title deed (s) examined by me and that the same is (are) original and not duplicate or fake.

I also certify that the category of land and property is good for EMTD for the purpose of advance and also it is good for SARFAESI ACT, 2002.

The following documents shall be obtained at the time of creation of mortgage;

Enclosed:-

1. Original Regd. Sale Deed being No. I-4100/1951 which was Executed & Regd. on 01/06/1951, before DSR, Bankura.
2. Original Regd. Gift Deed being No. I-2000/1991 which was Executed & Regd. on 25/03/1991, before DSR, Bankura.
3. Original Regd. Gift Deed being No. I-1961/1991 which was Executed & Regd. on 25/03/1991, before DSR, Bankura.
4. Original Regd. Gift Deed being No. I-3210/2002 which was Executed & Regd. on 14/11/2002, before ADSR, Bankura.
5. Original Regd. Sale Deed being No. I-566/2024, which was executed and registered on 15/02/2024, before ADSR, Bankura.
6. Original L.R. ROR, in the name of Sri Raja Mukherjee, Sri Subhajit Majee & Sri Pinaki Dutt.
7. Original Searching receipt of D.S.R. and A.D.S.R. Bankura.
8. Original Court Searching Slip for 3 Years.
9. Original Sanctioned Building Plan, Holding Tax Receipt, Rent Receipt etc, which will be created in the name of Sri Raja Mukherjee, Sri Subhajit Majee & Sri Pinaki Dutt.

Dated:-

Yours faithfully

Swarna Kanti Sinha

Swarna Kanti Sinha
(Advocate, Bankura)
Registration No. WB/1236/2009
Bar Council of West Bengal.

SWARNA KANTI SINHA

ADVOCATE
District & Sessions Judge's Court, Bankura
Enrolment No.-W.B. I 1236 I 2009