

**Prasanta Bandyopadhyay**

Mo6 No: 8436913332

**Advocate, Durgapur Court**

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**NO ENCUMBRANCES CERTIFICATE  
& DETAILS REPORT ON TITLE**

**Name and Address of the Title Holder :-**

[1] Mr. JITENDRA NATH ROY (PAN ACXPR0009B & Aadhar No. 502011623186) son of Late BASANTA KUMAR ROY

[2] Mr. NIMAI CHANDRA ROY (PAN ACKPR8283N & Aadhar No. 468589061781) son of Late BASANTA KUMAR ROY

[3] Mr. SUSANTA ROY son of Late Kiriti Bhusan Roy, (PAN AVMPR7779N, Aadhar No 933779917952) all are by faith: Hindu, by nationality: Indian, by Occupation: Retired, residing at Bhiringi Manasatala, Benachity, Durgapur-713213, P.S- Durgapur, Dist Paschim Bardhaman, West Bengal.

**Schedule of Property**

ALL THAT piece and parcel of BASTU Land under Mouza-Bhringi, J.L No-119, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal within Durgapur Municipal Corporation comprising in Plot No and Khatian No as follows:

R.S Plot No	L.R Plot No	LR Khatian No	Area
1892	5554	1469	1 Decimal
1891	5554	13781	4 Decimal
1890	5554	13781	0.41 Decimal
1891	5554	13931	4 Decimal

which is butted and bounded as follows : North: House of Mrs. Basanti Roy. East : 23 ft wide CS metal Road .West: Plot No-RS-1866 , LR-5555. South : House of Palash Maji.

**Detail description of the documents scrutinized :-**

1. Xerox copy of Sale deed no-5982 of 2024.
2. Xerox copy of Certified copy Sale Deed no-3403 of 2002.
3. Deed of Partition No-3939 of 1986.
4. LR Parcha in Jitendra Nath Roy, Susanta Roy, nermai Chgandra Roy.
5. Xerox copy of Development Agreement being no-8462 of 2025.
6. Xerox copy of Development Power of Attorney being no- 8494 of 2025.

I have caused necessary searches for the Period 13 years at the ADSR Durgapur and have inspected the settlement Records and records of BL & LRO and all other relevant documents in respects of aforesaid property.



*[Handwritten signature]*  
12/10/26

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**My Report is as follows:-**

And whereas the schedule below land originally belongs to Kiriti Bhusan Roy, Dhurjuti Bhusan Roy, Jitendra Nath Roy , Nemai Chandra Roy, which they have acquired by way of partition deed being no-3938 of 1986 .

And whereas Kiriti Bhusan Roy acquired an area of 4 decimal comprising in Plot No-RS-1891, Plot No-LR-5554 by way of partition deed being no-3938 of 1986 ., and thereafter Kiriti Bhusan Roy and his wife Usharani Roy died leaving behind their two children namely Rita Mondal & Susanta Roy and thereafter Rita Mondal transferred her share of land in favour of her brother **Susanta Roy** by way of regd deed of gift being no-5982 of 2024 and name of **Susanta Roy** has been duly recorded under khatian No-LR-13781 in the role of BL & LRO.

And whereas Jitendranath Roy acquired an area of 1 decimal comprising in Plot No-RS-1892, Plot No-LR-5554 by way of partition deed being no-3938 of 1986 and his name duly recorded under khatian No-LR-1469.

And whereas Nemai Chandra Roy acquired an area of 4 decimal comprising in Plot No-RS-1891, Plot No-LR-5554 by way of partition deed being no-3938 of 1986 .

And whereas Nemai Chandra Roy acquired an area of 0.41 decimal comprising in Plot No-RS-1890, Plot No-LR-5554 by way of regd deed of sale being no-3403 of 2002 from Panchu Gopal Roy, Basanti Roy, Sima Pramanik and his name duly recorded under khatian No-LR-13781.

And now the present landowners are owning, possessing and seizing the "First schedule property" without any encumbrances from any persons and thereafter present landowners have entered into a development agreement vide deed no-8462 of 2025 with the developer **AADI INFRA PROJECTS**.

And whereas the landowner also executed a Development Power of Attorney being no- 8494 of 2025 in favour of Developer .

I hereby certify that the above-mentioned landed property of **Nemai Chandra Roy, Susanta Roy, Jitendra Nath Roy** is free from all sorts of encumbrances, lien, charges, and attachments whatsoever and the said property is absolutely clear free and marketable which can't create any embargo for creation of equitable mortgage.



*[Handwritten signature]*  
12/01/26

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It is also hereby certified that abovementioned land is not affected by any restriction of Urban Land Ceiling and Regulations Act, 1976 and the same is not under any claim of any Govt. Authority or Local Municipality or any other Govt. Authority or Local Authority like other bodies.

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

The receipts for the relevant search enclosed herewith in original.



Advocate

12/01/26

