



RAKESH CHAKRABORTY

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Date: 02.12.2025.

NON ENCUMBRANCES CERTIFICATE

It is to certify THAT - (1) SRI. BARID KUMAR MONDAL S/o Late Shaktipada Mondal, AND; (2) SRI. SANAT KUMAR MONDAL Son of Late Shaktipada Mondal, both the resident of near primary school, Dhandabagh, P.O.- Amrai, P.S- Durgapur, Dist-Paschim Bardhaman, W.B, India, Pin-713203; THAT - the stated person is/are the owner of the said schedule below property as they are in uninterrupted ownership, and enjoyment of the schedule property as per documents perused as undersigned.

Recitals:-

Firstly, the schedule mentioned property is/was a recorded property in the name of one Sabitri Bala Dasi Sou in the ROR (in LR Khatian No.: 78). While, Sabitri Bala Dasi Sou in due ownership and possession of all that her property, she transferred the said schedule property admeasuring 40 Decimal to one Barid Kumar Mondal, Nirod Kumar Mondal, Sanat Kumar Mondal, & Prabhat Kumar Mondal vide Deed No.: I-1124 for the year 1976 regd. before the Office of the Joint Sub-Registrar Raniganj at Durgapur.

WHEREAS all the aforestated namely Barid Kumar Mondal, Nirod Kumar Mondal, Sanat Kumar Mondal, & Prabhat Kumar Mondal became the absolute owners of the immovable property of their respective share of undivided land, being 10 Decimal each, in RS Plot No.: 792(P) situated at Mouza: Dhandabag, and more-fully described in the Schedule hereunder written and hereinafter called the Schedule property.

Meanwhile, the one Nirod Kumar Mondal and Prabhat Kumar Mondal from their share of undivided land being a total of 20 Decimal of land transferred an area admeasuring being 5 Katha of Land to Niranjn Gon, Dilip Gon, Anup Gon and Manu Gon all S/o Tarapada Gon vide Deed of Sale Being No.: I-04618/2002 regd. before the Office of the ADSR Durgapur. NOW again, the said Nirod Kumar Mondal and Prabhat Kumar Mondal transferred an area admeasuring being 5 Katha of Land

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from their remaining share of land to one Lalita Devi vide Deed of Sale Being No.: I-04470/2002 regd. before the Office of the ADSR Durgapur.

THAT thereafter by a Registered Development Agreement bearing Deed No.: I-3332 for the year 2024 registered before Office of the ADSR Durgapur and having said that the said parties also have entered into Registered DPOA after regd. Development Agreement bearing Deed No.: I-7737 for the year 2024 registered before Office of the ADSR Durgapur; duly executed by (1) SRI. BARID KUMAR MONDAL AND; (2) SRI. SANAT KUMAR MONDAL and M/s. GANGULY REALTY; to develop the said part and parcel of the land measuring 20 Decimals be the same a little more or less, hereinafter referred to as the said property, more particularly described in the Schedule hereunder.

THAT after the said (1) BARID KUMAR MONDAL and; (2) SANAT KUMAR MONDAL have also procured NOC from the ADDA vide Memo No.: ADDA/DGP/2025/000288 dated 06.02.2025, and against the same part of the plot was allowed conversion and the same was perused as it was allowed vide Conversion Case Nos.: CN/2025/2311/211 and CN/2025/2311/210 dated 28.02.2025, including ULC NOC from the Ld. SDM Office vide Memo No.: 23/ULC/Durgapur/2025 dated 08.05.2025; including other relevant NOC's and Approvals from the competent Authority.

Henceforth seen from the Encumbrance Certificate for the period for the last 13 years & is made available at the e-nathikaran system of Govt. of West Bengal, and also done searches (Title Suit) for the last 12 years before the Ld. Durgapur Court (<https://paschimbardhaman.dcourts.gov.in/case-status-search-by-petitioner-respondent/>) and prima-facie there's no such case pending in the name of (1) BARID KUMAR MONDAL AND; (2) SANAT KUMAR MONDAL against the below mentioned land. After seeing all the aforesaid records and documents, it is stated further that the said Land is free from encumbrances, Charges and claims.

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THE SCHEDULE ABOVE REFERRED

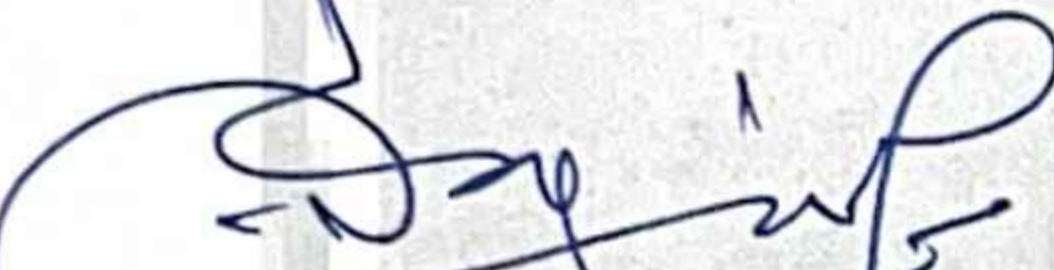
ALL THAT Pieces and Parcels of the Plot of Land, admeasuring an area being 20 Decimal / 12.12 Katha situated under the jurisdiction of Durgapur Municipal Corporation (D.M.C.), P.S.: Durgapur, within Mouza: Dhandabag, J.L. No.: 118, over R.S. Plot No. 792(P), corresponding to L.R. Plot No-454 (Four hundred Fifty four) recorded in L.R. Khatian Nos- 7574, 7575, at Khudiram Nagar, Sukanta Pally, Dhandabag, PO-Amrai, Durgapur - 713203 in Ward No.: 16, at A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal butted and bounded By:-

On the North- R.S. Plot -792(P)

On the South- R.S. Plot -792(P)

On the East- R.S. Plot -792(P)

On the West- 40 Feet wide Pucca Road


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Reg. No.-WB/1006/2013

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