



## **RAKESH CHAKRABORTY**

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Empanelled with Bank of India, State Bank of India, Mahindra & Mahindra Financial Services Ltd., Jana Bank, Ujjivan Small Finance Bank Ltd.

Date: 06.02.2026

### **NON ENCUMBRANCE CERTIFICATE**

It is to certify THAT: - Subhendu Mukherjee S/o Kalidas Mukherjee, Sadhana Mukherjee W/o Kalidas Mukherjee, Krishnendu Mukherjee S/o Durgadas Mukherjee, Dipti Mukherjee W/o Durgadas Mukherjee, Kamal Mukherjee S/o Basudeb Mukherjee, Indranil Mukherjee S/o Kamal Mukherjee, Shashwati Mukherjee W/o Bishnu Baran Mukherjee, Indranil Mukherjee S/o Nilratan Mukherjee & Subhra Mukherjee W/o Indranil Mukherjee of PO - Durgapur, under Cokeoven PS, Dist – Paschim Bardhaman, West Bengal India are the owner of the pieces and parcels of the stated property as undersigned being 36 Decimal of landed property, set forth in the said regd. development agreement Being No.: I-7351/2023 regd. before the Office of the ADSR Durgapur in Nadiha Mouza under Cokeoven PS, Dist – Paschim Bardhaman, West Bengal in favour of M/s. Maa Kali Developers.

THAT as per deeds and documents, all the stated person(s) as aforesaid have owned the said area as been mentioned vide the said regd. development agreement vide Deed Being Nos.: 5038, 5045, 5180, 5181, 5182, 5213, 5214, 5215, 5758 all regd. before the Office of the ADSR Durgapur in the Year 2023 and henceforth have recorded the said area into their respective LR ROR's. THAT, all the stated person(s) as aforesaid, being the owner(s) of that area, have also executed one Development POA Being No.: I-7466/2023 regd. before the Office of the ADSR Durgapur with the said developer(s).

THAT pertaining to the said development of that zone, ADDA NOC had been procured vide Memo No.: ADDA/DGP/DP/2023/1749 dated 09.10.2023; Conversion to commercial bastu been procured thereto, and to that effect plan is been sanctioned by the DMC for erecting a G+7 storied residential building.

Henceforth, after perusal of the above documents it is hereby stated that the said landed property of the aforesaid owner(s) is free from encumbrances, charges and claims.

### **SCHEDULE OF THE PROPERTY**

An area of undivided land admeasuring 36 Decimal more or less within Mouza-Nadiha, J.L No- 92, Dag /Plot No- **R.S.:** 603, 604 & **LR :** 3334, Khatian No: L.R.—2630, 1630, 5612, 5666, 5667, 5606, 5608, 5672, 5657, Converted to Commercial Bastu, DMC, ADSR Durgapur, P.S.- Cokeoven, Dist.- Paschim Bardhaman, Pin. – 713206.

**RAKESH CHAKRABORTY** 06.02.2026

Office + Chamber: Unit No.: 2/8, 2<sup>nd</sup> Floor, Suhatta Mall, City Centre, Durgapur, Pin- 713216, PS: Durgapur, Dist.: Paschim Bardhaman, West Bengal, India.

E.No.-WB 1006/2013

Managing Partner, "AR & Associates" (A regd. Legal Consultancy Firm), Stall No.: G-13, Durgapur Commercial Estate, City Centre, Durgapur - 713216, PS: Durgapur, Dist.: Paschim Bardhaman, West Bengal, India.