

VIVEKANANDA SINHA

ADVOCATE
DISTRICT SESSIONS'S JUDGE'S COURT
BANKURA

Mob: 8918693561
8900747466
9232370355

=====Residence=====

"BHUDEV LOK"

PRATAPBAGAN, BANKURA-722101

Date.12-11-2025

Ref. No.....

TO

THE CHIEF MANAGER
UCO BANK
MACHANTALA
BANKURA BRANCH,
DIST. BANKURA

Sir,

With reference to your letter no. _____ dt. _____ 2025, I on the basis of the photocopy /original title deed forwarded to me pertaining to the said immovable property have conducted a detailed search and investigation and now, I submit before you the Search Report as under:-

NON ENCUMBRANCES CERTIFICATE & DETAILED REPORT ON TITLE

Ref: An area of "**BASTU**" admeasuring **0.13** Acres of Land styled and named as '**SANCHAYEETA APARTMENT**' within R.S Dag No.-448/6760 Corresponding L.R Dag No. **789**, L.R. Khatian No. **19272**, J.L No.-**211**, Mouza-**Bankura**, P.S. & Dist.- Bankura Ward No.10 Under Bankura Municipality within District Sub-Registrar's office /Addl. District Sub- Registrar office, Dist.- Bankura, P.S. & Dist.- Bankura Situated at **Near Ramananda Sarani Road (Near Shristi Diagonistic Centre), School Danga, Bankura**, P.O.& P.S. & Dist.- **Bankura-722101**.

The property bounded by in the following manner:

On the East- 30 ft.Wide Road
On the West- L.R Plot No.-786
On the South-House of Mrigendra Nath De
On the North- House of Gouri Kumar De

Present owner of the said plot:

Sri Goutam Dutta
S/o Late Nani Gopal Dutta
of Jogipara Bankura,
P.O. & P.S. & Dist.-Bankura

Name of Developer

BANKURA NIRMAN PROJECTS PRIVATE LIMITED , a Company in-rotate according to companies Act 2013, Registered office at 253/C Bhuban Vila Apratment, Pratapbagan, Bankura, P.S. & Dist.-Bankura represented by it's Director 1. Sri Raja Mukherjee S/o Notan Mukherjee of Vill. & P.O.-Rajgram, P.S. & Dist-Bankura 2. Sri Subhajit Majee S/o Late Tapan Majee of School Danga, Bankura P.S. & Dist.-Bankura

I have caused necessary searches in the District Sub-Registry Office Bankura, District Bankura for the period **from 1996 to 2025 upto date** and in the Dist registry office at Bankura for the period **from 1996 to 2025 upto date** from records B.L&L.R.O/**Municipal Corporation**/Panchayet Mutation and all other relevant documents in respect of the aforesaid property.

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My report is as follows:

That As per C.S R.O.R 8 Cattah of Land Within Dag no 448 C.S Khatian No 3429 J.L no 211 Mouza Bankura P.S. & Dist.- Bankura belongs to Sujoy gopal Dutta S/o Chandra Bhushan Dutta of Bankura

After that, During enjoying his right title & interest **Sujoy gopal Dutta S/o Chandra Bhushan Dutta of Bankura transferred** 8 Cattah of Land Within Dag no 448 C.S Khatian No 3429 J.L no 211 Mouza Bankura P.S. & Dist.- Bankura to Smt. Kiran Bala Sarkar W/o Joshada Nandan Sarkar of Rampur bankura by a Regd. Deed of Kabala Being No. 03994 for the year 1926 Regd. before D.S.R Bankura, Dist.-Bankura

There after, **Smt. Kiran Bala Sarkar W/o Joshada Nandan Sarkar of Rampur bankura transferred** 8 Cattah of Land Within Dag no 448 C.S Khatian No 3429 J.L no 211 Mouza Bankura P.S. & Dist.- Bankura To **Smt. Promod Kumari Palit W/o Jayanti Kumar Palit of School Danga, Bankura, P.S.& Dist.-Bankura** by a Regd. Deed of Gift being 110 of 1948 Regd. D.S.R Bankura, Dist.-Bankura.

At the time of R.S.R.O.R operation 0.13 acre of land or 8 Cattah of land within C.S. dag no 448 converted R.S. Dag no 448/6067 and khatian no 3429 converted or transfer of R.s Khatian 4391 J.L. No 211, Mouza Bankura Under P.S.& Dist.-Bankura.

There after, **Smt. Promod Kumari Palit W/o Jayanti Kumar Palit of School Danga, Bankura, P.S.& Dist.-Bankura transferred** 0.028 acre of land Within R.S. Dag No.- 448/6067 R.S Khatian No.-4391 J.L. No 211 Mouza Bankura P.S.& Dist.-Bankura to his Daughter **Monika Palit D/o Jayanti Kumar Palit of School Danga, Bankura, P.S.& Dist.-Bankura** by a Regd. Deed of Gift being no 11473 of 1969 Regd. Before D.S.R Bankura.

At the time of L.R R.O.R operation, land of Dag no 448 or R.S Dag No-448/6067 Converted into L.R Dag no 789, J.L. No 211, Mouza Bankura Under P.S.& Dist.-Bankura.

After that, **Smt. Monika Palit D/o Jayanti Kumar Palit of School Danga, Bankura, P.S.& Dist.-Bankura Transferred** 0.028 acre of land Within R.S. Dag No.- 448/6067 R.S Khatian No.-4391 J.L. No 211 Mouza Bankura To His Elder Brother **1. Sakitapada Palit 2. Debiparasd Palit both are S/o Jayanti Kumar Palit both are Resident of School Danga, Bankura, P.S.& Dist.-Bankura** by a Regd. Deed Of Gift. being No.11812 for the year 1976 duly executed on 04/12/1976 Regd. Before D.S.R Bankura.

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There after, Promod Kumari Palit Died living behind his Two Sons & Two Married daughter Namely **1. Sakitapada Palit 2. Debiparasd Palit(Sons) 3.Manika Palit (Manika Sarkar) 4. Ruplekha Ghosh (Married Daughter)** as her Legal heirs as per Hindu Succession Act.

Therefore, The above named legal heirs are of late Promod Kumari Palit are obtained equally 1/4th each of their Mother's land & Property and as per they are duly mutated their inherited land before B.L.& L.R.O Bankura-I and their name is duly recorded and also published in L.R.R.O.R. i.e. L.R. Khatian no.-**1016(in the name of Monika Palit), 11188(in the name of Debiparasd Palit), 1126(in the name of Ruplekha Ghosh), 1151(in the name of Sakitapada Palit)** L.R. Dag No. 789, of J.L. No-211, Mouza-Bankura, P.S. &Dist- Bankura.

There after, Monika palit(Sarkar) Died living behind her husband And Son Namely **1. Sujit Kumar Sarkar (Husband) 2. Saikat Sarkar (Son)** as her Legal heirs as per Hindu Succession Act.

And also, Debi Prasad Palit Died living behind his wife And Daughter Namely **1. Bina Palit (Wife) 2. Saswati Kar Palit (Married Daughter)** as his Legal heirs as per Hindu Succession Act.

After that, **1.Sri Sujit Kumar Sarkar S/o Late Satish Kumar Sarkar 2. Sri Saikat Sarkar S/o Sri Sujit Kumar Sarkar both are Resident of Ramananda Sarani P.O.& P.S.& Dist.-Bankura** both are jointly transferred 0.0255 Acre of land Within L.R. Dag No. 789, Khatian No.-1016 of J.L. No-211, Mouza-Bankura, P.S. &Dist- Bankura to **Smt. Bina Palit W/o Debi Prasad Palit of Vill. School Danga, Bankura, P.O. & Dist.-Bankura** by a Regd. Deed of Gift Being No.-010201999 for the Year 2023 Duly Executed on 25/04/2023 Regd. Before A.D.S.R Bankura) (Book No. I, Vol. No. 0102-2023, Pages 32075 to 32095)

After that, During enjoying his right title & interest **1. Sri Saktipada Palit S/o Late Jayanti Kumar Palit of Vill. School Danga, Bankura, P.O. & Dist.-Bankura** Transferred 0.065 acre of land out 0.13 Acre of land along With Ground floor Residential house (Admeasuring 1500 Sq. ft.)Within C.S. Dag 448, R.S Dag No.-448/6760 & L.R. Dag No.-789 Under Khatian No.-1151 J.L. No.-211, Mouza -Bankura, P.S. & Dist.- Bankura to **Sri Goutam Dutta S/o Late Nani Gopal Dutta of Jogipara Bankura, P.O. & P.S. & Dist.-Bankura** by a Regd. Deed Of Kabala being No.-010107061 for the year 2023 Duly Executed on 04/12/2023 at a Consideration of Rs.49,99,000/-(Rupees Forty Nine Lac Ninety Nine Thousand only)(Book No. I, Vol. No. 0101-2023, Page -124265 to 124280)

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There After, During enjoying their right title & interest **1. Smt. Bina Palit W/o Debi Prasad Palit of Vill. School Danga, Bankura, P.O. & Dist.-Bankura 2. Smt. Sasawti Kar Palit D/o Debi Prasad Palit of Sripally Memari P.O.& P.S.-Memari Dist.- Purba Bardhaman** both are jointly Transferred 0.065 acre of land(0.0255 Acre of land under khatian No.- 19084) (0.0395 Acre of land under khatian No.- 11188) out 0.13 Acre of land along With First floor Residential house (Admeasuring 1500 Sq. ft.)Within C.S. Dag 448, R.S Dag No.-448/6760 & L.R. Dag No.-789 Under Khatian No.-19084 & 11188 J.L. No.-211, Mouza -Bankura, P.S. & Dist.- Bankura to **Sri Goutam Dutta S/o Late Nani Gopal Dutta of Jogipara Bankura, P.O. & P.S. & Dist.-Bankura** by a Regd. Deed Of Kabala being No.-010107062 for the year 2023 Duly Executed on 13/12/2023 at a Consideration of Rs.49,99,000/-(Rupees Forty Nine Lac Ninety Nine Thousand only)(Book No. I, Vol. No. 0101-2023, Page -124281 to 124300).

After Purchase, **Sri Goutam Dutta S/o Late Nani Gopal Dutta of Jogipara Bankura, P.O. & P.S. & Dist.-Bankura** duly applied for mutation before B.L. & L.R.O Bankura-I and the Ld. B.L. & L.R.O Bankura-I mutated his land and published his name in L.R. R.O.R i.e. L.R. Khatian No.19272 within Dag No.789, J.L. No.211, Mouza-Bankura, P.S. & Dist-Bankura.

That the above Scheduled Land & Property is Already Recorded As **"BASTU"**.

Now, **Sri Goutam Dutta S/o Late Nani Gopal Dutta of Jogipara Bankura, P.O. & P.S. & Dist.-Bankura** is the absolute owner of the above mentioned schedule land/property and the above mentioned schedule land/property is free from all sorts of encumbrances and attachments and also the above mentioned schedule land/**property is marketable and fit for equitable mortgage.**

There after, **Sri Goutam Dutta S/o Late Nani Gopal Dutta of Jogipara Bankura, P.O. & P.S. & Dist.-Bankura** entered into a Development Agreement between BANKURA NIRMAN PROJECTS PRIVATE LIMITED , a Company in corporate according to companies Act 2013, Registered office at 253/C Bhuban Vila Apratment, Pratapbagan, Bankura, P.S. & Dist.-Bankura represented by it's Director 1. Sri Raja Mukherjee S/o Notan Mukherjee of Vill. & P.O.-Rajgram, P.S. & Dist-Bankura 2. Sri Subhajit Majee S/o Late Tapan Majee of School Danga, Bankura P.S. & Dist.-Bankura for construction & Develop of the said Multistoried building (i.e. G+5 storied Building) by executing a Registered Deed of Development Agreement being No.-010105136 for the year 2025 duly executed on 26/08/2025 before D.S.R., Bankura (Book No.-I, Volume No.-0101-2025, Page No.-94259 to 94280).

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After executed a development agreement **Sri Goutam Dutta S/o Late Nani Gopal Dutta of Jogipara Bankura, P.O. & P.S. & Dist.-Bankura & BANKURA NIRMAN PROJECTS PRIVATE LIMITED**, a Company in corporate according to companies Act 2013, Registered office at 253/C Bhuban Vila Apratment, Pratapbagan, Bankura, P.S. & Dist.-Bankura represented by it's Director 1. **Sri Raja Mukherjee S/o Notan Mukherjee of Vill. & P.O.-Rajgram, P.S. & Dist.-Bankura** 2. **Sri Subhajit Majee S/o Late Tapan Majee of School Danga, Bankura P.S. & Dist.-Bankura** are executed a Development Power of Attorney being No.010105200 for the year 2025 duly executed on 28/08/2025 before D.S.R, Bankura (Book No.I. Vol. No.0101-2025, Pages 95384 to 95397).

After registered deed of Development Agreement, BANKURA NIRMAN PROJECTS PRIVATE LIMITED, a Company in corporate according to companies Act 2013, Registered office at 253/C Bhuban Vila Apratment, Pratapbagan, Bankura, P.S. & Dist.-Bankura represented by it's Director 1. **Sri Raja Mukherjee S/o Notan Mukherjee of Vill. & P.O.-Rajgram, P.S. & Dist.-Bankura** 2. **Sri Subhajit Majee S/o Late Tapan Majee of School Danga, Bankura P.S. & Dist.-Bankura** obtained necessary building plan vide Building Permit No. dated before Bankura Municipality, Bankura of their project namely; " **'SANCHAYEETA'** APARTMENT at Near Ramananda Sarani Road (Near Shristi Diagonistic Centre), School Danga, Bankura, Ward No .10 Under Bankura Municipality , P.O.& P.S. & Dist.-Bankura-722101.

I hereby certify that the above mentioned land **Sri Goutam Dutta S/o Late Nani Gopal Dutta of Jogipara Bankura, P.O. & P.S. & Dist.-Bankura** is free from all sorts of encumbrances, charges, liability, liens, lispens and attachment of any kind whatsoever and the said property is absolute clear, free and marketable.

It is also hereby certified that the above mentioned land is not affect by any restriction from land (Ceiling & Reconciliation) Act,1976 and the same is not under any claims of CIT and it is fit for 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 original and not duplicate or fake.

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It is also hereby certify that the above mentioned land is not affected by any restriction of Urban Land (Ceiling & Regulation) Act,1976 and the same is not under any claim of CMDA and CIT and it is fit for equitable mortgage with The receipt 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 fit for enforceable/applicable for SARFAESI ACT, 2002.**

The following documents in original/Photostate have to be obtained for the sanctioned of Loan.

Enclosed:-

1. Regd. deed of Kabala being No.- 010105793 for the year 2022 of D.S.R., Bankura -Original-
2. Regd. deed of Kabala being No.- 010105793 for the year 2022 of D.S.R., Bankura -Original-
3. Development Agreement being No.- 010105136 for the year 2025 before D.S.R., Bankura -Original-
4. Development Power of Attorney being No.- 010105200 for the year 2025 before D.S.R., Bankura -Original-
5. Sanctioned Building Plan of Bankura Municipality, Bankura -Original-
6. Certified copy of L.R.R.O.R issued by B.L.&L.R.O., Bankura-I, Bankura -Original/Photostat-
7. Current rent receipt issued by B.L.&L.R.O., Bankura-I, Bankura -Original/Photostat-
8. Holding Tax Receipt of Bankura Municipality, Bankura -Original/Photostat-
9. Searching receipt no. 0101010463/2025 dt. 06/11/2025 of Dist Sub-Register, Bankura -Original-
10. Searching receipt no. 0102003659/2023 dt. 11/11/2025 of Addl. Dist Sub-Register, Bankura -Original-
11. E-Court Searching Slip -Original-

Place: Bankura

Yours' faithfully,

Date: 12-11-2025

(VIVEKANANDA SINHA)
Advocate, Bankura
Registration No.WBF666/652 of 1983
Bar Council of West Bengal