

**Prasanta Bandyopadhyay**

*Mob No: 8436913332*

**Advocate, Durgapur Court**  
**City Centre, Pin-713216**

**WA No : 9476229899**

**Non-Encumbrances Certificate & Detailed Report On Title**  
**Report on Title**

Ref: ALL THAT piece and parcel of **Danga** Land measuring area of **17.3 Decimal** comprising in Plot No-RS-62,43/64 corresponding to Plot No-LR-70,62 under LR Khatian No- 2015 JL No-111, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal which is butted and bounded as follows: North: 10 ft wide road, South: Plot No-RS-62, East: 25 ft wide road, West:Land of Pravin KumarSirohia,

**NAME AND ADDRESS OF THE TITLE HOLDER / PRESENT LANDOWNER :-**

**KAKALI BHANDARI**[Pan No-BEXPB3613] wife of Siddhartha Bhandari,by faith-Hindu, by nationality-Indian, by Occupation-House Wife,residing at Vill-Dignala.P.O-Andal, P.S-Andal, District-Paschim Bardhaman, West Bengal,Pin-713321.

**NAME AND ADDRESS OF THE DEVELOPER: EDIFY INFRASTRUCTURE**

**PROJECT PVT LTD**[ Pan No-AADCE4034A] having its registered office at 4/1 Tetikhola,Kaliganj,P.O-Arrah,P.S-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:-713212

  
Adv



**Particulars of the documents scrutinized-serially and chronologically:**

1. Regd. Sale deed vide no-0904 of 2020 in Favour of Smt.Kakali Bhandary
2. Regd. Sale deed vide no-1260 of 2019 in Favour of Smt.Kakali Bhandary.
3. Regd. Sale deed vide no-1261 of 2019 in Favour of Smt.Kakali Bhandary.
4. Regd. Sale deed vide no-1262 of 2019 in Favour of Smt.Kakali Bhandary.
5. Regd. Sale deed vide no-1263 of 2019 in Favour of Smt.Kakali Bhandary.
6. Regd. Sale deed vide no-0691 of 1976.
7. Regd. Sale deed vide no-1144 of 1976.
8. Regd. Sale deed vide no-4370 of 1975 .
9. Regd. Sale deed vide no-4369 of 1975.
10. Regd. Sale deed vide no-3096 of 1975 .
11. Regd. Sale deed vide no-3095 of 1975 .
12. Regd. Sale deed vide no-3079 of 1975 .
13. Regd. Sale deed vide no-4040 of 1975 .
14. Regd. Sale deed vide no-5324 of 1975.
15. Regd. Sale deed vide no-4035 of 1975
16. Regd. Sale deed vide no-2102 of 1974 .
17. Regd. Sale deed vide no-0775 of 1974
18. Regd. Sale deed vide no-3414 of 1973.
19. Regd. Sale deed vide no-3385 of 1973.

  
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20. Regd. Development Power of Attorney vide no-0064 of 2019.
21. Regd. Development Power of Attorney vide no-4981 of 2022.
22. Regd. Development Agreement vide no-9278 of 2021.
23. L.R Parcha In the Name of Namita Ghosh.
24. Land Revenue receipt in the Name of Namita Ghosh.
25. Death certificate of Namita Ghosh.
26. Death certificate of Nirmal Chandra Ghosh.
27. L.R Parcha In the Name of Sankar Basu.
28. Land Revenue receipt in the Name of Sankar Basu.
29. L.R Parcha In the Name of Minarani Basu.
30. Land Revenue receipt in the Name of Minarani Basu.
31. L.R Parcha In the Name of Kakali Bhandary.

**My report is as follows.**

**[ NOTE FOR THE ADVOCATE (Not to be typed) ]**

During my search from the period from **2013 to 2026**, land area 17.3 decimal originally belongs to Kakali Bhandari which she acquired by way of regd deed of sale being no-1260 of 2019, 1261 of 2019, 1262 of 2019 ,1263 of 2019 and 904 of 2020 and her name duly recorded in under Khatian no-LR-2015 and she has entered into a development agreement vide deed No-9278 of 2021 with the developer Edify Infrastructure Pvt. Ltd. and have also executed a development power of attorney in favour of the developer Edify Infrastructure Pvt. Ltd. vide deed no-4981 of 2022 .

I have made a before ADSR Durgapur from 2013 to 2026 and from the records of Civil Judge Sr. Div court on and for 13 Years and of the said property and



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found that the said property is free from encumbrance charges, lines and is title good marketable.

That the said property is not only free from all encumbrances but also free from charges, liens, impendences, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title.

It is also hereby certified 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 ADDA 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 examined by me and that the same is fare, original and not duplicate or fake.

Yours Faithfully

Prasanta Bandyopadhyay

Advocate

