

Date:- 10/01/26

Ref:

To,  
Maa Tara Construction,  
Office at Sarada Pally,  
Asansol, Dist. Paschim Bardhaman

Non Encumbrances Certificate & Detailed Report on Title of Maa Tara Construction,  
a partnership firm represented by its partner namely Subhas Roy and others

Ref: Entire project land area measuring 15 Decimal in Mouza- Santa, within P.S Asansol, J.L No. 20, in R.S Plot No. 2181, under R.S khatian No. 58, corresponding to L.R Plot no. 1971 under L.R Khatian No. 7578 situated within ward no. 04 (Old) 53 (New) of Asansol Municipal Corporation, wherein a 16 nos. of flats along with parking spaces and commercial spaces shall be constructed in a multi-storied building known as "TARA MAA RESIDENCY" (G+4) situated at Sarada Pally, Asansol, within Dist:-Paschim Bardhaman.

Present owner of the said land is Maa Tara Construction, a partnership firm represented by its partner namely Subhas Roy and others.

I have caused necessary searches in the Addl. Sub Registry Office at Asansol for the period from 2013 to 2026 (copy attached) and have inspected the settlement records mutation and all other relevant documents in respect of the aforesaid property. My report is as follow:-

CHAIN OF TITLE

Whereas total land area measuring 15 Decimal in Mouza- Santa, within P.S Asansol, J.L No. 20, in R.S Plot No. 2181, under R.S khatian No. 58, corresponding to L.R Plot no. 1971 under L.R Khatian No. 7578 situated within ward no. 04 (Old) 53 (New) of Asansol Municipal Corporation, wherein a 16 nos. of flats along with

  
**CHIRANJIT GOSWAMI**  
Advocate, Asansol Court

parking spaces and commercial spaces shall be constructed in a multi-storied building known as "TARA MAA RESIDENCY" (G+4) situated at Sarada Pally, Asansol, within Dist:-Paschim Bardhaman is presently owned and possessed by Maa Tara Construction, a partnership firm represented by its partner namely Subhas Roy and others.

And whereas land measuring 03 cottah 02 chittak 30 sq. ft. equivalent to 5 ¼ decimal, in R.S. Plot No. 2181 under R.S. Khatian No. 58 was previously owned and possessed by Kamala Chattopadhyay, Lakshmi Chattopadhyay, Ratna Chattopadhyay, Alaka Nanda Mitra and later they jointly sold and transferred the said land to Tapan Kumar Ghanty by dint of Regd. deed of sale being no. I-1452 for the year 1984 at ADSRO, Asansol for valuable consideration. Later while owning and possessing Tapan Kumar Ghanty became absolute owner and possessor of the said land and subsequently he sold and transferred land measuring 03 cottah 02 chittak 30 sq. ft., in R.S. Plot No. 2181 under R.S. Khatian No. 58 to Maa Tara Construction, a partnership firm represented by its partner namely Subhas Roy and others by dint of Regd. deed of sale being no. I-1733 for the year 2025 at ADSRO, Asansol for valuable consideration.

And whereas land measuring 03 cottah 02 chittak 30 sq. ft. equivalent to 5 ¼ decimal, in R.S. Plot No. 2181 under R.S. Khatian No. 58 was previously owned and possessed by Kamala Chattopadhyay, Lakshmi Chattopadhyay, Ratna Chattopadhyay, Alaka Nanda Mitra and later they jointly sold and transferred the said land to Kalpana Ghanty by dint of Regd. deed of sale being no. I-1453 for the year 1984 at ADSRO, Asansol for valuable consideration. Later while owning and possessing Kalpana Ghanty became absolute owner and possessor of the said land and subsequently she sold and transferred land measuring 03 cottah 02 chittak 30 sq. ft., in R.S. Plot No. 2181 under R.S. Khatian No. 58 to Maa Tara Construction, a partnership firm represented by its partner namely Subhas Roy and others by dint

of Regd. deed of sale being no. I-1617 for the year 2025 at ADSRO, Asansol for valuable consideration.

And whereas land measuring 03 cottah 02 chittak 30 sq. ft. equivalent to 5 ¼ decimal, in R.S. Plot No. 2181 under R.S. Khatian No. 58 was previously owned and possessed by Kamala Chattopadhyay, Lakshmi Chattopadhyay, Ratna Chattopadhyay, Alaka Nanda Mitra and later they jointly sold and transferred the said land to Manju Ghanty by dint of Regd. deed of sale being no. I-1454 for the year 1984 at ADSRO, Asansol for valuable consideration. Later while owning and possessing Manju Ghanty transferred said land measuring 03 cottah 02 chittak 30 sq. ft. equivalent to 5 ¼ decimal, in R.S. Plot No. 2181 under R.S. Khatian No. 58 to her son Swapan Kumar Ghanty by dint of Regd. deed of gift being no. I-2569 for the year 2005 at ADSRO, Asansol out of love and affection. Thus Swapan Kumar Ghanty became absolute owner and possessor of the said land and subsequently he sold and transferred land measuring 03 cottah 02 chittak 30 sq. ft., in R.S. Plot No. 2181 under R.S. Khatian No. 58 to Maa Tara Construction, a partnership firm represented by its partner namely Subhas Roy and others by dint of Regd. deed of sale being no. I-1616 for the year 2025 at ADSRO, Asansol for valuable consideration.

Thus Maa Tara Construction, a partnership firm represented by its partner namely Subhas Roy and others became absolute owner and possessor of the said land measuring 15 Decimal in Mouza- Santa, within P.S Asansol, J.L No. 20, in R.S Plot No. 2181, under R.S khatian No. 58, corresponding to L.R Plot no. 1971 and later they recorded their name in the L.R. Record of Right under khatian no. 7578. Now they converted their portion of land as Bastu and obtained conversion certificate and at the same time they also obtained ADDA NOC date 10/07/25. Again they obtained Fire NOC issued by W.B. Fire and Emergency Services dated 10/07/25. Later they have decided to construct a building over the said property and obtained Sanctioned building plan approved by Asansol Municipal Corporation

and named the project name as "TARA MAA RESIDENCY" (G+4). They paid ground rent upto 1432 B.S.

The classification of land is Bastu and SARFEASI Act shall be enforceable over the flat and parking space.

That it appears from the Khatian that the said land is classified as 'Bastu'.

I certify all ground rents payable in respect of the said property have been paid up to date.

That the present classification of land is 'Bastu'.

That land owner has paid ground rent to Govt. of West Bengal up to date.

On the North:- land of others,

On the South:- road,

On the East: - house of Mr. Banerjee.

On the West: - house of Tarak Mitra.

I hereby certify that the above mention land of Maa Tara Construction, a partnership firm represented by its partner namely Subhas Roy and others is free from all sorts of encumbrances, charges, liabilities, liens, lispence and attachments of any kind whatsoever and the said property is absolutely clear, free and marketable.

It is also hereby certified that the above mention land is not it by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any clam of CMDA and CIT and it is fit for equitable mortgage.

That said property is neither vested nor it has been attached under the State or Central Govt. or in any local authority under land acquisition or requisition proceedings and from the Regd. Deed of Sale.

That the documents discussed above are complete and sufficient to cover, clear and marketable title and the tenancy law will not affect the Bank's right in eventually taking possession of the property as Mortgage and SARFAESI Act shall be

**Chiranjit Goswami**

B.Com, LL.B, (B.U)

ADVOCATE

Member: - Asansol Bar Association

Residence cum Chamber

AS-7/33/II, Kalyanpur Housing,

Asansol-713305, District: - P.Burdwan

Mobile No. 08250540426

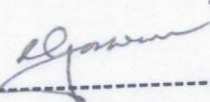
E-mail: cg\_7332@yahoo.co.in

applicable over the schedule property as the nature and character has been changed to non-agricultural land.

I have verified all documents and collected the certified copies of chain deed, on scrutiny of the documents referred to the above I have opinion that Maa Tara Construction, a partnership firm represented by its partner namely Subhas Roy and others resident of Asansol, Dist. Paschim Bardhaman, has acquired a good, indefeasible right, title and interest in the aforesaid property thereon.

It is further certified that I have verified from the Sub-Registry'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.

The receipts for the relevant searches are enclosed hereto.



Signature of the Advocate



CHIRANJIT GOSWAMI  
Advocate, Asansol Court