

Prasanta Bandyopadhyay

Mob No: 8436913332

Advocate, Durgapur Court

WA No : 9476229899

City Centre, Pin-713216

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Non-Encumbrances Certificate & Detailed Report On Title

Report on Title

A piece and parcel of Bastu Land measuring an area **47 Decimal** within the Mouja of Bamunara, J.L No-58, present LR Khatian no-new- 6727, 6731,6726,6732,6733 under P.S-Kanksa, Dist-Paschim Barddhaman, West Bengal as follows:

RS Plot	LR Plot	LR Khatian	Area
1377	1059	5646	4.85 Decimal
1379	1062	5646	1 Decimal
1377	1059	5643	4.85 Decimal
1379	1062	5643	1 Decimal
1377	1059	5644	4.85 Decimal
1379	1062	5644	1 Decimal
1377	1059	5642	4.85 Decimal
1379	1062	5642	1 Decimal
1377	1059	5641	4.85 Decimal
1379	1062	5641	1 Decimal
1377	1059	5645	2.45 Decimal
1379	1062	5645	0.5 Decimal
1377	1059	5640	4.85 Decimal
1379	1062	5640	1 Decimal
1377	1059	5645	2.45 Decimal
1379	1062	5645	0.5 Decimal
1377/5035	1060	6705	3 decimal
1377/5035	1060	6707	3 decimal

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which is Butted and Bounded as follows :

North: Plot no-1374

East: Plot no-1374, 1373,1394,1380.

West: Plot no-1376 of Bamunara Mouza & Khatpukur Mouza & 30 ft wide metal road.

South: Plot no-1378,1379,1380 of Bamunara Mouza & Khatpukur Mouza.

1/ NAME AND ADDRESS OF THE TITLE HOLDER / INTENDING PURCHASER :-

(1) Sri PANKAJ MUKHERJEE [Pan No- AJOPM7641Q] [Aadhaar no-6721 8791 8111]

Son of Late Swapan Kumar Mukherjee, by faith Hindu, by occupation Business, by nationality Indian, resident of B-132, Aldrin Path, Bidhannagar, Durgapur-12 P.S-Newtownship, District- Paschim Bardhaman, West Bengal.

(2) Sri MAHADEV PAUL [PAN- BIEPP3457M] Aadhaar no-832823946856] Son of Late Nakul Paul, by faith- Hindu, by occupation-Business by Nationality Indian resident of Village+post -Bamunara, P.S- Kanksa, Durgapur- 12, District- Paschim Bardhaman, West Bengal.

(3) AMRITA GREEN VIEW HOUSING PRIVATE LIMITED [PAN-AAKCA8090R] Having its registered office at B-132, Aldrin Path, Bidhannagar, Durgapur-12 P.S-Newtownship, District- Paschim Bardhaman, West Bengal .

(4) Dr. MALAYA MUKHERJEE [Pan No - ALSPM9084D] Aadhaar no-818145155535] Wife of Sri Pankaj Mukherjee, by faith: Hindu, by occupation: Business, by nationality: Indian, resident of B-132, Aldrin Path, Bidhannagar, Durgapur-12 P.S- Newtownship, District- Paschim Bardhaman, West Bengal.

(5) Smt. SONALI PAUL [PAN-BIFPP0345H , Aadhaar no-5295 0458 6517] wife of Sri Mahadev Paul, by faith- Hindu, by occupation-Business by Nationality Indian resident of Village+post -Bamunara, P.S- Kanksa, Durgapur- 12,District- Paschim Bardhaman, West Bengal

Developer : AMRITA INFRA DEVELOPER [PAN-ABVFA8140K] Having its registered office at 4/1/S Road-74, Kusumtala, Muchipara, P.O-Durgapur-12 P.S-Kanksa, District-Paschim Bardhaman, West Bengal.

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I have caused necessary searches in the Sub-Registry Office at ADSR Durgapur for the period of 13 years and in the Addl. Dist, Registry Office at Durgapur from Records, B.L & L.R.O, and all other relevant documents in respect of the aforesaid property.

Particulars of the documents scrutinized-serially and chronologically:

1. Regd Deed of Sale being no-9560 of 2014.
2. Regd Deed of Sale being no-9325 of 2021.
3. Regd. **Development Agreement being no- 8865 of 2023**
4. **Regd. Development Power of Attorney vide no-2462 of 2025.**
5. Regd Deed of Sale being no-3711 of 2021.
6. Regd Deed of Sale being no-3712 of 2021.
7. Regd Deed of Sale being no-3713 of 2021.
8. Regd Deed of Sale being no-3721 of 2021.
9. **Regd. Development agreement vide no-9327 of 2021.**
10. **Regd. Development Power of Attorney vide no-8862 of 2023.**
11. LR Parcha in the name of **MAHADEV PAUL** dated **14.01.2021.**
12. LR Parcha in the name of **AMRITA INFRA DEVELOPER.**
13. LR Parcha in the name of **PANKAJ MUKHERJEE.**
14. LR Parcha in the name of Malaya Mukherjee.
15. LR Parcha in the name of Sonali Paul.
16. **Conversion Certificate** in the name of **MAHADEV PAUL.**
17. **Conversion Certificate** in the name of **AMRITA INFRA DEVELOPER** dated 10.10.2023
18. **Conversion Certificate** in the name of **PANKAJ MUKHERJEE** dated 10.10.2023
19. **Conversion Certificate** in the name of Malaya Mukherjee dated 10.10.2023
20. **Conversion Certificate** in the name of Sonali Paul dated 10.10.2023
21. Land revenue receipt dated 21.11.2024.
22. NOC from Pollution dated 20.02.2007.
23. NOC of Airport Authority dated 15.02.2023.
24. Clerance certificate dated 22.01.2025 from PN & RD.
25. **ADDA NOC vide dated 10.05.2023.**
26. Building Sanctioned plan duly approved by Gram Panchayet.
27. NOC of Zilla Parishad dated 24.02.2025.
28. NOC of Gopalpur Gram Panchayat dated 16.09.2022.

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My report is as follows.

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

During my search for the period of 13 years

And whereas the schedule below land originally belongs to Lakshmikanta Chattopadhyay , who transferred an area of 6 decimal by way of Regd Deed of Sale being no-9560 of 2014 registered before ADSR office at Durgapur in favour of the present LANDOWNERS i.e ourselves.

And thereafter one Rajpati Choudhary and thereafter Rajpati Choudhary transferred his 1/3rd Share of 2 decimal in favour the present LANDOWNERS i.e ourselves by way of Regd Deed of Sale being no-9325 of 2021 and name of the present LANDOWNERS duly recorded in the role of BL & LRO under Khatian no-LR-6505,6507 .

And thereafter the land owners desire to develop multistoried building for which the landowner have entered into **Regd. Development agreement vide no-8865 of 2023 with Amrita Infra Developer and the landowner have executed Regd. Development Power of Attorney vide no-2462 of 2025 in favour of AMRITA INFRA DEVELOPER.**

AND WHEREAS Shikharani Roy @ Sikha Roy , Narayani Mondal, Latika Roy, Shyamapada Shyam, Sabit Kumar transferred an area of 29.25 decimal by way of regd deed of sale being no-3711 of 2021 duly registered before ADSR office at Durgapur in favour of **MAHADEV PAUL & PANKAJ MUKHERJEE .**

And thereafter Sulekha Mondal transferred an area of **2.95 decimal** by way of regd deed of sale being no-3712 of 2021 duly registered before ADSR office at Durgapur in favour of **AMRITA green view housing private limited.**

And thereafter Rabilochan Shyam transferred an area of **5.85 decimal** by way of regd deed of sale being no-3713 of 2021 duly registered before ADSR office at Durgapur in favour of **AMRITA green view housing private limited.**

And thereafter Sulekha Mondal transferred an area of **2.95 decimal** by way of regd deed of sale being no-3721 of 2021 duly registered before ADSR office at Durgapur in favour of **AMRITA green view housing private limited.**

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and name of the present landowner duly recorded in LR records of rights under Khatian no-LR-6727,6731,6726,6732,6733,6707,6705

And thereafter the land owners desire to develop multistoried building for which the landowner have entered into **Regd. Development agreement vide no-9327 of 2021 and also execute Regd. Development Power of Attorney vide no-8862 of 2023 in favour of Amrita Infra Developer. And thereafter the present land owner have obtain ADDA NOC dated 10.05.2023. Conversion Certificate in the name of landowners. And also obtain Fire Noc. And obtain Paschim Bardhaman Zilla Parishad NOC . And also obtain Order of Gram Panchayet. And obtain Building Sanctioned plan duly approved by Gram Panchayet.**

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

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.



Signature of the Advocate

07.02.2026