



## **RAKESH CHAKRABORTY**

Advocate, Sub Divisional Court at Durgapur  
Member at Bar Association (Durgapur)  
PO: City Centre, Durgapur – 713216  
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Ref. No.: LEGAL/TSR/AR/115/2025.

Date: 10/11/2025.

### **NON ENCUMBRANCES CERTIFICATE**

It is to certify **MR SHIBA PRASAD KONAR** Son of Late Nirod Baran Konar, By Caste: Hindu, a Citizen of India, Occupation: Retired Person, resident of- Bhiringi, Manasa Tala, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, Pin:- 713213; THAT - the stated person is/are now the absolute owner of the said schedule below property as he is in uninterrupted ownership, possession and enjoyment of the schedule property as the said land admeasuring 9 Katha 9 Chatak was purchased by the aforesated Vendor from the one Sudhanshu Sekhar Laha vide Deed Being No.: I-01444 for the year 1988 registered before the Office of the ADSR at Durgapur and from then by paying taxes and levies thereon, as absolute owner(s) thereof as the schedule mentioned land is therefore owned, possessed and recorded in the ROR in LR Khatian No.: 5126 having right, title, interests thereon.

THAT thereafter by a Registered Development Agreement bearing Deed No.: I-1014 for the year 2024 registered vide Query No.: 2000151468/2024 being Sl. No.: 1023 presented and registered before Office of the ADSR Durgapur duly executed by **MR SHIBA PRASAD KONAR** and M/s. **KR CONSTRUCTION**; to develop the said part and parcel of the land measuring 15.8 Decimals (as per LR.R.O.R.) be the same a little more or less, hereinafter referred to as the said property, more particularly described in the Schedule hereunder.

THAT after the said Mr Shiba Prasad Konar have also procured NOC from the ADDA vide Memo No.: ADDA/DGP/2024/002790 dated 17/12/2024, proposal to access permission procured from the NHAI vide Ref. No.: 15017/1/2013/PIU(dup)-Shiba Prasad Konar/8565 dated 13.12.2024, including ULC NOC from the Ld. SDM Office vide Memo No.: 49/ULC/Durgapur/2024 dated 25.09.2024; including other NOC's and Approvals from the competent Authority.

Henceforth seen from the Encumbrance Certificate for the period for the last 13 years ([https://wbregistration.gov.in/\(S\(yhezqfl2agapbtq0ojhzcksq\)\)/index/Search\\_By\\_Name\\_new.aspx?SearchingFrom=WS](https://wbregistration.gov.in/(S(yhezqfl2agapbtq0ojhzcksq))/index/Search_By_Name_new.aspx?SearchingFrom=WS)), and also done searches (Title Suit) for the last 12 years before the Ld. Durgapur Court (<https://paschimbardhaman.dcourts.gov.in/case-status-search-by-petitioner-respondent/>) and prima-facie there's no such case pending in the name of Shiba Prasad Konar. The said Land is free from encumbrances, Charges and claims.

**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.

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, W.B.





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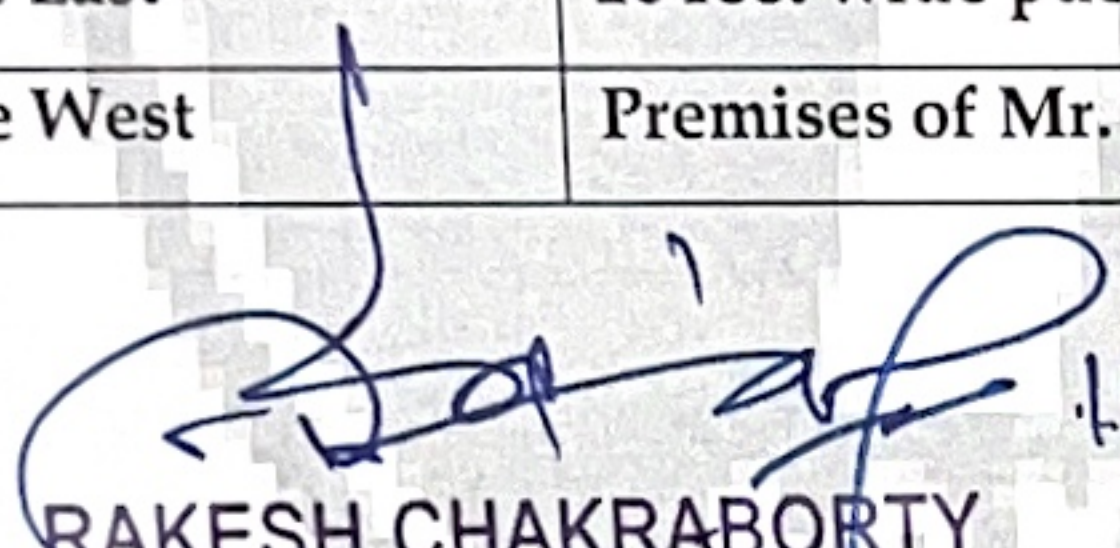
### THE SCHEDULE ABOVE REFERRED DESCRIPTION OF THE LAND TO BE DEVELOPED

ALL THAT Pieces and Parcels of the Plot of Land situated under the jurisdiction of Durgapur Municipal Corporation (D.M.C.), P.S.: Durgapur, within Mouza: Viringi, J.L. No.: 068(119), over R.S. Plot No.: 2096(P), at GT Road, near Rajmahal Road, Benachity, Durgapur - 713213 in Ward No.: 20, Holding No.: 76, at A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal; described with land details under following heads as hereto:

L.R. Plot No.: 4393 recorded in L.R. Khatian No.: 5126, measuring an area of 9 Katha 9 Chatak or 15.8 Decimal/0.158 Acre;

That the total land measuring an area of 9 Katha 9 Chhatak / 15.8 Decimal (as per LRROR) be the same a little more or less under the nature and character as 'Bastu' and being delivered to the aforestated Developer Butted and Bounded as hereto:-

On the North	Premises of Mr. Pankaj Lodha & Mr. Sailesh Saraf
On the South	GT Road
On the East	16 feet wide pucca road
On the West	Premises of Mr. Pankaj Lodha & Mr. Sailesh Saraf

  
RAKESH CHAKRABORTY  
Advocate  
Durgapur Court  
Member, Durgapur Bar Assn.  
Reg. No.-WB/1006/2013

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