

Prasanta Bandyopadhyay

Mob No: 8436913332

Advocate, Durgapur Court

WA No : 9476229899

City Centre, Pin-713216

Email : advpb9@gmail.com

ANNEXURE-B

Non-Encumbrances Certificate & Detailed Report on Title

Report on Title

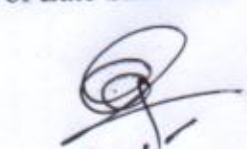
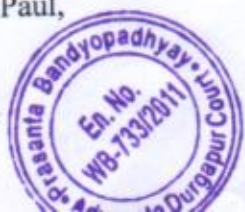
Ref: ALL THAT piece and parcel of **Commercial Bastu Land** measuring area of **24 Decimal** under Mouza-Arraha, JL No-91, P.S-Kanksa, within Molandighi Gram Panchayat Dist-Paschim Bardhaman, West Bengal comprising in Plot no and Khatian no as follows:

RS Plot no	Plot No	LR Khatian No	Area
RS Plot no-1908/1977	Plot No- LR-2693	LR Khatian No-2859	6 decimal
RS Plot no-1908/1977	Plot No- LR-2693	LR Khatian No-2860	6 decimal
RS Plot no-1908/1977	Plot No- LR-2693	LR Khatian No-4166	2 decimal
RS Plot no-1908/1977	Plot No- LR-2693	LR Khatian No-4165	2 decimal
RS Plot no-1908/1977	Plot No- LR-2693	LR Khatian No-4163	2 decimal
RS Plot no-1908/1977	Plot No- LR-2693	LR Khatian No-4162	4 decimal
RS Plot no-1908/1977	Plot No- LR-2693	LR Khatian No-4164	1 decimal
RS Plot no-1908/1977	Plot No- LR-2693	LR Khatian No- 5614	1 decimal

Which is butted and bounded as follows : *North*: 40 ft wide Metal Road. *East* : Land of Hiranmoy Roy, *West*: Land of Babu Biswas, *South* : Land of Dutta.

1/ NAME AND ADDRESS OF THE TITLE HOLDER/ LANDOWNER):-

- [1] Mr. BIJAY PAL [Pan No- BEDPP7180L] son of Late Dulal Chandra Pal @ Dulal Pal,
- [2] Mr. AJAY PAUL [Pan No- BRNPP2307J] son of Late Dulal Chandra Paul @ Dulal Pal,
- [3] Mrs. REKHA PAUL [Pan No- DXKPP1905F] wife of Late Sukumar Pal ,
- [4] Mr. KANCHAN PAUL [Pan No-AFYPP8587J] son of Late Sukumar Paul ,
- [5] Mr. MANOJ PAL [Pan No- CYDPP1384D] son of Late Sukumar Pal,
- [6] Mr. LAKSHMI NARAYAN PAL [Pan No- BVDPP4768H] son of Late Dulal Chandra Pal @ Dulal Pal,
- [7] Mrs. ARATI PAUL [Pan No- BRNPP2306K] wife of Dilip Paul,
- [8] Mr. SADHAN PAL [Pan No- BCXPP5356G] son of Late Sashadhar Pal,
- [9] Mr. ANANDA PAUL [Pan No- CCIPP0393P] son of Late Shasadhar Paul,

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[10] Mr. ARPAN PAL [Pan No – CPAPP1457D] son of Late Dilip Pal

All are by faith: Hindu, by Occupation- Business, by nationality: Indian, residing at Vill+P.O- Arraha, P.O-Durgapur-12, P.S-Kanksa, Durgapur-713212, Dist- Paschim Bardhaman, West Bengal.

1a/ NAME AND ADDRESS OF THE DEVELOPER):-

SHREE DEVELOPERS [PAN- AEQFS9489D], (A Partnership Firm), having its office at Bamunara, P.O-Durgapur-12, P.S.-Kanksa, Dist- Paschim Bardhaman, West Bengal, represented by all of its Partners either jointly or singly.

[1] **Mr. SANTANU BHANDARI [Pan No-BOYPB7248L]** son of ANGAD BHANDARI, by faith-Hindu, by nationality-Indian, by Occupation—Business residing at Vill+P.O- Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.

[2] **Mr. DEBABRATA ROY [Pan No- AVPPR3915H]** son of LAKSHMIKANTA ROY, by faith-Hindu, by nationality-Indian, by Occupation—Business residing at Vill+P.O- Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.

[3] **MR. ARUP GOSWAMI [Pan No- AKBPG6791M] [AADHAAR No- 996518220685]**, Son of Lal Mohan Goswami, by faith Hindu, by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal.

[4] **SRI SOURAV GOSWAMI [PAN- BSHPG7463B] [AADHAAR- 2116 9864 9415]**, Son of Sri Pranab Goswami, by faith Hindu, by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal.

1b/ NAME AND ADDRESS OF BORROWER/INTENDING PURCHASER :-

NIL

I have caused necessary searches in the Sub-Registry Office at ADSR Durgapur for the period from **1995 to 2025** 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.

My report is as follows.

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

Whereas the Part of the scheduled mentioned land originally belong to Dulal Pal whose name was duly recorded in LR records of rights since 02.09.1983 and thereafter Dulal Pal was died leaving behind Lakshminarayan Pal, Sukumar Pal, Ajoy Pal, Bijoy Pal, Lila Pal @ Lila Ghosh & Dilip Pal.



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And Whereas Sukumar Pal was died leaving behind Kanchan Pal, Monoj Pal & Rekha Pal.
And Whereas Dilip Pal was died leaving behind Arati Pal & Arpan Pal.

And Whereas Lila Pal @ Lila Ghosh was transfer her inheritance share by way of Regd. Deed of Gift vide no-4035 of 2011 in the name of Lakshmi Narayan Pal

Whereas the Part of the scheduled mentioned land originally belong to Shasadhar Pal whose name was duly recorded in LR records of rights and thereafter was died leaving behind Haridasi Pal (Wife Presently Expired), Sadhan Pal, Ananda Pal, Anna Pal @ Anna Mondal, Bulu Mondal, Renu Bala Mondal and thereafter Renu Bala Mondal was died leaving behind Srikanta Mondal & Raju Mondal as per hindu succession act.

And Whereas Haridasi Pal, Anna Pal @ Anna Mondal, Bulu Mondal, Srikanta Mondal & Raju Mondal were transfer her inheritance share by way of Regd. Deed of Gift vide no-4036 of 2011 in the name of Sadhan Pal, Ananda Pal.

And Whereas the present land owners i.e. Sadhan Pal, Ananda Pal, Lakshminarayan Pal, Ajoy Pal, Bijoy Pal, Arati Pal & Arpan Pal, Kanchan Pal, Monoj Pal & Rekha Pal have desire to develop multi storied building for which they have entered into Development Agreement vide no- 143 of 2023 and also execute Development Power of attorney vide no- 8165 of 2023 in favour of **SHREE DEVELOPERS. And thereafter the present land owners were obtain** ADDA NOC and also obtain Conversion Certificate in the name of Mr. Bijay Pal, Mr. Ajay Paul, Mrs. Rekha Paul, Mr. Kanchan Paul, Mr. Manoj Pal, Mr. Lakshmi Narayan Pal, Mrs. Arati Paul, Mr. Sadhan Pal, Mr. Ananda Paul, Mr. Arpan Pal and also obtain Zilla Parishad permission and also obtain Fire NOC and also obtain Building Apporval from Jadavpur University and obtain Building Sanctioned plan Duly approved by Malandighi Gram Panchayet.

I have made a thorough search at ADSR Durgapur, from 1995 to 2025 and from the records of the said property and found that the said property is free from encumbrance charges, lines and is 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.

21/07/25



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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

Particulars of the documents scrutinized-serially and chronologically:

1. Development Agreement vide no- 143 of 2023.
2. Development Power of attorney vide no- 8165 of 2023.
3. LR Parcha in the name of Dulal Pal.
4. Legal heir affidavit in the name of Dulal Pal duly issued by Executive Magistrate at Durgapur.
5. Regd. Deed of Gift vide no-4035 of 2011 in the name of Lakshmi Narayan Pal.
6. Regd. Deed of Gift vide no-4036 of 2011 in the name of Sadhan Pal & Ananda Pal.
7. LR Parcha in the name of Mr. Bijay Pal, Mr. Ajay Paul, Mrs. Rekha Paul, Mr. Kanchan Paul, Mr. Manoj Pal, Mr. Lakshmi Narayan Pal, Mrs. Arati Paul, Mr. Sadhan Pal, Mr. Ananda Paul, Mr. Arpan Pal
8. ADDA NOC.
9. Conversion Certificate in the name of Mr. Bijay Pal, Mr. Ajay Paul, Mrs. Rekha Paul, Mr. Kanchan Paul, Mr. Manoj Pal, Mr. Lakshmi Narayan Pal, Mrs. Arati Paul, Mr. Sadhan Pal, Mr. Ananda Paul, Mr. Arpan Pal.
10. Building Sanctioned plan Duly approved by Malandighi Gram Panchayat.
11. P & RD Forwarding.
12. Building Approval from Jadavpur University
13. Fire NOC.
14. Zilla Parishad Permission.

Signature of Advocate

