

SAMIR BANERJEE

Advocate

District & Sessions Judge's Court Bankura

CHAMBER & RES:- Vill & P.O.- Mankhamar,
P.S.- Onda Dist - Bankura, Pin-722144.

CHAMBER / SIHERESTA:- Opposite of District
Judge Court, Court Compound, Bankura,
Pin-722101.

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TO
THE SR.MANAGER
UCO BANK
JUNBEDIA BRANCH,
JUNBEDIA
Dist- BANKURA-722155.

Sir,

With reference to your letter no. _____ dt. ____/____/2026, I on the basis of the original title deed forwarded to me pertaining to the said immovable property & the other information submitted by you, have conducted a detailed search and investigation and submit my report as under :-

NON ENCUMBRANCES CERTIFICATE & DETAILED REPORT ON TITLE

Ref: An area of land for BASTU admeasuring 0.09 (RECORDED 0.0825) acres . of Land situated in R.S. Dag No.226, L.R. Dag No.-543, L.R. Khatian No.-4067, 3923 & 4061, J.L No.-228, Mouza-Khudsole, under Bankura Municipality, P.S.& Dist.-Bankura, within Sub-Registrar's office of Bankura & Addl. Dist. Sub-Register Bankura or premises at Rajagram, P.O.- Rajagram, P.S. & Dist.- Bankura - 722146.

The property bounded by in the following manner:

On the East- House of Saroj Krishna Dutta

On the West- 8 ft. wide Kancha Road

On the South- R.S. Plot No.231 & 232

On the North- 19 ft. wide pucca road

Present owner of the said plot/property:-

1) Sri Raja Mukherjee, S/o Notan Mukherjee, residing at Rajagram, Bankura, P.O.- Rajagram, P.S. & Dist.- Bankura -722146 2) Sri Subhajit Majee, S/o- Late Tapan Majee, residing at Schooldanga, near Sukanta Statue More, Bankura, P.O.-Bankura, P.S.-Bankura, Dist.-Bankura, Pin-722101 3) Sri Goutam Chandra Das, S/o- Dharani Dhar Das, residing at Cinema Road, P.O. & P.S. - Bankura, Dist.-Bankura, Pin-722101.

I have caused necessary searches in the Addl. Sub-Registry Office at Bankura for the period from 2007 to 2026 upto date and in the Dist. Registry office at Bankura for the period from 2007 to 2026 upto date from records & 13 years court searching, B.L&L.R.O/Municipal/Panchayet Mutation and all other relevant documents in respect of the aforesaid property.

My report is as follows:-

That one Sri Anjan Kumar Mallick, S/o- Sri Daniel Kumar Mallick, resident of Schooldanga, Bankura, P.O., P.S. & Dist.- Bankura purchased 0.09 acres of land, within R.S. Dag No. 226, C.S. Khatian No. 45, J.L. No. 228, Mouza-Khudsole, P.S. & Dist.- Bankura from Smt. Mahamaya Dutta, W/o- Sri Ram Shankar Dutta, resident of Ghatak Mahalla, Bankura, P.O., P.S. & Dist.-Bankura through a Regd. Deed of Kobala being No.- 12583 for the year 1972 registered on 19-12-1972 before DSR-Bankura.

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That after purchase through registered Deed of Kobala being no. 12583 of 1972, Sri Anjan Kumar Mallick, S/o- Sri Daniel Kumar Mallick, resident of Schooldanga, Bankura, P.O., P.S. & Dist.- Bankura mutated his land under the present L.R. R.O.R vide L.R. Khatian No.2794 and as per L.R. R.O.R R.S. Dag No. 226 converted in to L.R. Dag No.543.

That in course of right, title, interest, enjoyment and possession Anjan Kumar Mallick died unmarried and issueless and left behind his only brother Ranjan Kumar Mallick and subsequently Ranjan Kumar Mallick obtained his brother's lands and properties by inheritance as per Hindu Succession Act.

That in course of right, title, interest, enjoyment and possession Sri Ranjan Kumar Mallick, S/o- Late Daniel Kumar Mallick, resident of Schooldanga, Bankura, P.O., P.S. & Dist.- Bankura transferred the same 0.09 acre or 3825 sq.ft. or 05 Katha 05 Chhatak 00 sq.ft. of land, within R.S. Dag No.226, L.R. Dag No.543, C.S. Khatian No.45, L.R. Khatian No.2794, Mouza - Khudsole, J.L. No. 228, P.S. & Dist.-Bankura to 1) Sri Raja Mukherjee, S/o Notan Mukherjee, residing at Rajagram, Bankura, P.O.-Rajagram, P.S. & Dist.- Bankura -722146 2) Sri Subhajit Majee, S/o- Late Tapan Majee, residing at Schooldanga, near Sukanta Statue More, Bankura, P.O.-Bankura, P.S.-Bankura, Dist.-Bankura, Pin-722101 3) Sri Goutam Chandra Das, S/o- Dharani Dhar Das, residing at Cinema Road, P.O. & P.S. - Bankura, Dist.-Bankura, Pin-722101 through a registered Deed of Kobala being no.010104128 for the year 2023, duly registered on 12.07.2023 at the office of the District Sub-Registrar, Bankura (Book No.I, Vol. No.0101-2023, Page from 71570 to 71584).

That after purchase through registered Deed of Kobala being no. 010104128 of 2023, 1) Sri Raja Mukherjee 2) Sri Subhajit Majee, S/o- Late Tapan Majee 3) Sri Goutam Chandra Das, S/o- Dharani Dhar Das mutated their land under the present L.R. R.O.R vide L.R. Khatian No.4067 (in the name of Raja Mukherjee), 4061 (in the name of Goutam Chandra Das) & 3923 (in the name of Subhajit Majee).

That after mutated their land 1) Sri Raja Mukherjee 2) Sri Subhajit Majee, S/o- Late Tapan Majee 3) Sri Goutam Chandra Das, S/o- Dharani Dhar Das applied on 28-07-2025 for conversation of their land before B.L. & L.R.O. Bankura- I, Bankura and the B. L. & L.R.O. Bankura-I, Bankura converted their land from classification Tora to Bastu vide conversation case no.CN/2025/0101/904 and his office Memo no. No. 4777 Dtd. 23-09-2025 (in the name of Subhajit Majee), conversation case no. CN/2025/0101/902 and his office Memo no. No. 4778 dated 23.09.2025 (in the name of Raja Mukherjee) and conversation case no. CN/2025/0101/903 and his office Memo no. No. 4773 dated 23.09.2025 (in the name of Goutam Chandra Das).

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That in the year 2026 1) Sri Raja Mukherjee 2) Sri Subhajit Majee, S/o- Late Tapan Majee 3) Sri Goutam Chandra Das, S/o- Dharani Dhar Das again applied on 24.01.2026 for the conversion of their some portions of rest land before B.L. & L.R.O. Bankura- I, Bankura and Ld. B. L. & L.R.O. Bankura-I, Bankura converted their land from classification Tora to Bastu vide conversation case no. CN/2026/0101/37 and his office Memo no. No. 652 Dtd. 26-02-2026 (in the name of Subhajit Majee), conversation case no. CN/2026/0101/38 and his office Memo no. No. 653 dated 26.02.2026 (in the name of Raja Mukherjee) and conversation case no. CN/2025/0101/36 dated 27.03.2026 (in the name of Goutam Chandra Das).

That after mutation and conversion 1) Sri Raja Mukherjee, S/o Notan Mukherjee, residing at Rajagram, Bankura, P.O.-Rajagram, P.S. & Dist.- Bankura -722146 2) Sri Subhajit Majee, S/o- Late Tapan Majee, residing at Schooldanga, near Sukanta Satute More, Bankura, P.O.-Bankura, P.S.-Bankura, Dist.-Bankura, Pin-722101 3) Sri Goutam Chandra Das, S/o- Dharani Dhar Das, residing at Cinema Road, P.O. & P.S. - Bankura, Dist.-Bankura, Pin-722101 entered into an agreement with the developer "NIRMAN REAL ESTATE" A Partnership Firm having its office at Avinandan Apartment, Unit B-2, Junbedia, Indra Prastha, Bankura, P.S. & Dist.-Bankura, Pin-722155, West Bengal represented by its Proprietor 1) Sri Raja Mukherjee, S/o Notan Mukherjee, residing at Rajagram, Bankura, P.O.-Rajagram, P.S. & Dist.- Bankura - 722146 and 2) Sri Subhajit Majee, S/o- Late Tapan Majee, residing at Schooldanga, near Sukanta Satute More, Bankura, P.O.-Bankura, P.S.-Bankura, Dist.-Bankura, Pin-722101 to develop the schedule property by construction of a multi storied residential cum commercial building up to maximum limit of floor consisting of so many flats and parking etc. through a registered Deed of Development Agreement being No.010101868 for the year 2026, duly registered on 06.04.2026 before the DSR-Bankura (Book No.I, Vol. No.0101-2026, Page from 79769 to 79793).

That after registered Deed of Development Agreement (010101868 of 2026) the land owners 1) Sri Raja Mukherjee, S/o Notan Mukherjee, residing at Rajagram, Bankura, P.O.-Rajagram, P.S. & Dist.- Bankura -722146 2) Sri Subhajit Majee, S/o- Late Tapan Majee, residing at Schooldanga, near Sukanta Satute More, Bankura, P.O.-Bankura, P.S.-Bankura, Dist.-Bankura, Pin-722101 3) Sri Goutam Chandra Das, S/o- Dharani Dhar Das, residing at Cinema Road, P.O. & P.S. - Bankura, Dist.-Bankura, Pin-722101 nominated, constituted and appointed to the developer "NIRMAN REAL ESTATE" A Partnership Firm having its office at Avinandan Apartment, Unit B-2, Junbedia, Indra Prastha, Bankura, P.S. & Dist.-Bankura, Pin-722155, West Bengal represented by its Proprietor 1) Sri Raja Mukherjee, S/o Notan Mukherjee, residing at Rajagram, Bankura, P.O.-Rajagram, P.S. & Dist.- Bankura -722146 and 2) Sri Subhajit Majee, S/o- Late Tapan Majee, residing at Schooldanga, near Sukanta Satute More, Bankura, P.O.-Bankura, P.S.-Bankura, Dist.-Bankura, Pin-722101 through a Development Power of Attorney being No.010101894 for the year 2026, duly registered on 07.04.2026 before the DSR-Bankura (Book No.I, Vol. No.0101-2026, Page from 82393 to 82410).

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Now 1) Sri Raja Mukherjee 2) Sri Subhajit Majee, S/o- Late Tapan Majee 3) Sri Goutam Chandra Das, S/o- Dharani Dhar Das have acquired clear, valid, right, title and interest the above mentioned schedule land and the above mentioned schedule land is free from **all sorts of encumbrances and attachments** also the above mentioned schedule land is **clear marketable and fit for equitable mortgage**.

I hereby certify that the abovementioned land of 1) Sri Raja Mukherjee 2) Sri Subhajit Majee, S/o- Late Tapan Majee 3) Sri Goutam Chandra Das, S/o- Dharani Dhar Das are free from all sorts of encumbrances, charges, liabilities lien is pendens and attachment of any kind whatsoever and the said property is **absolutely clear, free and marketable**. It is also hereby certify 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 CMDA and CIT and it is fit for equitable mortgage with the receipt 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 (s) examined by me and that the same is (are) original and not duplicate or fake.

I also certify that the category of land and property is good for EMTD for the purpose of advance and also it is **enforceable/applicable for SARFAESI ACT, 2002**.

The following documents shall be obtained at the time of creation of mortgage;

Enclosed:-

- | | |
|--|-----------------|
| 1. Regd. Deed of Kobala being No.-04128 of 2023 of D.S.R. Bankura | -Certified Copy |
| 2. Regd. Deed of Kobala being No.-12583 of 1972 of D.S.R. Bankura | -Certified Copy |
| 3. Regd. Deed of Development Agreement being no.01868 of 2026 of D.S.R Bankura | -Certified Copy |
| 4. Regd. Deed of Power of Attorney being no.01894 of 2026 of D.S.R Bankura | -Photocopy |
| 5. Certified copies of L.R.R.O.R. issued by B.L. & L.R.O. Bankura-I, Bankura | - Photocopy |
| 6. Current Rent Receipt issued by B.L&L.R.O.Bankura-I, Bankura | - Photocopy |
| 7. Building Sanction Plan issued before Concerning authority, Bankura | - Photocopy |
| 8. E-Court Searching slip of the concerning Court up to date | -Original |

Yours faithfully

Date: 30/06/2026

Samir Banerjee
(Samir Banerjee)

Advocate, Bankura

SAMIR BANERJEE

ADVOCATE

District & Sessions Judge's Court, Bankura

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