

Debnath Chowdhury

Advocate

Jhargram District & Judge's Court

Residential Address

At- Nutandihi

P.O. & P.S.- Jhargram

Dist-Jhargram

Dated-05/07/2024

TO WHOM IT MAY CONCERN

Non Encumbrance Certificate

in respect of land under project described in the schedule below :

Land owners/ promoter :

'Laxmi Constructions' a partnership firm deed of which is registered at the office of the D.S.R., Jhargram , Registration No being IV-35/2023 dated - 18/08/2023 situate at Super Market , Stall No 7 at Raghunathpur , P.O. and P.S.- Jhargram , Municipality -Jhargram , District -Jhargram , W.B. PIN 721507 .

Represented by its partners namely:

1. Sri Rakesh Agarwal, S/o-Sri Bhim Raj Agarwal resident of village-Jamda, P.O. and P.S.-Jhargram, District-Jhargram, PIN-721507.
2. Smt. Jolly Agarwal, W/o Sri Rakesh Agarwal, resident of village-Jamda, P.O. and P.S.- Jhargram , District - Jhargram, PIN-721507.
3. Sri Rajesh Kumar Ringsia, S/o-Mr. Santosh Kumar Ringsia, Resident of village-Raghunathpur, P.O. &PS-Jhargram, District-Jhargram, W.B., Pin-721507.
4. Smt. Sunita Ringsia, W/o-Rajesh Kumar Ringsia, Resident of village-Raghunathpur, PO &PS-Jhargram, District -Jhargram, W.B.,Pin-721507.
5. Sri Ankit Kumar Jhavar, S/o-Mr. Bijoy Ratan Jhavar, Resident of village-Bachurdoba, PO & PS- Jhargram , District -Jhargram, W.B. Pin- 721507.
6. Smt. Gayatri Devi Jhavar, W/o-Mr. Bijoy Ratan Jhavar, Resident of village-Bachurdoba, PO & PS- Jhargram , District -Jhargram, W.B. Pin- 721507.
7. Sri Harshit Lodha, S/o-Sri Sunil Kumar Lodha, Resident of Purnabazar , Near Shiva Temple , P.O. and P.S.- Chakulia, ,Dist-East Singhbhum, Jharkhand ,PIN-832301.
8. Smt. Shalini Lodha, W/o-Sri Subhas Lodha, Resident of Purnabazar , Near Mistipara, P.O. and P.S.-Chakulia, ,Dist-East Singhbhum, Jharkhand ,PIN-832301.
9. Sri Suresh Sharma, S/o- Sri Ram Avtar Sharma, resident of village- Jamda , P.O. and P.S.-Jhargram, District-Jhargram , PIN-721507.
10. Smt. Lalita Sharma, W/o-Suresh Sharma, resident of village-Jamda, P.O. and P.S.- Jhargram , District-Jhargram , PIN-721507.

Deeds and documents perused and inspected by me :

1. Registered Sale Deed being No I-1635/2022 dated 06/06/2022.
2. Registered Sale Deed being No I-3904 /2022 dated 12/12/2022..
3. L.R.R.O.R. record being khatian No 632 ,plot numbers 47/176 and 47/177of Mouza- Nunnunigeria, J.L. No- 359 under P.S. Jhargram , District-Jhargram measuring 16 decimal bastu land in the name of 'Laxmi Constructions' C/o Partners.

4. Mutation Certificate given by the Jhargram Municipality, Certificate No being JRGM/23-24/MU/000465/156537 of 8 decimal land of Deed No I - 3904/22, dated- 12/12/2022.
5. Mutation Certificate given by the Jhargram Municipality, Certificate No being JRGM/23-24/MU/000466/156539 of 8 decimal land of Deed No I 635 dt- 06/06/2022.
6. Land Revenue payment receipt for the year 2024, Bengali year 1430 of 16 decimal land comprising plot numbers 47/176 and 47/177 under khatian No 632 of mouza -Nunnunigeri, J.L. No- 359, under P.S. Jhargram, District - Jhargram, Receipt No REVREC 2023220504854.
7. Municipal Tax payment receipt for the period 2024 -2025 of the assessee 'Laxmi Constructions' of Holding No 12/12 and 13.
8. Building Permit No SWS-OBPAS/1501/2024/0074 dated 25/04/2024 for construction of building upon plot No 47/176 and 47/177 both under khatian No 632 under Mouza- Nunnunigeria, J.L. No- 359, ward No- 15.
9. Sanctioned Plan/ Site plan issued Jhargram Municipality for proposed construction of G+4 storied apartmental building of 'Laxmi Constructions' on L.R. plot 47/176 and L.R. plot 47/177 under khatain No 632 under Mouza- Nunnunigeria, J.L. No- 359, Holding No 12/12 and 13, Ward No- 15 under P.S. Jhargram, District Jhargram.
10. Sale Deed being No 1697 for the year 2002 of the office of the A.D.S.R., Jhargram of the previous owner of land being L.R. Plot No 47/177.
11. Sale Deed being No 706 for the year 2003 of the office of the District Sub-Registrar Paschim Medinipur of the previous owners of land being L.R. plot No 47/176.
12. L.R.R.O.R. of the previous owners.
13. Searching slips from Courts concerned in respect of schedule land under project.
14. Searching reports of the Sub-Registrar office at Jhargram in respect of land under project.

My Report

The Promoter i.e. the partnership firm 'Laxmi Constructions' is the absolute and lawful owner and possessor of the land under project measuring 16 decimal (described in the schedule below), which is the amalgamated form of two contiguous plots being plot no 47/176 and plot no 47/177.

Perusing the documents as mentioned above, I am of considered view that land under project described in schedule below is free from encumbrance.

SCHEDULE OF LAND UNDER PROJECT

District-Jhargram, P.S.-Jhargram, Municipality-Jhargram, Sub-Registrar Office Jhargram, ward no-15 Mouza- Nunnunigeria, J.L. No-359, L.R. plot No-47/176 and 47/177 L.R. Khatian No 632 land measuring 16 decimal i.e. 647.475 sqm.

Nature -Bastu

Butted and bounded

To the North	:	R.S. Plot No- 93
To the South	:	30' wide pitch road (R.S. Plot No 36)
To the East	:	R.S. Plot No 93
Tot the West	:	R.S. plot No 93

Sincerely yours (who needs it)

Debnath Chowdhury
DEBNATH CHOWDHURY
 (Advocate)
 Jhargram District
 Judge's Court
 Rego. No. W.B. 948 / 2006