

SWAPAN KUMAR DUTTA

Advocate (LL.B., MBL)

Durgapur Court

Mobile No : 9735168110

Residence cum Chamber

CBS-19, Durgapur Court Complex

Dist.-Paschim Bardhaman, Pin.-713216.

::TITLE SEARCH REPORT::

Date : 10/04/2026

Report of the Properties Owned & possessed by **ARCHANA ACHARYYA @ ARCHANA ACHARJEE [PAN- BJKPA7945N] [AADHAAR NO. 8532 1030 5522]** Wife of Sunil Kumar Acharyya, D/o. Arabinda Acharyya.

SCHEDULE OF THE PROPERTY

All that piece and parcel of Bastu land measuring about **10 Decimal** of land under **Mouza- Kururia**, J.L.No-56, comprising in **R.S. Plot No. 696** corresponding to **L.R. Plot No. 446**, under L.R. Khatian No. 2385 and Sub Division & Sub Registry Office- Durgapur P.S- Durgapur, situated at Rammohon Sarani, Sabujnagar, Durgapur-03, within Durgapur Municipal Corporation Area, Dist- Paschim Bardhaman, W.B., India. Classification of land is Baid and proposed use for Residential Housing Complex.

Butted and Bounded by :-

North:- 25 Feet wide C.S. Kancha Road;

South:- R.S Plot No. 695(P);

East:- R.S Plot No. 696(P);

West:- R.S Plot No. 696(P)

Place - Durgapur

Date- 10/04/2026

Signature of the Advocate


SWAPAN KUMAR DUTTA
Advocate
Durgapur Court

::LIST OF DOCUMENTS VERIFIED ::

1. Regd. Development Agreement being Deed No. 10152 for the year 2025, registered at ADSR Durgapur, between **ARCHANA ACHARYYA @ ARCHANA ACHARJEE** (Land Owner) **GENESIS RESIDENCY** represented by its Partners


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namely **MR. SOUMYA KANTI ROY, MR. TANMOY DUTTA & SRI ANIMESH MONDAL** (Developer), Developed area of **10 Decimal** of land under **Mouza- Kururia, J.L.No-56**, comprising in **R.S. Plot No. 696** corresponding to **L.R. Plot No. 446**, under L.R. Khatian No. 2385, dated- 06.11.2025.

2. Regd. Development Power of Attorney, vide Deed No. I-10211 for the year 2025, registered at ADSR Durgapur, between **ARCHANA ACHARYYA @ ARCHANA ACHARJEE** (Land Owner) **GENESIS RESIDENCY** represented by its Partners namely **MR. SOUMYA KANTI ROY, MR. TANMOY DUTTA & SRI ANIMESH MONDAL** (Developer), Developed area of **10 Decimal** of land under **Mouza- Kururia, J.L.No-56**, comprising in **R.S. Plot No. 696** corresponding to **L.R. Plot No. 446**, under L.R. Khatian No. 2385, dated- 07.11.2025.
3. Regd. Sale Deed being No. **I-977** for the year 1993, registered at ADSR Durgapur, dated- 17.02.1993 in favour **ARCHANA ACHARYYA @ ARCHANA ACHARJEE**, purchased area of 12.5 decimals of land comprising in R.S. Plot No. 696 corresponding to L.R. Plot No. 446.
4. L.R. Parcha **ARCHANA ACHARYYA @ ARCHANA ACHARJEE**, being Khatian No. 2385, Classification of Land-Baid,
5. Land revenue receipt of **ARCHANA ACHARYYA @ ARCHANA ACHARJEE**.
6. Land Conversion Certificate in the name of **ARCHANA ACHARYYA @ ARCHANA ACHARJEE, on dated 19.01.2024**.
7. Land Use NOC from ADDA in favour **ARCHANA ACHARYYA @ ARCHANA ACHARJEE**, vide Memo No. ADDA/DGP/DP/2023/2182, dated- 19.12.2023.
8. NOC for Fire Safety in favour of **ARCHANA ACHARYYA @ ARCHANA ACHARJEE**, issued by West Bengal Fire & Emergency Services, dated- 29.09.2024.
9. Sanction Building Plan in favour of **ARCHANA ACHARYYA @ ARCHANA ACHARJEE**, issued by Durgapur Municipal Corporation.

I have examined all the deeds and documents of the above property since 2013 and I give my search Report and Non-encumbrances certificate on the property as follows:-

WHEREAS the schedule mentioned land was owned, possessed and was recorded in the ROR having every right, title, interests thereon in the name of Smt. Katubala Dasi, Wife of Sri Renupada Hanri who became the recent owner

of the said land and forming part of the R.S. Plot No. 696 corresponding to L.R. Plot No. 446 admeasuring 2.34 Acres.

AND WHEREAS the said land owner Smt. Katubala Dasi, Wife of Sri Renupada Hadi during her peaceful possession transferred measuring 7 Katha 10 Chatak or equivalent to 12.5 decimals of land comprising in R.S. Plot No. 696 corresponding to L.R. Plot No. 446 in favour of the present Vendor Smt. Archana Acharyya, Wife of Sunil Kumar Acharyya, by way of Regd. Sale Deed being No. **I-977** for the year 1993, registered at ADSR Durgapur, dated- 17.02.1993.

AND WHEREAS the present Vendor Smt. Archana Acharyya after received the said land, mutated her name in L.R. Records of Rights and obtained a separate L.R. Parcha being No **2385** and converted said land into Bastu and obtained Land Use NOC from ADDA, dated- 25.08.2015. That the said owner after received of the said Land physically measured the said Land and after physical verification & physical measurement found only 10 Decimal of Land out of 12.5 Decimal and after physical measurement, the present owner gave Boundary wall of four corner of the said Land.

AND WHEREAS the Landowner desires to develop the "Said Property", by construction of multi-storied building/s up to maximum limit of floor, consisting of as many as flats, units, garages etc., with the permissions of the Durgapur Municipal Corporation, and/or Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, and due to his paucity of funds and lack of sufficient time & experience, and as he could not be able to take necessary steps in everywhere for the said development construction works, as such the Landowner has approached the developer herein, to do the said development construction work at the developers' cost & expenses, with the permissions & approvals of the Durgapur Municipal Corporation, and/or Asansol Durgapur Development Authority and/or any other concern Authority/ Authorities, and Developer herein after prolong discussion with the Landowner, has agreed to do the development construction work over the schedule mentioned property, and to avoid any future dispute & litigation, both the parties AGREED to prepare and execute this written agreement on terms & conditions having been settled by & between the parties after mutual discussion.

WHEREAS the land owner a Registered Deed of Development Agreement was registered on 06.11.2025 in the Additional District Sub-Registrar at Durgapur, and recorded in Book No. I, Volume No.2306 – 2025, Pages from

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196801 to 196831 being Deed No. 10152 for the year 2025 with the present Developer **GENESIS RESIDENCY** for Developing the aforesaid plot of land, under some terms and conditions morefully described in the said Development Agreement.

THEREAFTER The said Land Owner executed registered Deed of Power of Attorney on 07.11.2025 which was registered, in the of office of Additional District Sub Registrar at Durgapur, and recorded in Book No. I, Volume No. 2306-2025, Deed No. I-10211 for the year 2025 which was registered, in the office of Additional District Sub Registrar at Durgapur.

That the document discussed above are complete and sufficient to cover, clear and marketable title and the tenancy low will not affect the Bank's right eventually taking possession of the property as mortgaged and SARFAESI Act shall be applicable towards the schedule property as the nature and character has been changed to non-agricultural land.

Hence, the property Owned and possessed by **ARCHANA ACHARYYA @ ARCHANA ACHARJEE [PAN- BJKPA7945N] [AADHAAR NO. 8532 1030 5522]** Wife of Sunil Kumar Acharyya, D/o. Arabinda Acharyya is/are free from all sorts of encumbrances and has marketable title of the property is fit for equitable mortgage. SARFAESI Act is applicable upon the above mentioned property as per searching Reports handed over by ADSR Office, dated 10.04.2026 no further Deed was executed by the above named Landowner till date in respect of this property.

I certify that "ARCHANA ACHARYYA @ ARCHANA ACHARJEE [PAN-BJKPA7945N] [AADHAAR NO. 8532 1030 5522] Wife of Sunil Kumar Acharyya, D/o. Arabinda Acharyya " shall have the clear, absolute and marketable title over the property mentioned in the schedule above.

Thanking You,

Warm Regards,


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