

**SWARAJ KUMAR MUKHOPADHYAY,
ADVOCATE
BURDWAN DIST. JUDGES COURT
MOB. 7908211746/ 8436759214**



REF No.

DATE -

To,
The Secretary,
WBRERA,
Kolkata, West Bengal,

Subject: Non-Encumbrance Certificate

It is hereby certified that, my client "**ANNAPURNA CONSTRUCTION**" (Sole Proprietorship) having its Regd. Office at Holding No. 28, Becharhat Bypass, Baranilpur, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN – 713103, **having it's PAN. AVEPD3779J**; represented by its Proprietor namely **SRI ANANDA DAS**, S/o Narayan Chandra Das, by Nationality Indian, by faith Hindu, by occupation Business, resident of Baranilpur, Shantipara, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN - 713103; **PAN. AVEPD3779J**; being the Promoter of the proposed Project Namely "**ASHURA ASHIYANA**" is a **G+5 storied building** developed on and above the piece and parcel of land **within P.S. BARDHAMAN SADAR, Dist. PURBA BARDHAMAN**, appertaining to **R.S. Khatian No. 1618, L.R. Khatian Nos. 4943**, comprising in **R.S. Plot No. 5291 & 5038** corresponding **L.R. Plot No. 2552/2621**, measuring a total area of land **8.3 Decimals or 5 Kathas or 3600 Sq. ft. BY Classification of Land BASTU** situated within **Mouza GODA, J.L. No. 41**, within the jurisdiction of **BURDWAN MUNICIPALITY**, within **Mahalla Kamalnagar**, comprising in **Municipal Holding No. 66/2**, within **Ward No. 26**, as per **Burdwan Municipality** sanctioned building Plan being **sanction Plan Memo No. 1158/E/VII/-4, Dated. 12-09-2018**, with the permission to construct one **Ground (G) Plus (+) FIVE (5)** thereafter having further extension for the same vide sanctioned building plan **Memo No. 39/E/VII/-4, Dated. 23-05-2023**, thereafter having further extension for construction of the same approved by the **Burdwan Municipality** vide sanctioned Memo No. **78/E/VII/-4, on Dated. 29-10-2025 up to 29-10-2026**, has free from all encumbrances whatsoever including any right, title, interest or in name of any third parties in or over such land as per data provided by the competent authority.



Seal and Signed Delivered by:

SWARAJ KUMAR MUKHOPADHYAY
Enrollment No. WB/442/1995

Government of West Bengal
 Office of the Bardhaman (A.D.S.R.)
 Receipt for fees deposited for Search

Form - 1556

Date of Application: 30-12-2025

Serial No of Application	0203002329/2025	Search No	0203002329/2025
Search for the Years	From 2013 To 2025	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Bardhaman, Mouza: Goda, , Plot No: LR- 02552 / 02621		
From whom Received	A Ghosh	All Transaction	
Fees Paid under Articles	F1(i) 20/-	F1(ii) 240/-	

Search Result:

Sl.No. Property Location

1 District: Purba Bardhaman, PS; Bardhaman, Mouza: Goda, Municipality: BURDWAN, , Road: Central Main Road, , Ward: 26

Deed Details :

2 District: Purba Bardhaman, PS; Bardhaman, Mouza: Goda, Municipality: BURDWAN, , Road: Central Main Road, , Ward: 26

Deed Details :

3 District: Purba Bardhaman, PS; Bardhaman, Mouza: Goda, Municipality: BURDWAN, , Road: Central Main Road, , Ward: 26, Holding: 66/3

Deed Details :

4 District: Purba Bardhaman, PS; Bardhaman, Mouza: Goda, Municipality: BURDWAN, , Road: Kamal Sayer Road, , Ward: 26

Deed Details :

5 District: Purba Bardhaman, PS; Bardhaman, Mouza: Goda, Municipality: BURDWAN, , Road: Kamal Sayer Road, , Ward: 26

Deed Details :

6 District: Purba Bardhaman, PS; Bardhaman, Mouza: Goda, Municipality: BURDWAN, , Road: UMR W26,

Deed Details :

7 District: Purba Bardhaman, PS; Bardhaman, Mouza: Goda, Municipality: BURDWAN, , Road: UMR W26,

Property Type & Transaction

Property Type: Land
 Transaction: [0101] Sale, Sale Document

Deed No: I-020308834/2018, Query No: 02031000284870/2018, Serial No: 0203009057/2018, Page: 168359 - 168375, Date of Registration: 14/11/2018, Date of Completion: 30/11/2018, Date of Delivery: 07/12/2018

Property Type: Land
 Transaction: [0101] Sale, Sale Document

Deed No: I-020308834/2018, Query No: 02031000284870/2018, Serial No: 0203009057/2018, Page: 168359 - 168375, Date of Registration: 14/11/2018, Date of Completion: 30/11/2018, Date of Delivery: 07/12/2018

Property Type: Land
 Transaction: [0101] Sale, Sale Document

Deed No: I-020309031/2022, Query No: 02032002515150/2022, Serial No: 0203009033/2022, Page: 228431 - 228458, Date of Registration: 25/08/2022, Date of Completion: 05/09/2022,

Property Type: Land
 Transaction: [0101] Sale, Sale Document

Deed No: I-020300573/2025, Query No: 02032000149004/2025, Serial No: 0203000565/2025, Page: 25017 - 25042, Date of Registration: 28/01/2025, Date of Completion: 20/02/2025,

Property Type: Land
 Transaction: [0101] Sale, Sale Document

Deed No: I-020300573/2025, Query No: 02032000149004/2025, Serial No: 0203000565/2025, Page: 25017 - 25042, Date of Registration: 28/01/2025, Date of Completion: 20/02/2025,

Property Type: Land
 Transaction: [0110] Sale,
 Development Agreement or
 Construction agreement

Deed No: I-020304876/2025, Query No: 02032001817010/2025, Serial No: 0203004902/2025, Page: 123206 - 123257, Date of Registration: 26/06/2025, Date of Completion: 08/07/2025,

Property Type: Land
 Transaction: [0138] Sale,
 Development Power of Attorney
 After Registered Development
 Agreement

Plot & Khatian No and Zone

Plot No: LR-2552/2621
 Khatian: 4942

Area of Property

Area of Land: 1.68438
 decimal (735 Sqft)

Plot No: LR-2552/2621
 Khatian: 4942

Area of Land: 2.44063
 decimal (1065 Sqft)

Plot No: LR-2552/2621
 Khatian: 4942

Area of Land: 4.18
 decimal (0.0418 Acre)

Plot No: LR-2552/2621
 Khatian: 8417

Area of Land: 1.22031
 decimal (532.5 Sqft)

Plot No: LR-2552/2621
 Khatian: 8416

Area of Land: 1.22031
 decimal (532.5 Sqft)

Plot No: LR-2552/2621
 Khatian: 4943

Area of Land: 8.3
 decimal

Plot No: LR-2552/2621
 Khatian: 4943

Area of Land: 8.3
 decimal



Deed Details :

8 District: Purba Bardhaman, PS: Bardhaman, Mouza: Goda, Municipality: BURDWAN, Road: UMR W26,

Deed Details :

9 District: Purba Bardhaman, PS: Bardhaman, Mouza: Goda, Municipality: BURDWAN, Road: UMR W26,

Deed Details :

Deed No: I-020304892/2025, Query No: 02038001823293/2025, Serial No: 0203004909/2025, Page: 123258 - 123286, Date of Registration: 26/06/2025, Date of Completion: 08/07/2025,

Property Type: Land
Transaction: [0110] Sale,
Development Agreement or
Construction agreement

Plot No: LR-2552/2621 Area of Land: 8.3
Khatian: 4943 decimal

Deed No: I-020308599/2025, Query No: 02032003146661/2025, Serial No: 0203008634/2025, Page: 236212 - 236245, Date of Registration: 24/11/2025, Date of Completion: 25/11/2025,

Property Type: Land
Transaction: [0138] Sale,
Development Power of Attorney
after Registered Development
Agreement

Plot No: LR-2552/2621 Area of Land: 8.3
Khatian: 4943 decimal

Deed No: I-020308603/2025, Query No: 02038003169804/2025, Serial No: 0203008635/2025, Page: 236246 - 236268, Date of Registration: 24/11/2025, Date of Completion: 25/11/2025,

(Mr Sanjit Sardar)

A.D.S.R. Bardhaman

OFFICE OF THE A.D.S.R. Bardhaman

