

# **Prasanta Bandyopadhyay**

**Advocate, Durgapur Court**  
City Centre, Pin-713216

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## **NO ENCUMBRANCES CERTIFICATE & DETAILS REPORT ON TITLE**

### **Description of the Property:**

A piece and Parcel of Commercial Bastu Land measuring 11.55 decimal or 7 Katha comprising in Plot No- RS Plot no-256 & 300 corresponding in LR-409 & 420, under LR Khatian No-1616, Mouza-Haribazar, J.L.No-106, P.S-New Township, Dist: Paschim Bardhaman, West Bengal. which is **butted & bounded as follows**: North-16 ft wide Kancha Road, South-RS plot no-256 & 300. East-RS plot no-300, West- 27 ft wide kancha road.

### **Present Owner of the Property:**

**Mangal Chandi Developers** situated Adarsha Pally, Shyampur, P.O-Durgapur, P.S-Coke Oven, Dist.-Paschim Bardhaman, West Bengal.

### **Name & Nature of Documents Verified:**

1. Regd. Sale Deed being No-0899 of 2024.
2. Regd. Sale Deed being No-5686 of 2021.
3. Regd. Sale Deed being No-9992 of 2011
4. Land revenue Receipts In the name of Mangal Chandi Developers .
5. L.R. Parcha in The name of Mangal Chandi Developers vide LR Khatian no-1616.
6. Holding Tax receipts in the name of Mangal Chandi Developers.
7. Conversion Certificate being Case No-CN/2024/2311/1575 in the name of Mangal Chandi Developers.
8. Conversion Certificate being Case No-CN/2024/2311/1420 in the name of Mangal Chandi Developers.
9. Conversion Certificate being Case No-CN/2024/2311/1419 in the name of Mangal Chandi Developers.
10. No Objection Certificate duly issued by West Bengal Fire & Emergency Services being memo no- FSR/211862406300006803.
11. No Objection Certificate duly issued by West Bengal State Electricity Distribution Company Limited being memo no-AE/SM/BNCCC/2258.
12. Water Permission from Durgapur Municipal corporation being no-WS/1194. Dated-01.02.2025.
13. Asansol Durgapur development Authority NOC for change the classification of land being memo no- ADDA/DGP/2024/001646.
14. Building Sanctioned Plan Duly Approved by DMC.

### **My Report is as follows:-**

That the land originally belongs to **Prantosh Kumar Mitra** which he acquired by way of regd deed of sale being no-9992 of 2011 from previous owner and thereafter **Prantosh Kumar Mitra**.



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transferred an area of 11.55 Decimal by way of regd. deed of Sale being no- 5686 of 2021 in favour of Anamul Haque, Sk Ainul Haque & Sk Kabir Hosen and thereafter Anamul Haque, Sk Ainul Haque & Sk Kabir Hosen transferred an area of 11.55 Decimal by way of regd. deed of Sale being no-0899 of 2024 in favour of **Mangal Chandi Developers i.e., Present Owner** and the name of Present Owner i.e is duly recorded in LR Records of rights under khatian no-LR-1616 and Land revenue receipts paid upto 1432 BS , thereafter **Mangal Chandi Developers** has obtain **ADDA NOC** for above said land being memo no-ADDA/DGP/2024/001646, and later on **Mangal Chandi Developers** was Converted said land form **Baid** to **Commercial Bastu** being case no- **CN/2024/2311/1575, CN/2024/2311/1420 & CN/2024/2311/1419**, and also obtain **Water Clearance Certificate** from the office of **Durgapur Municipal Corporation** being Ref no- **WS/1994** dated **01.02.2025** & and also obtain **NOC** fro **Electric Connection** before **WBSEDCL** being memo no-**AE/SM/BNCCC/2258** dated **25.11.2024** and fire Obtain **Fire & Emergency Service NOC** from **West Bengal Fire & Emergency Services** being memo no **FSR/211862406300006803** and also Obtain **DMC Holding Tax** vide **Holding no-N/182** and paid upto **2024-2025**.

I have caused necessary searches for the Period **2013 to 2026** in the in the **ADSR Office** at **Durgapur** and all other relevant documents in respects of aforesaid property.

I hereby certify that the above mentioned landed property of **Mangal Chandi Developers** is free from all sorts of encumbrances, lien, charges, and attachments whatsoever and the said property is absolutely clear free and marketable which can't create any embargo for creation of equitable mortgage.

It is also hereby certified that abovementioned land is not affected by any restriction of **Urban Land Ceiling and Regulations Act, 1976** and the same is not under any claim of any **Govt Authority Or Local Municipality Or any other Govt. Authority or Local Authority** like other bodies, **SARFAESI Act** is enforceable if the borrower fails to repay the loan dues.

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 are original and not duplicate or fake.

The receipts for the relevant search enclosed herewith in original.

Advocate

