

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 : 12/03/2026

Report of the Properties Owned & possessed by **MR. BISWARUP SHIL [PAN – BBPPS6268D]** Son of Prafulla Chandra Shil.

SCHEDULE OF THE PROPERTY

All that piece and parcel of Baid land measuring an area **09 Decimal** comprising in **R.S. Plot No. 1503**, corresponding to **L.R. Plot No. 3920**, under **L.R. Khatian No. 13874 & 14043**, under Mouza-Bhiringi, J.L. No. - 119 situated at District - Paschim Bardhaman, Additional District Sub - Registrar Office & Sub - Division - Durgapur, P.S. - Durgapur, Pin Code – 713213, within the limit of Durgapur Municipal Corporation area, Classification of land is Baid and proposed use for Residential Housing Complex.

BUTTED & BOUNDED BY:-

North : 16 Feet Wide Road;
South : By Land of Sadhan Pandit
East : By Land
West : By Land of Gokul Pal.

Place – Durgapur

Date- 12/03/2026

Signature of the Advocate


SWAPAN KUMAR DUTTA
Advocate
Durgapur Court

::LIST OF DOCUMENTS VERIFIED ::

1. Regd. Development Agreement being Deed No. 13144 for the year 2022, registered at ADSR Durgapur, between **MR. BISWARUP SHIL** (Land Owner) **M/S MASSIVE DEVELOPERS PRIVATE LIMITED** represented by its Partners namely **SRI SATYAJIT MUKHERJEE** (Developer), Developed area of **09 Decimal** comprising in **R.S. Plot No. 1503**, corresponding to **L.R. Plot No. 3920**, dated- 23.12.2022.


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2. Regd. Development Power of Attorney, vide Deed No. I-0222 for the year 2023, registered at ADSR Durgapur, **MR. BISWARUP SHIL** (Land Owner) **M/S MASSIVE DEVELOPERS PRIVATE LIMITED** represented by its Partners namely **SRI SATYAJIT MUKHERJEE** (Developer), Developed area of **09 Decimal** comprising in **R.S. Plot No. 1503**, corresponding to **L.R. Plot No. 3920**, dated- 16.01.2023.
 3. Regd. Sale Deed being No. I-4142 for the year 1979, registered at Sub Register Raniganj at Durgapur in favour of Smt. Malati Shil, wife of Prafulla Chandra Shil, purchased area of 5.25 Decimal under Plot No. 1503, dated-25.07.1979.
 4. Regd. Sale Deed being No. I-4143 for the year 1979, registered at A.D.S.R. Durgapur in favour of Biswarup Shil, son of Prafulla Chandra Shil, purchased area of 5 Decimal under Plot No. 1503, dated-25.07.1979.
 5. Regd. Sale Deed being No. I-8880 for the year 2014, registered at Sub Register Raniganj at Durgapur in favour of Biswarup Shil, son of Prafulla Chandra Shil, purchased area of 3.30 Decimal under Plot No. 1503, dated-27.11.2014.
 6. L.R. Parcha of Biswarup Shil, being Khatian No. 13874 & 14043, Classification of Land-Bastu,
 7. Land revenue receipt of Biswarup Shil.
 8. Land Use NOC from ADDA in favour Biswarup Shil, vide Memo No. ADDA/DGP/DP/2023/0751, dated- 24.04.2023.
 9. NOC for Fire Safety in favour of Biswarup Shil, issued by West Bengal Fire & Emergency Services, dated- 05.02.2025.
 10. Sanction Building Plan in favour of Biswarup Shil, 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, firstly the schedule below mentioned land, measuring an area 5.25 Decimal, Under Mouza- Bhiringi, J.L. No. – 119, was originally belong to Smt. Malati Shil, wife of Prafulla Chandra Shil, who received the said land by way of Regd. Deed of Sale, vide Regd. Sale Deed No. I-4142 for the Year 1979, registered at Sub-Register Office Raniganj at Durgapur from (i) Sri Apurba Mukherjee, (ii) Smt. Manimala Mukherjee, represented by their Power of Attorney Holder namely Sri Achut Kumar Mukherjee and (iii)

Smt. Nandarani Mukherjee, (iv) Smt. Archana Roy, represented by their Power of Attorney Holder namely Sri Gopal Chandra Mukherjee.

Thereafter during her peaceful possession of the said land, she gifted land measuring an area 02 Katha or 3.30 Decimal, Under Mouza- Bhiringi, J.L. No. – 119, Plot No. 1503, in favour of her son namely Biswarup Shil, i.e. the above named land owner, by way of Regd. Deed of Gift, vide Regd. Gift Deed No. I-8880 for the Year 2014, on dated 27.11.2014, registered at A.D.S.R. Durgapur and after that he mutated his name in separate L.R. record of rights, vide L.R. Khatian No. 13874.

AND, on the other hand, the above named landowner namely Biswarup Shil also purchased a land measuring an area 05 Decimal, Under Mouza- Bhiringi, J.L. No. – 119, Plot No. 1503, from from (i) Sri Apurba Mukherjee, (ii) Smt. Manimala Mukherjee, represented by their Power of Attorney Holder namely Sri Achut Kumar Mukherjee and (iii) Smt. Nandarani Mukherjee, (iv) Smt. Archana Roy, represented by their Power of Attorney Holder namely Sri Gopal Chandra Mukherjee, by way of Regd. Deed of Sale, vide Regd. Sale Deed No. I-4143 for the Year 1979, registered at Sub-Register Office Raniganj at Durgapur, on dated 25.07.1979 after that he mutated his name in separate L.R. record of rights, vide L.R. Khatian No. 14043.

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 owners a Registered Deed of Development Agreement was registered on 27.12.2022 in the Additional District Sub-Registrar at Durgapur, and recorded in Book No. I, Volume No.2306 – 2022, Pages from 286405 to 286449 being Deed No. 13144 for the year 2022 with the present Developer **M/S MASSIVE DEVELOPERS PRIVATE LIMITED** for Developing the aforesaid plot of land, under some terms and conditions morefully described in the said Development Agreement.

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THEREAFTER The said Land Owner executed registered Deed of Power of Attorney on 18.01.2023 which was registered, in the of office of Additional District Sub Registrar at Durgapur, and recorded in Book No. I, Volume No. 2306-2023, Deed No. I-0222 for the year 2023 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 **MR. BISWARUP SHIL [PAN – BBPPS6268D]** Son of Prafulla Chandra Shil 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 12.03.2026 no further Deed was executed by the above-named Landowner till date in respect of this property.

I certify that “**MR. BISWARUP SHIL [PAN – BBPPS6268D]** Son of Prafulla Chandra Shil “ shall have the clear, absolute and marketable title over the property mentioned in the schedule above.

Thanking You,

Warm Regards,


SWAPAN KUMAR DUTTA
Advocate
Durgapur Court