

**Sayantana Ghosh**

Advocate  
BOLPUR COURT  
Notary Public (Govt. of W.B)

Residence & Chamber

Bolpur, Bhubandanga  
Mobile- 9232471302

Ref. no .....

date 19.01.26

**NON ENCUMBRANCE CERTIFICATE NAME OF THE PRESENT LAND  
OWNER OF THE SCHEDULE MENTIONED PROPERTY:**

1. **MRS. ADITI SINHA** wife of Late Ajoy Kumar Sinha by Occupation- Housewife, by Nationality - Indian, by Faith - Hindu,
  2. **MR. ARKADITYA SINHA** son of Late Ajoy Kumar Sinha by Occupation- Service, by Nationality - Indian, by Faith - Hindu,
  3. **MISS. ADRIJA SINHA** daughter of Late Ajoy Kumar Sinha by Occupation- Student, by Nationality - Indian, by Faith - Hindu,
- All are residing at Flat no 047, Rail Vihar, 480 Madurdaha, Anandapur, E.K.T, P.O - Anandapur, P.S- Kasba at present Anandapur, District - South 24 Parganas, Kolkata - 700107, herein referred to as "LAND OWNER".

**NAME OF THE DEVELOPER OF THE SCHEDULE MENTIONED PROPERTY:**

**S.B CONSTRUCTION** a sole proprietorship firm having its registered office at Holding Premises no - 68/14/1/4/F3C Flat no 3C, 3<sup>rd</sup> floor, Block 3, Saondhara Apartment, Bolpur Rabindra Bithi By-pass P.O & P.S - Bolpur, District - Birbhum, Pin 731204 represented by its sole proprietor **MR. INDRAJIT BHASKAR PAN** BHFPB8465D, Aadhaar 9234 5731 3394, son of Sri Nripendra Nath Bhaskar by Occupation- Business, by Nationality - Indian, by Faith - Hindu, residing at Murarai College Road, P.O & P.S - Murarai, District - Birbhum Pin - 731219, at present residing at Flat no 3C, 3<sup>rd</sup> floor, Block 3, Saondhara Apartment, Bolpur Rabindra Bithi By-pass P.O & P.S - Bolpur, District - Birbhum, Pin 731204, herein referred to as "DEVELOPER".

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(2)

NON-ENCUMBRANCE CERTIFICATE & DETAILED REPORT ON TITLE  
SCHEDULE

District Birbhum, P.S Bolpur, J.L no 98, Mouza - Kalikapur, R.S Khatian no 45, previous L.R Khatian - 102, 1058 and 3715, R.S & L.R Plot no 233, Classification - Viti, Total area of the Plot 19 decimal out of which

NAME OF THE LAND OWNER	L.R KHATIAN	SHARE	AREA
ADITI SINHA	3714	0.5049	09.59 DECIMAL
ARKADITYA SINHA	5165	0.1263	02.40 DECIMAL
ADRIJA SINHA	5166	0.1262	02.39 DECIMAL
TOTAL			14.38 DECIMAL OR 6264 SQ. FT OR 08 COTTAHS 14 GONDAS

Holding being no AL21BOL036351 of Ward no 12 of Bolpur Municipality, which is butted and bounded

On The North By : Rest portion of Plot no 233  
On The South By : Municipal Road  
On The East By : Municipal Road  
On The West By : R.S & L.R Plot no 234

OBSERVATION:

I, Sayantan Ghosh conducted a Title search report regarding the schedule mentioned property from 2008 to 2026. I have caused necessary searches in the Office of A.D.S.R. Bolpur, D.S.R. Birbhum at Suri, & A.R.A. Kolkata, I have not found any adverse entry in respect of aforesaid land / property.

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(3)

**Document Perused and Scrutinized:**

1. Development Agreement, being no. 1698 for the year 2024, registered at A.D.S.R. Bolpur, recorded in Book No. I, Volume No. - 0303-2024, Pages from 31517 to 31551.
2. Development Power of Attorney, being no. 1891 for the year 2024, registered at A.D.S.R. Bolpur, recorded in Book No. I, Volume No. - 0303 - 2024, Pages from 35213 to 35233.
3. Purchased deed being deed no 1864 for the year 2011, registered at A.D.S.R. Bolpur, recorded in Book No. I, CD Volume No. - 6, Pages from 1517 to 1530
4. Legal heirs certificate of Ajoy Kumar Sinha issued by Prodhan, Beniagram Gram Panchayat, Farakka, Murshidabad.
5. L.R.R.O.R being Khatian no 3714, 5165 & 5166.
6. B.L. & L.R.O tax receipt.
7. Tax receipt upto 2025-2026 dated 02.06.2025 issued by Bolpur Municipality.
8. Sanction Plan vide No. BM/BP/030/23/24, dated 18.01.2024 sanctioned by Bolpur Municipality.

Date:

Place: Bolpur

  
Signature of the Advocate  
( SAYANTAN GHOSH )  
[Advocate]

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19.01.26 .