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RESIDENCE

Vill & P.O- Khelna, P.S- Sabang,

Dist- Paschim Medinipur.

Mob-9734992030.

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Ref.

Date- 27.08.2025.

Non Encumbrance Certificate of Title in Respect of Immovable Properties

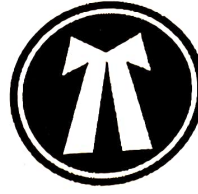
I.	Name of the Land Owners.	: 1. SMT. RAMA CHAKRABORTY w/o Late Chanchal Kumar Chakraborty, AND 2. SRI DIPAYAN CHAKRABORTY , S/o Late Chanchal Kumar Chakraborty.	
II.	Name of the Developer	“ ASTHA INTERNATIONAL ” PAN- ACDFA5936G, Represented by Partners- 1. SMT. PURNIMA PRASAD , W/o W/o Lal Kishore Prasad, 2. SMT. NISHA SAH , W/o w/o Sri Prem Shankar Kumar, 3. SRI DIPAYAN CHAKRABORTY , s/o Late Chanchal Kumar Chakraborty, AND 4. SMT. SONALI CHAKRABORTY , w/o- Sri Dipayan Chakraborty,	
III.	Particulars of the documents scrutinized-serially and chronologically.		
	Sl.	Date.	Name/ Nature of the Document.
	1.	22.06.2012,	Registered sale deed no.04577/2012 in favour of Chanchal Kumar Chakraborty
	2.	14.08.2012	Registered deed of Sale being no.7000/2012 in favour of Chanchal Chakraborty.
	3.	05.03.2014	Registered deed of sale being no.1322/2014 Chanchal Kumar Chakraborty.
	4.	05.03.2014,	Registered deed of sale being no.01321/2014 in favour of Rama Chakraborty.
	5.	10.06.2020,	L.R. Khatain no.183 of Mouza- Dhekia in the name of Chanchal Chakraborty,
	6.	18.11.2020,	L.R. Khatain no.1932 of Mouza- Dhekia in the name of Chanchal Chakraborty,
	7.	04.04.2024,	Death Certificate of Chanchal Kr. Chakraborty
	8.	12.04.2024,	Affidavit no.1636/03 from Judicial Magistrate Kharagpur, showing legal heirs of Chanchal Kumar Chakraborty.
	9.	25.04.2024,	Legal heir certificate no.KGP/14/76 of deceased Chanchal Kr. Chakraborty.
	10.	04.10.2024,	L.R. Khatain no.2397 of Mouza- Dhekia in the name of Rama Chakraborty.
	11.	04.12.2020	L.R. Khatain no.1945 of Mouza- Dhekia in the name of Rama Chakraborty.
	12.	13.10.2025,	L.R. Khatain no.2423 of Mouza- Dhekia in the name of Rama Chakraborty.
	13.	13.10.2023,	Conversion Certificate no.CN/2023/1009/1172 of Chanchal Kumar Chakraborty,
	14.	19.02.2024,	Conversion Certificate no.CN/2023/1009/1179 of Chanchal Kumar Chakrab6orty,
	15.	13.10.2023,	Conversion Certificate no.CN/2023/1009/1174 of Rama Chakraborty.

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16.	04.10.2024,	L.R. Khatain no.2398 of Mouza- Dhekia in the name of Dipyan Chakraborty,
17.	13.10.2025,	L.R. Khatain no.2424 of Mouza- Dhekia in the name of Dipyan Chakraborty,
18.	08.09.2024,	MKDA no.2843/ MKDA/ 2023 of Rama Chakraborty & Chanchal Chakraborty,
19.	19.06.2025,	Sanctioned building Plan for G+3 Storied,
20.	19.06.2025,	Building Permit no.SWS-OBPAS/1603/2025/0140 under Holding no.424/52 in Ward no.10
21.	13.07.2025,	Electricity Quotation.
22.	17.08.2023,	Affidavit no.12418, for Chanchal Kumar Chakraborty and Chanchal Chakraborty same person.
23.	31.08.2023,	Regd. Partnership deed being no.IV-101000042/ 2023 of "ASTHA INTERNATIONAL".
24.	08.08.2025,	Regd. Development Agreement being no.I-101006784/2025 executed by Land Owners and the Developer
25.	08.08.2025,	Development Power of Attorney after registration of Development Agreement being no.I-101006789/2025 executed by Land Owners in favour of Developer.
26.	28.07.2025,	Trade License, valid up to 28.07.2026.
27.	22.08.2025,	Khatian and Plot information report.
28.	22.08.2025,	Court & registry office searches report (13 years).

CHAIN OF TITLE

That the Land Owners being the Owners of landed properties measuring 59.58 decimal equal to 0.5958 acre (the split up the land:- measuring an area 0.0310 acre in R.S. Plot no.607 comprising to L.R. Plot no.315, measuring an area 0.1814 acre in R.S. Plot no.608 comprising to L.R. Plot no.748, measuring an area 0.0799 acre in R.S. Plot no.605/766 comprising to L.R. Plot no.313, measuring an area 0.3035 acre in R.S. Plot no.590 comprising to L.R. Plot no.749) lying and situated within Mouza- Dhekia, J.L. No.135, Kharagpur Municipal ward no.10- Holding no.424/52- Assessee no.2309704397507, more specifically described in "SCHEDULE- A & B" below hereinafter referred as 'Said Property'.

AND WHEREAS during lifetime the 'Said Property' specifically described in "Schedule-A" below, purchased by one Chanchal Chakraborty s/o Late Bahbesh Chandra Chakraborty in-

- One Registered sale deed no.04577/2012 dt.22.06.2012 (ADSRO- Kharagpur) total measuring 0.1448 acre in R.S. Plot no.605/766, 606, 607 & 608, corresponding to L.R. Plot no.313, 314, 315 & 748,
- One Registered deed of Sale being no.7000/2012 dt.14.08.2012 (DSR-I- Midnapore) total measuring 0.1726 acre in R.S. Plot no.606, 607 & 608, corresponding to L.R. Plot no.314, 315 & 748, and


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- (iii) One Registered deed of sale being no.1322/2014 dt.05.03.2014 (ADSRO- Kharagpur) total measuring 0.18 acre in R.S. Plot no.590, corresponding to L.R. Plot no.749.

AND on 05.03.2024 the land Owner no.1 herein purchased total measuring 0.13 acre in R.S. Plot no.590 & 604, corresponding to L.R. Plot no.749 & 750 of Mouza- Dhekia by virtue of a registered deed of sale being no.01321/2014 before ADSRO- Kharagpur, referred to and fully described in "**Schedule-B**" property hereunder written.

AND WHEREAS during lifetime said Chanchal Kumar Chakraborty and said Rama Chakraborty obtained necessary permission for the purpose of change of land from Agriculture to Residential Apartment development of "Schedule-A & B" here under written from Midnapore- Kharagpur Development Authority on 08.09.2023 vide memo no.2843/ MKDA/2023 for Land use compatibility Certificate u/s 46 of the West Bengal Town & County (Planning & Development) Act.

And whereas during lifetime said Chanchal Chakraborty converted measuring 0.18 acre in L.R. Plot no.749 into commercial Bastu land vide case no.CN/2023/1009/1172, and measuring 0.08 acre in Plot no.313 into commercial Bastu land vide case no.CN/2023/1009/1179. And said Smt. Rama Chakraborty converted measuring 0.12 acre into Commercial Bastu land vide case no.CN/2023/1009/1174.

AND WHEREAS during lifetime said Chanchal Kumar Chakraborty mutated and recorded such properties under L.R. Khatain no.183 & 1932. And during enjoyment of possession of such properties said Chanchal Kumar Chakraborty died leaving behind his wife- Smt. Rama Chakraborty i.e. the Owner no.1 and only son- Sri Dipayan Chakraborty i.e. the Owner no.2 herein above written as sole body of legal heirs, and they have inherited such properties left by their said ancient deceased Chanchal Kumar Chakraborty under Hindu Succession Act 1956, succession Certificate issued by Authority vide no.KGP/14/76 dt.25.04.2024.

AND WHEREAS said Owner no.1 Smt. Rama Chakraborty mutated and recorded her name under L.R. Khatain no.2397, 2423 & 1945 by way of purchase and by way of inheritance, AND Said Owner no.2 Sri Dipyan Chakraborty mutated and recorded his name under L.R. Khatain no.2398 & 2424 by way of inheritance in respect of such properties under the provision of W.B.L.R. Act, which more specifically described in "SCHEDULE- A & B" here under written called as "Said Properties" being the subject matter of the instant Report.

AND WHEREAS the land owners have mutated their names under Kharagpur Municipality office, and Holding no.424/52 in ward no.10 which Assessee no.2309704397507 being duly allotted in their names in accordance with Municipal Act.

NOW the Landowners having good, valid, right- title and interest and in possessing over the schedule properties. They have mutated their names in the office of the local land revenue authority and recorded their names under present settlement, and have been enjoyed such properties by paying Government Rent and municipal tax till day in respect of their landed properties and holding thereof.


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That said present land owners already obtained Land Use Compatibility Certificate under the West Bengal Town & Country (Planning & Development) Act, 1979 being Midnapore- Kharagpur Development Authority, and accordingly the Executive Officer, Midnapore- Kharagpur Development Authority, and Additional District Magistrate, Paschim Medinipur under Memo no.2843/MKDA/2023 dt.08.09.2023 accorded necessary approval in the matter of the use of the said below "Scheduled -A & B" Properties for "Parcel of land under reference is residential as per Land Use map & Register" and a provisional assessment was made, and accordingly the Owners paid the fees towards the same being the Development Charges and further in exercise of his right, title, interest and possession she submitted a Building Plan for the construction of a Basement + Ground + upper floors Building as permitted by authorities on "Scheduled -A & B" properties.

And present land owners further submitted a new Building Plan for approval the construction of Ground + 3 Storied Building comprising of Ground and upper Three Floors, containing some residential flats, Garages, Car/ bike Parking space etc. has been sanctioned by the competent authority. And on 19.06.2025, the competent authority pleased to allowed and sanctioned such Plan for construction two numbers of building as Block-I & II within the complex namely "BHABESH RESIDENCY" through Building Permit no.SWS-OBPAS/1603/2025/0140 under Holding no.424/52 in Ward no.10 thereof.

That "ASTHA INTERNATIONAL" PAN- ACDF5936G, a partnership firm run and managed by its partners, Registered through a registered Deed of Partnership being no.IV-101000042/2023 dt.31.08.2023 registered before ADSRO- Kharagpur, having its registered address at- Balaji Mandir Pally, Malancha Road, P.O- Nimpura, P.S- Kharagpur (Town), Dist- Paschim Medinipur, PIN- 721304, represented by its partners- Smt. Purnima Prasad, Smt. Nisha Sah, Sri Dipayan Chakraborty, and Smt. Sonali Chakraborty, being a skilled Developer for Civil Construction and land development etc.

That on 08.08.2025, said Smt. Rama Chakraborty and Sri Dipayan Chakraborty as land owners and said partners of "Asth International" have mutually agreed and executed a Registered Development Agreement being no.I-101006784/2025 for development the landed properties of the Land owners by constructing two numbers of multi-storeyed building Block-I & II consisting of some residential Flats, Garages, Car/ Bike parking space etc. to sell to the General public with some terms and conditions as mentioned therein. And in that regard said land Owners have further executed a Development Power of Attorney after registration of Development Agreement being no.I-101006789/2025 in favour of partners of Astha International with saleable rights of Developer's allocated portion as specified in said Development Agreement to General public and other terms and conditions mentioned in both such indentures.

In my opinion, the Schedule Properties as mentioned/ described in "Schedule A & B" hereunder written is Valuable, Marketable, and non encumbered with any acquisition, requisition, attachment, lien, charge, mortgage i.e. free from all encumbrances.

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CERTIFICATE OF TITLE

1. I have examined the Original Title Deed bearing **no.I- 04577/2012, 7000/2012, 1322/2014 & 01321/2014**, that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest, and I further certify that:
2. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal Office, Land Acquisition Office, I do not find anything adverse.
3. There are prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2012 to 2025 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The properties free from all encumbrances.
4. That there no Minor/(s) and his/ their interest in the properties is involve.
5. I certify that **Smt. Rama Chakraborty & Sri Dipyan Chakraborty** have an absolute, clear and Marketable title over the Schedule properties.
6. There are no legal impediments for any construction under any applicable Law/ Rules in force.
7. That the schedule property is not related with section 14T & 14U of WBLR Act.
8. That the property is not located in prohibited/ regulates area as per "Ancient Monuments and Archaeological sites and Remains Act, 1958 as per master plan or Urban Plan etc. of the town.
9. That the property not belongs to any trust or is subject to the rights of any trust.
10. That the property is not subject to involved any wakf rights/ belongs to church/ temple or any religious/ other institutions.
11. That the property is not affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.).

SCHEDULE OF THE PROPERTY/ IES

SCHEDULE-A

REFERRED TO RAMA CHAKRABORTY AND DIPYAN CHAKRABORTY (inherited from Chanchal Chakraborty).

Within the District of Paschim Medinipur, P.S- Kharagpur Town, ADSRO- Kharagpur, Kharagpur Municipal ward no.10- Holding no.424/52- Assessee no.2309704397507, Mouza- Dhekia, J.L. No.135, R.S. Khatian no.47, 45 & 82, previous L.R. Khatian no.183 & 1932 (name of Chanchal Chakraborty), presently recorded under L.R. Khatian no.2423, 2397 (Rama Chakraborty) & Kh. No.2424 (Dipyan Chakraborty).

R.S. Plot no.607, L.R. Plot no.315 measuring 0.0310 acre of Bastu land,

R.S. Plot no.608, L.R. Plot no.748 measuring 0.1814 acre of Bastu land,

R.S. Plot no.605/766, L.R. Plot no.313 measuring 0.0799 acre of Commercial Bastu land,

R.S. Plot no.590, L.R. Plot no.749 measuring 0.1800 acre.

Total area 0.4723 acre of Bastu/ Commercial Bastu land.

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SCHEDULE-B

REFERRED TO RAMA CHAKRABORTY

Within the District of Paschim Medinipur, P.S- Kharagpur Town, ADSRO- Kharagpur, Kharagpur Municipal ward no.10- Holding no.424/52- Assessee no.2309704397507, Mouza- Dhekia, J.L. No.135, R.S. Khatian no.82, presently recorded under L.R. Khatian no.1945.

R.S. Plot no.590, L.R. Plot no.749 measuring 0.1235 acre

Total area 0.1235 acre of Commercial Bastu land.

Total area of "Schedule- A & B"= 0.5958 acre or 59.58 decimal of Bastu & Commercial Bastu land.

BUTTED AND BOUNDED BY "SCHEDULE- A & B"-

North side: R.S. Plot no.590, 604 & 765,

South Side: 08 ft. wide Municipal Road & R.S. Plot no.607.

East Side: 11 ft. wide Municipal Road,

West Side: R.S. Plot no.605/766,

Place:- Midnapore,
Date:-27.08.2025.


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Signature of the advocate.