

Prasanta Bandyopadhyay

Mob No: 8436913332

Advocate, Durgapur Court

WA No : 9476229899

City Centre, Pin-713216

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Non-Encumbrances Certificate & Detailed Report On Title

Report on Title

Ref: ALL THAT piece and parcel of Commercial BASTU Land measuring area of 3.74 Katha or 6.171 decimal comprising in Plot No-RS-43/67, Plot No-LR-272, under RS Khatian no-88 LR Khatian No-1911,1912,1913 under Mouza-Tetikhola, J.L No-111, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal within Jemua Gram Panchayat which is butted and bounded as follows: West: 30 ft wide Kaliganj Village Road. South: 12 ft wide Kacha Road. North: 12 ft wide Kacha Road. East: Land of A K Sinha.

1/ NAME AND ADDRESS OF THE TITLE HOLDER / INTENDING PURCHASER

:-

[1] Mr. SABYASACHI CHATTERJEE [Pan No-AGXPC7912L] Aadhaar No-310448337982

son of Late Sridhar Chatterjee.

[2] Mrs. SANDHYA CHATTERJEE [Pan No-AYDPC3545P][Aadhaar No-511408337543] wife of Late Sridha Chatterjee

[3] Mrs. SREEPARNA CHATTERJEE [Pan No-AUEPC6200C][Aadhaar No-442888364049] wife of Mr. Sabyasachi Chatterjee all are by faith-Hindu, by nationality-Indian, by Occupation-Business residing at Vill+P.O-Bamunara, Pin-713212, P.S-Kanksa, District-Paschim Bardhaman, West Bengal.

Developer : SHUBHO LAXMI DEVELOPERS | Pan No-AEMFS1359A] being a Partnership Firm, having its registered office at Vill+P.O-Arraha, P.S-Kanksa, Dist-Paschim Barddhaman, West Bengal, Pin-713212

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Particulars of the documents scrutinized-serially and chronologically:

1. Regd. Sale deed vide no-4502 of 1997 in the name of Chitta Ranjan Banerjee, Tamali Banerjee, Deepti Banerjee.
2. Regd. Sale deed vide no-26 of 2017 in the name of **Mr. Sabyasachi Chatterjee, Mrs. Sandhya Chatterjee & Mrs. Sreeparna Chatterjee.**
3. **Regd. Development agreement vide no-1492 of 2022.**
4. **Regd. Development Power of Attorney vide no-3018 of 2022.**
5. LR Parcha in the name of **Mr. Sabyasachi Chatterjee.**
6. LR Parcha in the name of **Mrs. Sandhya Chatterjee.**
7. LR Parcha in the name of **Mrs. Sreeparna Chatterjee.**
8. **ADDA NOC vide Memo no- ADDA/DGP/2025/002597** in the name of **Mr. Sabyasachi Chatterjee, Mrs. Sandhya Chatterjee & Mrs. Sreeparna Chatterjee.**
9. **Conversion Certificate** in the name of **Mr. Sabyasachi Chatterjee.**
10. **Conversion Certificate** in the name of **Mrs. Sandhya Chatterjee.**
11. **Conversion Certificate** in the name of **Mrs. Sreeparna Chatterjee.**
12. Fire Noc.
13. Paschim Bardhamn Zilla Parishad NOC for G+VI.
14. Structural Approval from Jadavpur University.
15. Surveyor Sketch Map.
16. Order of Jemua Gram Panchayet.
17. Building Sanctioned plan duly approved by Jemua Gram Panchayet.

My report is as follows.

[NOTE FOR THE ADVOCATE (Not to be typed)]

During my search from the period from **1997 to 2026,**

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AND WHEREAS the schedule below Land originally belongs to Chitta Ranjan Banerjee, Tamali Banerjee, Deepti Banerjee, which they acquired by way of regd deed of sale being no-4502 of 1997 and thereafter Chitta Ranjan Banerjee, Tamali Banerjee, Deepti Banerjee transferred an area of 3.74 Katha or 6.171 decimal by way of regd deed of sale being no-02060026 of 2017 in favour of the present landowner i.e. **Mr. Sabyasachi Chatterjee, Mrs. Sandhya Chatterjee & Mrs. Sreeparna Chatterjee** duly registered before ADSR office at Durgapur and name of the present landowner i.e. **Mr. Sabyasachi Chatterjee, Mrs. Sandhya Chatterjee & Mrs. Sreeparna Chatterjee** duly recorded in LR records of rights under Khatian no-LR-1911,1912,1913 in connection with Plot no-LR-272 and from the date of purchase they are owning, possessing and seizing the schedule below land without any encumbrances. And thereafter the land owners desire to develop multistoried building for which the landowner have entered into **Regd. Development agreement vide no-1492 of 2022 and also execute Regd. Development Power of Attorney vide no-3018 of 2022 in favour of Subho Laxmi Developers. And thereafter the present land owner have obtain ADDA NOC vide Memo no- ADDA/DGP/2025/002597 in the name of Mr. Sabyasachi Chatterjee, Mrs. Sandhya Chatterjee & Mrs. Sreeparna Chatterjee. And also obtain Conversion Certificate in the name of Mr. Sabyasachi Chatterjee, Mrs. Sandhya Chatterjee & Mrs. Sreeparna Chatterjee. And also obtain Fire Noc. And obtain Paschim Bardhamn Zilla Parishad NOC for G+VI. And obtain Structural Approval from Jadavpur University. And also obtain Order of Jemua Gram Panchayet. And obtain Building Sanctioned plan duly approved by Jemua Gram Panchayet.**

I have made a before ADSR Durgapur from 2013 to 2026 and from the records of Civil Judge Sr. Div court on and for 13 Years and of the said property and found that the said property is free from encumbrance charges, lines and is title good marketable.

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That the said property is not only free from all encumbrances but also free from charges, liens, lispendences, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title.

It is also hereby certified that the above mentioned land is not affected by any restriction of Urban Land (Ceiling & Regulation) Act, 1976 and the same is not under any claim of ADDA and it is Fit for equitable mortgage.

The receipts for the relevant searches are enclosed hereto.

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 is fare, original and not duplicate or fake.

Yours Faithfully



Prasanta Bandyopadhyay

Advocate

En No-733 of 2011.