

Bikash Chandra Roy

(Advocate)
Purba Bardhaman District Judges Court

Professional Address :-
Burdwan Bar Association
Dist. Purba Bardhaman-713101
Contact - 7477358936

Ref.

Date 06.04.26

TO WHOM IT MAY CONCERN

:NON-ENCUMBRANCE SEARCH REPORT ON TITLE:

Mr. Sakti Pada Dhar, S/O Late Ramendra Kumar Dhar being the Director of the NST Housing Development Pvt. Ltd., a company registered under the Companies' Act has submitted the documents mentioned in this report seeking for a report relating to encumbrance/non-encumbrance of the scheduled mentioned land below. It appears from the title deed being no. - 00969 of 2015 dated - 31/03/2015 that:-

One Mrityunjay Dutta, Soumen Dutta, Sameer Singha Dutta, Amar Singha Dutta, Amitava Dutta, Soumava Dutta, Annapurna Dutta and Mahadebi Dutta being the absolute owners purchased the subject property from Amalendu Kangsa Banik and the other four partners of the Partnership Firm being Eastern Boards of Burdwan by virtue of a Sale Deed No. - 6894 of 1988 executed and registered on October 14, 1988 at Burdwan A.D.S.R. office.

While they were in possession over the subject property, Monoranjan Mondal, the then Managing Director and Anita Mondal, the Director of the M.A. Construction & Trading Co. Pvt. Ltd. purchased the subject property by virtue of two separate Sale Deeds being Nos. - 3016 and 3017 executed and registered on September 5, 1997 at Burdwan A.D.S.R. Sub-Registry office and became the sole and absolute owner and possessor and thereafter resigned from the Board of Directors on December 29, 2003 and appointed Kartick Mondal as the Managing Director and hold the said post since then.

Bikash Chandra Roy

(Advocate)

Purba Bardhaman District Judges Court

Professional Address :-

Burdwan Bar Association

Dist. Purba Bardhaman-713101

Contact - 7477358936

Ref.

Date 06.04.26

The said Kartick Mondal as a Managing Director of the M.A. Construction & Trading Co. Pvt. Ltd. made a declaration to sell the subject property.

Sheikh Abdul Sabir as a proprietor of Krishi Bikash had expressed his desire of purchasing the subject property upon the said declaration made by the said Kartick Mondal, the then Managing Director of the M.A. Construction & Trading Co. Pvt. Ltd.

The price of the subject property was fixed at Rs. 43,75,000/- (Rupees forty three lac seventy five thousand) only and the said Kartick Mondal agreed to sell the subject property to Sheikh Abdul Sabir.

Said Kartick Mondal, the then Managing Director of the M.A. Construction & Trading Co. Pvt. Ltd. having received the entire consideration money of Rs. 43,75,000/- (Rupees forty three lac seventy five thousand) only from Sheikh Abdul Sabir as a proprietor of Krishi Bikash by Cheque No. - 510102 dated - February 14, 2000 drawn on ICICI Bank Ltd., Burdwan Branch, executed and registered the Sale Deed in favour of Sheikh Abdul Sabir as a proprietor of Krishi Bikash before the Burdwan A.D.S.R. being Sale Deed No. - 6031 for the year 2006.

Said Sheikh Abdul Sabir had obtained various credit facilities from ICICI Bank Ltd. and having failed and/or neglected to repay the same, the ICICI Bank Ltd. had instituted various proceedings before the Learned Kolkata Debts Recovery Tribunal - I.

Bikash Chandra Roy

(Advocate)

Purba Bardhaman District Judges Court

Professional Address :-

Burdwan Bar Association

Dist. Purba Bardhaman-713101

Contact - 7477358936

Ref.

Date 06.04.26

In one of the said proceedings instituted by ICICI Bank Ltd. being O.A. No. - 94 of 2012 pursuant to the judgment delivered by the Learned Presiding Officer, Kolkata Debts Recovery Tribunal - I, a certificate was issued and the recovery proceeding being R.P. No. - 23 of 2012 was initiated for recovery of the dues of the ICICI Bank Ltd.

In execution of the said certificate and during the said recovery proceeding, the subject property was attached on an application filed by the ICICI Bank Ltd. and was sold in a public auction upon advertisement in the newspapers by the Learned Recovery Officer, Kolkata.

The NST Housing Development Pvt. Ltd. being the purchaser herein was declared as the highest bidder for a sum of Rs. 2,40,00,000/- (Rupees two crore forty lac) only on September 26, 2014 in the said public auction held by the Learned Recovery Officer, Kolkata Debts Recovery Tribunal - I.

Said Sheikh Abdul Sabir being the certificate debtor in the said R.P. No. - 23 of 2012 preferred an appeal being Appeal No. - 3 of 2014 before the Learned Presiding Officer, Kolkata Debts Recovery Tribunal - I against the said order dated - September 26, 2014 passed by the said Learned Recovery Officer, Kolkata Debts Tribunal - I. The said appeal was however, was dismissed by an order dated - November 28, 2014 passed by the Learned Presiding Officer, Kolkata Debts Recovery Tribunal - I.

The purchaser had deposited the entire sale consideration of Rs. 2,40,00,000/- (Rupees two crore forty lac) only along with the poundage fee

Bikash Chandra Roy

(Advocate)

Purba Bardhaman District Judges Court

Professional Address :-

Burdwan Bar Association

Dist. Purba Bardhaman-713101

Contact - 7477358936

Ref.

Date 06.04.26

of Rs. 2,40,200/- (Rupees two lac forty thousand and two hundred) only with the Learned Kolkata Debts Recovery Tribunal - I.

Pursuant to the order no. - 38 dated - December 3, 2014 passed by the Learned Recovery Officer, Kolkata Debts Recovery Tribunal - I the order of confirmation and certificate of sale of the subject property were issued in favour of the purchaser.

Pursuant to the order dated - December 8, 2014 passed by the Learned Recovery Officer, Kolkata Debts Recovery Tribunal - I the purchaser had received the physical possession of the subject property from the Learned Receiver being the Vendor on December 13, 2014.

Pursuant to the order dated - December 8, 2014 passed by the Learned Recovery Officer, Kolkata Debts Recovery Tribunal - I, the copy of the said Order of Confirmation and Certificate of sale of the subject property were forwarded to the Additional District Sub-Registrar, Burdwan by the Learned Recovery Officer, Kolkata Debts Recovery Tribunal - I under his covering letter dated - March 18, 2015.

Receiver being appointed by the Learned Recovery Officer, Kolkata Debts Recovery Tribunal - I pursuant to the order dated - December 18, 2013 passed by the Learned Recovery Officer, Kolkata Debts Recovery Tribunal - I and competent and/or sufficiently entitled to convey and transfer the subject property, which is morefully and particularly described in the schedule hereunder and the plan is annexed hereto.

Bikash Chandra Roy

(Advocate)

Purba Bardhaman District Judges Court

Professional Address :-

Burdwan Bar Association

Dist. Purba Bardhaman-713101

Contact - 7477358936

Ref.

Date 06.04.26

At the request of the purchaser and pursuant to the order dated - March 2, 2015 passed by the Learned Recovery Officer, Kolkata Debts Recovery Tribunal - I the Learned Receiver has been directed to execute this Indenture of Conveyance.

On pursuance of the order dated - 03/12/2014 confirming the sale of the schedule mentioned property for a consideration price of Rs. 2,40,00,000/- (Rupees two crore forty lac) only paid by the N.S.T. Development Pvt. Ltd. the property transferred to N.S.T. Development Pvt. Ltd. by the deed of sale being no. - 00969 for the year 2015 duly recorded in the Book No. - I, CD Volume No. - 3, Page from 3738 to 3771 in the record of the Addl. Registrar of Assurance - III, Kolkata, West Bengal.

Thereafter, the N.S.T. Development Pvt. Ltd. has duly mutated its name in the L.R. RoR appertaining to Khatian No. - 1764.

Said N.S.T. Development Pvt. Ltd. has been paying rents to the landlord, Govt. of West Bengal lastly on 11/02/2026.

Said N.S.T. Development Pvt. Ltd. has also obtained NOC dated - 29/01/2022 from the Local Burdwan Municipality for conversion of the schedule land from 'Shali' to 'Commercial Bastu'.

Said N.S.T. Development Pvt. Ltd. has also been granted permission dated - 06/05/2022 by the Burdwan Development Authority for development of land.

By
Adv.

Bikash Chandra Roy

(Advocate)

Purba Bardhaman District Judges Court

Professional Address :-

Burdwan Bar Association

Dist. Purba Bardhaman-713101

Contact - 7477358936

Ref.

Date 06.04.26

The N.S.T. Development Pvt. Ltd. has also been permitted for conversion of the schedule land from 'Shali' to 'Commercial Bastu' by the Collector, Purba Bardhaman in writing dated - 01/09/2022 in the conversion case No. - CN/2022/0218/643.

That NHAI has granted access permission to the schedule land from the adjoining N.H. - 2 by a letter dated - 22/09/2025.

The N.S.T. Development Pvt. Ltd. has duly paid Municipal tax to the Burdwan Municipality lastly on 05/02/2026.

The Burdwan Municipality has duly sanctioned building permission to the N.S.T. Development Pvt. Ltd. being Building Permit No. - SWS - OBPAS/1201/2024/1016 dated - 16/02/2026.

I have caused searches from the records of registration at the ARA - I, II, III and IV, Kolkata and found no transaction of the schedule mentioned property during the period 2015 to 2026 except the deed of sale being no. - 00969 for the year 2015.

I have also caused searches from the records of the Local Registration Authority being the A.D.S.R., Burdwan and D.S.R. - I, Burdwan and found that -

- a) During the period 2015 to 2016 the plot of land being no. - 685 has not been involved in transaction.

Bikash Chandra Roy

(Advocate)

Purba Bardhaman District Judges Court

Professional Address :-

Burdwan Bar Association

Dist. Purba Bardhaman-713101

Contact - 7477358936

Ref.

Date 06.04.26

b) But part of the schedule land being plot no. - 658 has been involved in the following transactions -

- i) Sale by the deed no. - 2463 of 2023 for an area of 12.5 decimals L.R. Khatian No. - 604.
- ii) Sale by the deed no. - 2464 of 2023; for an area 12.5 decimals; L.R. Khatian No. - 604.
- iii) Sale by the deed no. - 2508 of 2023; for an area 10 decimals; L.R. Khatian No. - 604.
- iv) Sale by the deed no. - 2509 of 2023; for an area 10 decimals; L.R. Khatian No. - 604.
- v) Deed of Release being no. - 4888 of 2025; for an area 2.4 decimals.

It is apparent that the scheduled mentioned land was not comprised in the L.R. Khatian No. - 604 which was involved in the transactions mentioned in clause b) above.

The N.S.T. Development Pvt. Ltd. through its Director, Mr. Sakti Pada Dhar has submitted an affidavit categorically stating that it has not transferred the schedule mentioned land or part thereof and has not executed any agreement for sale or has anyway created charge to the property and the property is not involved in any public demand nor has been attached in any liability. It has been stated that it is in khas possession of the schedule land.

By
Adv.

Bikash Chandra Roy

(Advocate)

Purba Bardhaman District Judges Court

Professional Address :-

Burdwan Bar Association

Dist. Purba Bardhaman-713101

Contact - 7477358936

Ref.

Date 06.04.26

In view of the facts and the documents available to me it can be opined that the scheduled mentioned land is not encumbered and the N.S.T. Development Pvt. Ltd. has good and marketable title in it.

SCHEDULE

(Description of the Subject Property)

ALL THOSE piece and parcel of land lying and situate at Sukanta Pally, Mouza - Becharhat, P.O. - Sripally, P.S. - Burdwan, Dist. - Purba Bardhaman, J.L. No. - 79, R.S. Khatian No. - 84, Previous L.R. Khatian No. - 647 and L.R. Khatian No. - 1001, Present L.R. Khatian No. - 1764, Ward No. - 13, Holding No. - 64/1, i) Dag No. - 658(P), Class - Commercial Bastu, Area - 27 decimals out of 1.30 acres, ii) Dag No. - 685(P), Class - Commercial Bastu, Area - 92 decimals out of 3.64 acres. Total Area (27 + 92) i.e., 119 decimals or 72 cottah more or less bounded by as follows:

ON THE NORTH : R.T.S. Sheds;

ON THE SOUTH : N.H. - 2 (New G.T. Road);

ON THE EAST : Vacant land/Low lying area;

ON THE WEST : Shed, two storied building etc.

Bikash ch. Roy

Bikash Chandra Roy
Advocate
Burdwan District Judges Court 8

Enrl. F/1926/1908/2016

Bikash Chandra Roy

(Advocate)

Purba Bardhaman District Judges Court

Professional Address :-
Burdwan Bar Association
Dist. Purba Bardhaman-713101
Contact - 7477358936

Ref.

Date 06.04.26

List of documents Submitted to the me.

1. Copy of the L.R. Khatian No. - 1001.
2. Copy of the Registered Sale Deed being no. - 969 of 2015.
3. Copy of the L.R. Khatian No. - 1764.
4. Copy of the rent receipt dated - 11/02/2026.
5. Copy of NOC dated - 29/01/2022 granted by Burdwan Municipality.
6. Copy of Development Permission dated - 06/05/2022 from the BDA.
7. Copy of Conversion Certificate dated - 01/09/2022 granted by the Collector u/s. 4(c) of the WBLR Act 1955.
8. Copy of access permission dated - 22/09/2025 granted by the NHAI.
9. Copy of Municipal tax receipt dated - 05/02/2026.
10. Copy of Building Permission dated - 16/02/2026 granted by Burdwan Municipality.
11. Copy of search report dated - 23/03/2026 from the D.S.R. - I, Burdwan.
12. Copy of search report 23/03/2026 from the A.D.S.R., Burdwan.
13. Copies of search reports dated - 01/04/2026 from the A.R.A. - I, II, III & IV..
14. Affidavit sworn by Mr. Sakti Pada Dhar, Director of NST Housing Development Pvt. Ltd., a company registered under the Companies' Act.

Bikash ch. Roy

Bikash Chandra Roy
Advocate
Burdwan District Judges Court
Enrl. F/1926/1908/2016