

JAYANTA SARKAR

B.Sc, L.L.B

District Court of Paschim Bardhaman,
Durgapur Court & Asansol Court.



Chamber & Residence:

B2-339/1, V. K. Nagar, Durgapur,

Dist. -Paschim Bardhaman (W.B)

PIN Code: 713210

Mob. No. 9832166802 / 8617040350

E-mail: 1advjaysar@gmail.com

Ref. No. NEC-01/2026/04.....

Date: 24/04/2026

"Non-Encumbrances Certificate and detailed report on title"

Reference: An area of land measuring more or less **2.64 Acre** (Two point Six-Four Acre) or **264 Decimal**, in the District - Paschim Bardhaman, Additional District Sub-Registrar Office - Raniganj, Police Station - Raniganj, Municipality - Asansol Municipal Corporation, AMC Ward No. 34, Holding No. 11, Road connectivity - Raniganj Suri Road (West), situated in Mouza Amrasata, J. L. No. - 018,

- i) R.S. Plot No. - 146 corresponding to L.R. Plot No. - 169, L.R. Khatian No. 2002, Classification of land as per ROR Bahal to conversion of land Commercial Bastu, measuring area 153 Decimal;
- ii) R.S. Plot No. - 151 corresponding to L.R. Plot No. - 172, L.R. Khatian No. 2002, Classification of land as per ROR Baid to conversion of land Commercial Bastu, measuring area 86 Decimal;
- iii) R.S. Plot No. - 151 corresponding to L.R. Plot No. - 182, L.R. Khatian No. 2002, Classification of land as per ROR Patit to conversion of land Commercial Bastu, measuring area 25 Decimal;

ROR in the name of M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, PAN: AACCT7140B, having its Registered & Head Office at 21, Hemant Basu Sarani (Centre Point, Room No. 206, 2nd floor), Kolkata-700 001.

Present land owner(s) of the above-mentioned plots of land are as follows:-

 **JAYANTA SARKAR**
Advocate

District Court of Paschim Bardhaman & Durgapur Court
Enrollment Number: WB/651992 of West Bengal Bar Council

JAYANTA SARKAR

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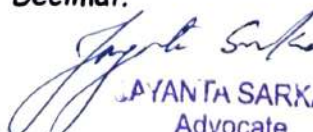
Ref. No.

Date:

M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, PAN: AACCT7140B,
Organisation Type: Private Limited Company, a Company registered under the
Indian Companies Act, 1956, having its Registered & Head Office at 21, Hemant
Basu Sarani (Centre Point, Room No. 206, 2nd floor), Kolkata-700 001,
represented by its Directors:-

- 1) MR. RAJENDAR KUMAR BHALOTIA, Son of Late Pyare Lal Bhalotia, by faith Hindu, Nationality Indian, by Occupation Business, resident of Madhu Sarani, Rambagan, P.O. Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj Sub-Division Asansol, Municipality - Asansol Municipal Corporation, District - Paschim Bardhaman,
- 2) MR. SUNDAR BHALOTIA, Son of Late Pyare Lal Bhalotia, by faith Hindu, Nationality Indian, by Occupation Business, resident of Madhu Sarani, Rambagan, P.O. Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj Sub-Division Asansol, Municipality - Asansol Municipal Corporation, District - Paschim Bardhaman,
- 3) MR. BIJAY KUMAR BHALOTIA, Son of Late Lakshmi Chand Bhalotia, by faith Hindu, Nationality Indian, by Occupation Business, resident of Madhu Sarani, Rambagan, P.O. Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj Sub-Division Asansol, Municipality - Asansol Municipal Corporation, District - Paschim Bardhaman,
- 4) MR. NIRMAL KUMAR DEY, Son of Late Bholanath Dey, by faith Hindu, Nationality Indian, by Occupation Business, resident of Village ,P.O. & P.S. Mejhia, Dist. Bankura (W.B),
- 5) MRS. KABITA MONDAL, Wife of Sri Chinmoy Mondal, by faith Hindu, Nationality Indian, by Occupation Business, resident of Vill. & P.O. Baktarnagar, PS. Ranigan District - Paschim Bardhaman, (W.B).

The Company has a total area of land measuring more or less **2.64 Acre**
(Two point Six-Four Acre) or **264 Decimal**.


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I have conducted necessary searches in the Additional District Sub-Registrar office at Raniganj, District - Paschim Bardhaman, for the period from 1995 to 2026 up to date vide. Serial Number of applications as follows:

- 1) 2304001231/2026 dated 17-04-2026 and Search No. - 2304001231/2026;
- 2) 2304001232/2026 dated 17-04-2026 and Search No. - 2304001232/2026;
- 3) 2304001233/2026 dated 17-04-2026 and Search No. - 2304001233/2026;
- 4) 2304001234/2026 dated 17-04-2026 and Search No. - 2304001234/2026;
- 5) 2304001235/2026 dated 17-04-2026 and Search No. - 2304001235/2026;

And the Receipt of the Government of West Bengal for Fees Paid under Articles F1(i) & F1(ii) accordingly, application for inspection registration number and Deeds or Search number and have inspected the settlement Records, BL & LRO / JLRO / SDLRO Mutation, Conversion, Property Tax, Holding Tax, Khajna and all other relevant documents in respect of the aforesaid Property.

My report is as follows :

A.

- i) That said, Directors of the Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, PAN: AACCT7140B, Organisation Type: Private Limited Company, a Company registered under the Indian Companies Act, 1956, having its Registered & Head Office at 21, Hemant Basu Sarani (Centre Point, Room No. 206, 2nd floor), Kolkata-700 001, purchased the aforesaid Property serial number

- 1) in the District - Paschim Bardhaman, Additional District Sub-Registrar Office - Raniganj, Police Station - Raniganj, Municipality - Asansol Municipal Corporation, AMC Ward No. 34, Holding No. 11, Road connectivity - Raniganj Suri Road (West), situated in Mouza Amrasata, J. L. No. - 018, R.S. Plot No. - 146 corresponding to L.R. Plot No. - 169, L.R. Khatian No. 2002, Classification of land as per ROR Bahal to conversion of land Commercial Bastu, measuring area 153 Decimal;


JAYANTA SARKAR
Advocate

24/04/2026

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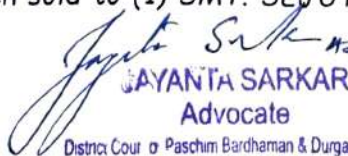
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Date:

(i) vide Registered Sale Deed No. I - 3406 dated 19.08.2008 at A.D.S.R. Raniganj from (1) SRI PRASANTA BANERJEE, (2) SRI ACHINTA BANDOPADHYAY,, (3) SRI SRIMANTA BANDOPADHYAY, (4) SRI SRIKANTA BANDOPADHYAY, (5) SMT. MAMATA BANDOPADHYAY, all Sons and daughter of Late Gurudas Bandopadhyay, (6) SMTYA. APARNA BANDOPADHYAY, Wife of Late Sachikanta Bandopadhyay. (7) SRI PRADIP BANDOPADHYAY, (8) SRI PRATUL BANDOPADHYAY, (9) SRI UTPAL BANERJEE, (10) SRI KANCHAN BANERJEE, all Sons of Late Narayan Das Bandopadhyay, all are duly represented by their Registered Constituted Attorney SRI SUSHIL KUMAR KANJILAL, Son of Late Bagala Charan Kanjilal, (by Virtue of Two Regd. General Power of Attorney being Nos. IV-17 & IV-88 for the year 2008 of A.D.S.R. Office Raniganj) all residents of Searsole, PO Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist. Burdwan (W.B).

became the absolute owner of the aforesaid area of land measuring more or less 54 decimal;

(ii) vide Registered Sale Deed No. I - 5094 dated 28.09.2012 at A.D.S.R. Raniganj from (1) SMT. SEJUTI CHATTERJEE, Wife of Sri Buddhadeb Chatterjee, by faith Hindu, Nationality Indian, by Occupation Housewife, PAN: ANNPK0430E, resident of Vill. & FO Ikrah, P.S. Jamuria, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (WR) (2) SMT. PRANATI KANJILAL, Wife of Sri Sushil Kumar Kanjilal, PAN: CDRPK2257D & (3) SRI SUSHIL KUMAR KANJILAL, Son of Late Bagala Charan Kanjilal, PAN: CDRPK2313J, both by faith Hindu, Indian Nationals, by Occupation Housewife & Business respectively, both are residents of Searsole, P.O. Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B); {it is pertinent to mention here that the aforesaid property originally belongs to SRI SISIR KUMAR KANJILAL, & Six others, all are residents of Searsole, P.O. Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan and they have been sold to (1) SMT. SEJUTI CHATTERJEE, (2) SMT.


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PRANATI KANJILAL & (3) SRI SUSHIL KUMAR KANJILAL, vide Registered Sale Deed No. I - 3733 dated 20.07.2012, 49.5 decimal out of 99 decimal.}

became the absolute owner of the aforesaid area of land measuring more or less 49.5 decimal;

(iii) *vide Registered Sale Deed No. I - 5096 dated 28.09.2012 at A.D.S.R. Raniganj from (1) SMT. SEJUTI CHATTERJEE, Wife of Sri Buddhadeb Chatterjee, by faith Hindu, Nationality Indian, by Occupation Housewife, PAN: ANNPK0430E, resident of Vill. & FO Ikrah, P.S. Jamuria, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (WR) (2) SMT. PRANATI KANJILAL, Wife of Sri Sushil Kumar Kanjilal, PAN: CDRPK2257D & (3) SRI SUSHIL KUMAR KANJILAL, Son of Late Bagala Charan Kanjilal, PAN: CDRPK2313J, both by faith Hindu, Indian Nationals, by Occupation Housewife & Business respectively, both are residents of Searsole, P.O. Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B); (it is pertinent to mention here that the aforesaid property originally belongs to SRI SISIR KUMAR KANJILAL, & Six others, all are residents of Searsole, P.O. Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan and they have been sold to (1) SMT. SEJUTI CHATTERJEE, (2) SMT. PRANATI KANJILAL & (3) SRI SUSHIL KUMAR KANJILAL, vide Registered Sale Deed No. I - 3733 dated 20.07.2012, 49.5 decimal out of 99 decimal.}*

became the absolute owner of the aforesaid area of land measuring more or less 49.5 decimal.

So, the Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, became the absolute owner of the aforesaid property in Mouza Amrasata, J. L. No. - 018, R.S. Plot No. - 146 corresponding to L.R. Plot No. - 169, L.R. Khatian No. 2002, Classification of land as per ROR Bahal to conversion of land Commercial Bastu, measuring area of land measuring more or less 153 Decimal.

Jayanta Sarkar 24/04/2026
JAYANTA SARKAR
Advocate

District Court of Paschim Bardhaman & Durgapur Court
Enrolment Number: WB/65/1992 of West Bengal Bar Council



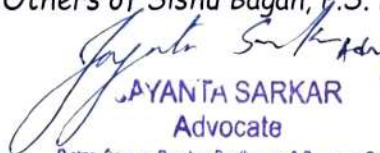
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ii) That said, Directors of the Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, PAN: AACCT7140B, Organisation Type: Private Limited Company, a Company registered under the Indian Companies Act, 1956, having its Registered & Head Office at 21, Hemant Basu Sarani (Centre Point, Room No. 206, 2nd floor), Kolkata-700 001, purchased the aforesaid Property serial number

1) in the District - Paschim Bardhaman, Additional District Sub-Registrar Office - Raniganj, Police Station - Raniganj, Municipality - Asansol Municipal Corporation, AMC Ward No. 34, Holding No. 11, Road connectivity - Raniganj Suri Road (West), situated in Mouza Amrasata, J. L. No. - 018, R.S. Plot No. - 151 corresponding to L.R. Plot No. - 172, L.R. Khatian No. 2002, Classification of land as per ROR Bahal to conversion of land Commercial Bastu, measuring area 86 Decimal;

(i) vide Registered Sale Deed No. I - 4029 dated 23/10/2008 at A.D.S.R. Raniganj from SMT. BABITA GANERIWALA, Wife of Sri Sunil Kumar Ganeriwala, PAN: ADFPG3932K, by faith Hindu, Nationality Indian, by occupation Housewife, a resident of 3. C.L.M Lane Raniganj, P.O., P.S.& A.D.S.R Office Raniganj. Sub-division Asansol, Dist. Burdwan; It is pertinent to mention here that the said SMT. BABITA GANERIWALA purchased the aforesaid property from (1) Smt. Mukul Saha, Wife of Sri Tapan Saha & (2) Sri Tapan Saha, Son of Late Krishna Chandra Saha of Baligari, P.S. Tarakeshwar, Dist. Hooghly vide Registered Sale Deed No. I - 3468 dated 21.11.2007, area of land measuring more or less 53 decimal. Previously, said (1) Smt. Mukul Saha & (2) Sri Tapan Saha jointly purchased the aforesaid property by Three Regd. Deed of Sale (i) being No. 132 for the year 1996 of A.D.S.R. Office Raniganj. purchased from Sri Binod Bouri & Others of Amrasota, P.S. Raniganj, (ii) being No. 1161 for the year 1997 of A.D.S.R. Office Raniganj, purchased from Smt. Pushpa Choudhary, Wife of Sri Pawan Kumar Choudhary of Burnpur, Dharampur and (iii) being No. 894 for the year 1999 of A.D.S.R. Office Raniganj, purchased from Sri Tarak Sharma & Others of Sishu Bagan, P.S. Raniganj, Dist. Burdwan.


JAYANTA SARKAR
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became the absolute owner of the aforesaid area of land measuring more or less 53 decimal.

(ii) vide Registered Sale Deed No. I - 4029 dated 23/10/2008 at A.D.S.R. Raniganj from SRI SUNIL KUMAR GANERIWALA, Son of Late Dina Nath Ganeriwala, by faith Hindu Nationality Indian, by occupation Business. PAN: ACZPG7ZZAL, a resident of 3. C.L.M Lane Raniganj. PO., PS. & A.D.S.R. Office Raniganj. Sub-division Asansol, Dist Burdwan,; It is pertinent to mention here that the said SRI SUNIL KUMAR GANERIWALA, purchased the aforesaid property from (1) Smt. Mukul Saha, Wife of Sri Tapan Saha & (2) Sri Tapan Saha, Son of Late Krishna Chandra Saha of Baligari, P.S. Tarakeshwar, Dist. Hooghly vide Registered Sale Deed No. I - 3843 dated 14.12.2007, area of land measuring more or less 33 decimal. Previously, said (1) Smt. Mukul Saha & (2) Sri Tapan Saha jointly purchased the aforesaid property by Three Regd. Deed of Sale (i) being No. 132 for the year 1996 of A.D.S.R. Office Raniganj. purchased from Sri Binod Bouri & Others of Amrasota, P.S. Raniganj, (ii) being No. 1161 for the year 1997 of A.D.S.R. Office Raniganj, purchased from Smt. Pushpa Choudhary, Wife of Sri Pawan Kumar Choudhary of Burnpur, Dharampur and (iii) being No. 894 for the year 1999 of A.D.S.R. Office Raniganj, purchased from Sri Tarak Sharma & Others of Sishu Bagan, P.S. Raniganj, Dist. Burdwan. became the absolute owner of the aforesaid area of land measuring more or less 33 decimal.

So, the Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, became the absolute owner of the aforesaid property in Mouza Amrasota, J. L. No. - 018, R.S. Plot No. - 151 corresponding to L.R. Plot No. - 172, L.R. Khatian No. 2002, Classification of land as per ROR Bahal to conversion of land Commercial Bastu, measuring area of land measuring more or less 86 Decimal.


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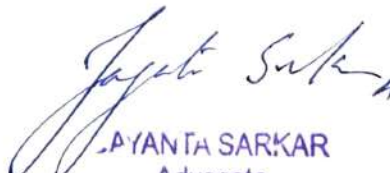
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iii) That said, Directors of the Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, PAN: AACCT7140B, Organisation Type: Private Limited Company, a Company registered under the Indian Companies Act, 1956, having its Registered & Head Office at 21, Hemant Basu Sarani (Centre Point, Room No. 206, 2nd floor), Kolkata-700 001, purchased the aforesaid Property serial number

1) in the District - Paschim Bardhaman, Additional District Sub-Registrar Office - Raniganj, Police Station - Raniganj, Municipality - Asansol Municipal Corporation, AMC Ward No. 34, Holding No. 11, Road connectivity - Raniganj Suri Road (West), situated in Mouza Amrasata, J. L. No. - 018, R.S. Plot No. - 151 corresponding to L.R. Plot No. - 182, L.R. Khatian No. 2002, Classification of land as per ROR Bahal to conversion of land Commercial Bastu, measuring area 25 Decimal;

(i) vide Registered Sale Deed No. I - 3828 dated 11/09/2009 at A.D.S.R. Raniganj from (1) SRI RAMAUTAR KHANDELWAL, Son of Late Badri Prasad Khandelwal, by faith Hindu, Nationality Indian, by Occupation Business, (2) SMT. PUSPA KHANDELWAL, Wife of Sri Ramautar Khandelwal, by faith Hindu, Nationality Indian, by Occupation Housewife duly represented by her Regd. Constituted Attorney SRI SANDEEP KHANDELWAL, Son of Sri Ramautar Khandelwal, (by virtue of a Regd. General Power of Attorney being No IV-20 for the year 2006 of A.D.S.R. Office Raniganj) by faith Hindu, Nationality Indian, by Occupation Business, all residents of P.N. Maliah Road, Raniganj, P.O. & P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B);


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It is pertinent to mention here that the said (1) SRI RAMAUTAR KHANDELWAL, purchased the aforesaid property from Sri Subodh Bouri, Son of Late Bimal Bouri & Others of Amrasota, P.S. Raniganj, Dist. Burdwan, by virtue of a Registered Deed of Sale being No. 2042 for the year 2000, dated 10.07.2000 of A.D.S.R. Office Raniganj, measuring an area of land more or less 18 decimals.

*It is also relevant to reference here that the said (2) SMT. PUSPA KHANDELWAL, purchased the aforesaid property from Sri Subodh Bouri, Son of Late Bimal Bouri & Others of Amrasota, P.S. Raniganj, Dist. Burdwan, by virtue of a Registered Deed of Sale being No. 2234 for the year 2000, dated 10.07.2000 of A.D.S.R. Office, Raniganj, measuring an area of land more or less 07 Decimal.
became the absolute owner of the aforesaid area of land measuring more or less 25 decimal.*

So, the Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, became the absolute owner of the aforesaid property in Mouza Amrasota, J. L. No. - 018, R.S. Plot No. - 124 corresponding to L.R. Plot No. - 182, L.R. Khatian No. 2002, Classification of land as per ROR Bahal to conversion of land Commercial Bastu, measuring area of land measuring more or less 25 Decimal.

*Therefore, it is concluded that the Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, as a recorded owner (ROR) of 153 decimal + 86 decimal + 25 decimal = **264 decimal** total land.*

Jayanta Sarkar
JAYANTA SARKAR
Advocate

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B.

As mentioned above in reference, and also the Revenue Officer, B.L. & L.R.O Raniganj, District - Paschim Bardhaman, issued a certified copy of **Parcha** dated 09/01/2014 in favour of M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, having its Registered & Head Office at 21, Hemant Basu Sarani (Centre Point, Room No. 206, 2nd floor), Kolkata-700 001, as a recorded owner in the District - Paschim Bardhaman, Additional District Sub-Registrar Office - Raniganj, Police Station - Raniganj, Municipality - Asansol Municipal Corporation, AMC Ward No. 34, Holding No. 11, Road connectivity - Raniganj Suri Road (West), situated in Mouza Amrasata, J. L. No. - 018,

- i) R.S. Plot No. - 146 corresponding to L.R. Plot No. - 169, L.R. Khatian No. 2002, Classification of land as per ROR Bahal, measuring area 153 Decimal;
- ii) R.S. Plot No. - 151 corresponding to L.R. Plot No. - 172, L.R. Khatian No. 2002, Classification of land as per ROR Baid, measuring area 86 Decimal;
- iii) R.S. Plot No. - 151 corresponding to L.R. Plot No. - 182, L.R. Khatian No. 2002, Classification of land as per ROR Patit, measuring area 25 Decimal;

Therefore, the aforesaid property is indicated as the total area of land measuring more or less **2.64 Acre** (Two point Six-Four Acre) or **264 Decimal**, out of 3.13 Acre, which was duly **mutated** dated 09/01/2014, in favour of the Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED.

C.

The Chief Executive Officer, ASANSOL DURGAPUR DEVELOPMENT AUTHORITY, has issued a letter of No Objection Certificate (**NOC**), vide Memo. No.: ADDA/ASN/DP/2022/2763 Dated: 13/12/2022, in respect of the aforesaid Land Use Compatibility Certificate U/s 46 of the West Bengal Town & Country (Planning & Development) Act, 1979 in favour of the Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED.

Jayant Sarkar 24/04/2026
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D.

The Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, paid the relevant taxes, including land revenue as well as **Kajna** in respect of the aforesaid Land up to dated 15/03/2023 vide L & LR, the Government of West Bengal (from No. 1077) SBP Application No. REVE2023230902083, and Receipt No.- REVREC2023230901659 Dated 15.03.2023.

E.

The Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, paid the **Holding Tax** in respect of the aforesaid Land, vide AMC Ward No. 34, Holding No. 11, Road connectivity - Raniganj Suri Road (West) & Holding Receipt No. 12448 dated 02/04/2026 as year 2025-2026.

F.

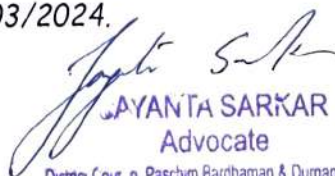
The Additional District Magistrate & District Land & Land Reforms Officer, Pashim Bardhaman, has granted the prayer of the Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, for change of character of land from one class to another, application dated 25/07/2023.

The said Additional District Magistrate & District Land & Land Reforms Officer, Pashim Bardhaman, has allowed the conversion of land in respect of

(i) Mouza Amrasata, J. L. No. - 018, L.R. Plot No. - 169, L.R. Khatian No. 2002, measuring area 153 Decimal, present Classification of land as per ROR Bahal converted to Commercial Bastu vide conversion case No. CN/2023/2309/602 of B.L. & L.R.O Raniganj and Memo No. 2975/ADM & DLRO/PAB/24 dated: 27.06.2024.

(ii) Mouza Amrasata, J. L. No. - 018, L.R. Plot No. - 172, L.R. Khatian No. 2002, measuring area 86 Decimal, present Classification of land as per ROR Baid converted to Commercial Bastu vide conversion case No. CN/2023/2309/602 of B.L. & L.R.O Raniganj and Memo No. 2975/ADM & DLRO/PAB/24 dated: 27.06.2024.

The Sub-Divisional Land & Land Reforms Officer, District - Pashim Bardhaman, has granted the prayer of the Company M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, for change of character of land from one class to another, application dated 15/03/2024.


JAYANTA SARKAR
Advocate
District Court of Paschim Bardhaman & Durgapur Court
Enrolment Number: WB/65/1992 of West Bengal Bar Council

JAYANTA SARKAR

B.Sc, L.L.B

District Court of Paschim Bardhaman,
Durgapur Court & Asansol Court.



Chamber & Residence:

B2-339/1, V. K. Nagar, Durgapur,

Dist. - Paschim Bardhaman (W.B)

PIN Code: 713210

Mob. No. 9832166802 / 8617040350

E-mail: 1advjaysar@gmail.com

Ref. No.

Date: _____

The said Sub-Divisional Land & Land Reforms Officer, District - Pashim Bardhaman, has allowed the conversion of land in respect of

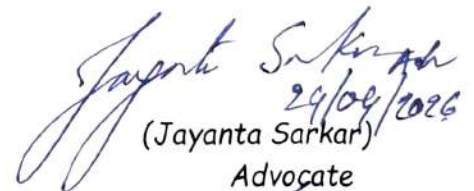
- (i) Mouza Amrasata, J. L. No. - 018, L.R. Plot No. - 182, L.R. Khatian No. 2002, measuring area 25 Decimal, present Classification of land as per ROR Bahal converted to Commercial Bastu vide conversion case No. CN/2024/2309/308 of B.L. & L.R.O Raniganj and Memo No. 308/SDLRO/ASL/24 dated: 15.04.2024.

I hereby certify that the above-mentioned reference land and share of land in favour of the present land owner, M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, having its Registered & Head Office at 21, Hemant Basu Sarani, Centre Point, Room No. 206, 2nd floor, Kolkata - 700 001, West Bengal; is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the Asansol Durgapur Development Authority and the Asansol Municipal Corporation and WB SSI and WB SEB and any other authority and is fit for equitable mortgage.

I hereby certify that the above-mentioned reference land and share of land in favour of the present land owner, M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, having its Registered & Head Office at 21, Hemant Basu Sarani, Centre Point, Room No. 206, 2nd floor, Kolkata - 700 001, West Bengal; is free from all sorts of encumbrances, charges, liabilities, lines & lispendent and attachment of any kind whatsoever, and the said property has an absolutely clear, free and marketable title.

The receipts for the relevant searches are enclosed herewith.

Dated: 24.04.2026


(Jayanta Sarkar)
Advocate

JAYANTA SARKAR
Advocate

District Court of Paschim Bardhaman & Durgapur Court
Enrolment Number: WB/65/1992 of West Bengal Bar Council

Government of West Bengal
Office of the RANIGANJ (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 17-04-2026

Serial No of Application	2304001231/2026	Search No	2304001231/2026
Search for the Years	From 1995 To 2026	Record Available	From 14/12/2020 onwards
Property to be Searched	District: Paschim Bardhaman, PS: Raniganj, Mouza: Amrasata, , Plot No: LR- 00169		
From whom Received	JAYANTA SARKAR (ADV)	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 580 /-	

Search Result: No Record Found

Result for
(Computerized Period)

Manual Search to be done
by the Party Concerned.



(Mr Sandipan Nandi)
A.D.S.R. RANIGANJ
OFFICE OF THE A.D.S.R. RANIGANJ

Government of West Bengal
Office of the RANIGANJ (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Application: 17-04-2026

al No of Application	2304001232/2026	Search No	2304001232/2026
arch for the Years	From 1995 To 2026	Record Available	From 14/12/2020 onwards
roperty to be Searched	District: Paschim Bardhaman, PS: Raniganj, Mouza: Amrasata, , Plot No: LR- 00172		
From whom Received	JAYANTA SARKAR (ADV)	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 580 /-	

Result for
(Computerized Period)

Search Result:

Sl.No. Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1 District: Paschim Bardhaman, PS: Raniganj, Mouza: Amrasata, Municipality: RANIGANJ,, Road: Suri Road,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-172 Khatian: 2506/1	Area of Land: 7 decimal (0.07 Acre) Area of Structure: 13184 Sq Ft

Deed Details :

Deed No: I-230402964/2022, Query No: 23042000730477/2022, Serial No: 2304002945/2022, Page: 86631 - 86654, Date of Registration: 29/04/2022, Date of Completion: 01/06/2022,

Manual Search to be done
by the Party Concerned.

(Mr Sandipan Nandi)

A.D.S.R. RANIGANJ

OFFICE OF THE A.D.S.R. RANIGANJ



Government of West Bengal
Office of the RANIGANJ (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Application: 17-04-2026

Application No of Application	2304001233/2026	Search No	2304001233/2026
Search for the Years	From 1995 To 2026	Record Available	From 14/12/2020 onwards
Property to be Searched	District: Paschim Bardhaman, PS: Raniganj, Mouza: Amrasata, , Plot No: LR- 00182		
From whom Received	JAYANTA SARKAR (ADV)	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 580 /-	

Result for
(Computerized Period)

Search Result:

SI.No. Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1 District: Paschim Bardhaman, PS: Raniganj, Mouza: Amrasata, Municipality: RANIGANJ,, Road: Suri Road,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-182 Khatian: 2506/1	Area of Land: 20 decimal (0.2 Acre) Area of Structure: 13184 Sq Ft

Deed Details :

Deed No: I-230402964/2022, Query No: 23042000730477/2022, Serial No: 2304002945/2022, Page: 86631 - 86654, Date of Registration: 29/04/2022, Date of Completion: 01/06/2022,

Manual Search to be done
by the Party Concerned.

(Mr Sandipan Nandi)

A.D.S.R. RANIGANJ

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Government of West Bengal
Office of the RANIGANJ (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Application: 17-04-2026

Serial No of Application 2304001234/2026 Search No 2304001234/2026
Search for the Years From 1995 To 2026 Record Available From 14/12/2020 onwards
Property to be Searched District: Paschim Bardhaman, PS: Raniganj, Mouza: Amrasata, , Plot No: RS- 00146
From whom Received JAYANTA SARKAR (ADV) All Transaction
Fees Paid under Articles F1(i) 20 /- F1(ii) 580 /-

(Computerized Period)

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Burdwan, PS: Raniganj, Mouza: Amrasata, RANIGANJ, Ward: 21	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-146 Khatian:	Area of Land: 54 Decimal,
Deed Details :		Deed No: I-020403406/2008, Query No: 0204004913 /2008, Serial No: 020403051/2008, Page: 2343 - 2356, Date of Registration: 19/08/2008, Date of Completion: 19/08/2008, Date of Delivery: 19/08/2008		
2	District: Burdwan, PS: Raniganj, Mouza: Amrasata, RANIGANJ	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-146 Khatian: 596	Area of Land: 99 Decimal,
Deed Details :		Deed No: I-020403733/2012, Query No: 0204005507 /2012, Serial No: 020403869/2012, Page: 116 - 127, Date of Registration: 20/07/2012, Date of Completion: 20/07/2012, Date of Delivery: 01/08/2012		
3	District: Burdwan, PS: Raniganj, Mouza: Amrasata, RANIGANJ	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-146 Khatian: 592	Area of Land: 49.5 Decimal,
Deed Details :		Deed No: I-020405094/2012, Query No: 0204008350 /2012, Serial No: 020405261/2012, Page: 4004 - 4016, Date of Registration: 01/10/2012, Date of Completion: 01/10/2012, Date of Delivery: 10/10/2012		
4	District: Burdwan, PS: Raniganj, Mouza: Amrasata, RANIGANJ	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-146 Khatian: 592	Area of Land: 49.5 Decimal,
Deed Details :		Deed No: I-020405096/2012, Query No: 0204008351 /2012, Serial No: 020405263/2012, Page: 4033 - 4045, Date of Registration: 01/10/2012, Date of Completion: 01/10/2012, Date of Delivery: 10/10/2012		



Manual Search to be done
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Government of West Bengal
Office of the RANIGANJ (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Application: 17-04-2026

No of Application	2304001235/2026	Search No	2304001235/2026
Search for the Years	From 1995 To 2026	Record Available	From 14/12/2020 onwards
Property to be Searched	District: Paschim Bardhaman, PS: Raniganj, Mouza: Amrasata, , Plot No: RS- 00151		
From whom Received	JAYANTA SARKAR (ADV)	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 580 /-	

Result for
(Computerized Period)

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Burdwan, PS: Raniganj, Mouza: Amrasata, RANIGANJ	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-151 Khatian:	Area of Land: 1 Bigha, 12 Katha, (1 Bigha, 12 Katha)
Deed Details :		Deed No: I-020403468/2007, Query No: 0204000644 /2007, Serial No: 020404351/2007, Page: 4944 - 4960, Date of Registration: 21/11/2007, Date of Completion: 21/11/2007, Date of Delivery: 21/11/2007		
2	District: Burdwan, PS: Raniganj, Mouza: Amrasata, RANIGANJ	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-151 Khatian:	Area of Land: 1 Bigha, (1 Bigha)
Deed Details :		Deed No: I-020403843/2007, Query No: 0204001043 /2007, Serial No: 020404661/2007, Page: 4441 - 4452, Date of Registration: 14/12/2007, Date of Completion: 14/12/2007, Date of Delivery: 14/12/2007		
3	District: Burdwan, PS: Raniganj, Mouza: Amrasata, RANIGANJ	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-151 Khatian:	Area of Land: 53 Decimal,
Deed Details :		Deed No: I-020404029/2008, Query No: 0204006357 /2008, Serial No: 020403552/2008, Page: 300 - 312, Date of Registration: 23/10/2008, Date of Completion: 23/10/2008, Date of Delivery: 24/10/2008		
4	District: Burdwan, PS: Raniganj, Mouza: Amrasata, RANIGANJ	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-151 Khatian:	Area of Land: 33 Decimal,
Deed Details :		Deed No: I-020404028/2008, Query No: 0204006374 /2008, Serial No: 020403551/2008, Page: 287 - 299, Date of Registration: 23/10/2008, Date of Completion: 23/10/2008, Date of Delivery: 24/10/2008		
5	District: Burdwan, PS: Raniganj, Mouza: Amrasata, RANIGANJ	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-151 Khatian:	Area of Land: 30 Decimal,
Deed Details :		Deed No: I-020402582/2009, , Serial No: 020401444/2007, Page: 1512 - 1525, Date of Registration: 29/06/2009, Date of Completion: 29/06/2009, Date of Delivery: 03/07/2009		
6	District: Burdwan, PS: Raniganj, Mouza: Amrasata, RANIGANJ	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-151 Khatian:	Area of Land: 4 Katha, (4 Katha)
Deed Details :		Deed No: I-020403104/2009, Query No: 0204005017 /2009, Serial No: 020403055/2009, Page: 2684 - 2695, Date of Registration: 27/07/2009, Date of Completion: 27/07/2009, Date of Delivery: 04/08/2009		
7	District: Burdwan, PS: Raniganj, Mouza: Amrasata, RANIGANJ	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-151 Khatian:	Area of Land: 25 Decimal,
Deed Details :		Deed No: I-020403828/2009, Query No: 0204006675 /2009, Serial No: 020403761/2009, Page: 1329 - 1342, Date of Registration: 11/09/2009, Date of Completion: 11/09/2009, Date of Delivery: 17/09/2009		
8	District: Burdwan, PS: Raniganj, Mouza: Amrasata, RANIGANJ	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-151 Khatian:	Area of Land: 30 Decimal,

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by the Party Concerned.

(Mr Sandipan Nandi)

A.D.S.R. RANIGANJ

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