ABHISHEAK CHAKRABORTY
B.A,LL.BADVOCATE,
DURGAPUR COURT& HIGH COURT
ROOM NO.B-304,BENGAL SHRISTI COMPLEX,
CITY CENTRE,DURGAPUR,PIN-713216
DIST-BURDWAN,WEST BENGAL

CHAMBER:
BAR NO.10,OLD POST OFFICE STREET
KOLKATTA HIGH COURT,

PH:8481909162
E- MAIL:abisheak2009@gmail.com

Date- 25.02.2026

SEARCH AND NON-ENCUMBANCE REPORT

The following schedule of land was searched in the office of A.D.S.R, Durgapur for the last 15 years by the searcher.

SCHEDULE OF PROPERTY

All that piece and parcel of property along with one storied residential flat (G+4) and building situated on the said property i.e. land measuring more or less 14 cottahs situated at the premises Philips Gali,Manasha Tala,Bhiringi Durgapur-713213 Police Station Durgapur, within Durgapur Municipal Corporation, in the record of Rights owner the trustees of the trust property in the name of deities namely MR.DEBASHIS ROY.

FINDINGS OF THE SEARCHING

Certified that necessary searching has been made in respect of the above schedule property for the period mentioned above at the concerned offices mentioned above and the papers and documents submitted while causing such searching on the basis of available papers and records the following clarification need to be supplied.

CHAIN OF DEVALUATION OF THE PROPERTY

On perusal of the records and documents concerned of the property it has been detected that :

Regarding the title of the property originally land measuring more or less 14 cottahs situated at the premises Philips Gali,Manasha Tala, Bhiringi Durgapur-713213 Police station - Durgapur within the jurisdiction of Durgapur Municipal Corporation. The said land as settler dedicated the said properties to his ancestral family by a Sale Deed and registered in the office of the Registrar of ADSR Durgapur .

Thereafter the Land Owner namely Debashis Roy agreed to developed the land measuring 14 katha by the Developer namely SHREE KRISHNA HOMES as per Development Agreement being No-10429 for the 2023 before ADSR Durgapur.

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Date - 25.02.2026

That Land Owner namely Debashis Roy agreed to developed the land by the Development Agreement and issued registered Power of Attorney in favour of the Developer being No.10942 for the year 2023 before ADSR Durgapur.

DESCRIPTION OF THE LAND :-

ALL THAT piece & parcel of land in the Dist.- Paschim Bardhaman(Formerly- Burdwan), P.S.-Durgapur, within the area of Durgapur Municipal Corporation at Mouza- Bhiringi, J.L. No.119, R.S. Plot No. 1402, R.S. Khatian 258 L.R. Plot No. 2203, L.R. Khatian No.5356, measuring an area of land - 14 Cottaha 6 Chhataks, under Durgapur Municipal Corporation, Durgapur Police Station and the Land is recorded as Bastu, which is presently use for Residential Purpose as Bastu.

Butted and Bounded as follows:-

North : 6 Ft. Passage and thereafter plot of the Landowner,

South : 16 Ft. Road and thereafter plot of Gayatri Roy,

East : House of Shyamaprasad Ghatak,

West : 10 Ft. Road and thereafter plot of Subhasis Roy.

On the receipt of the all the papers in respect of the suit No. S. A. 1476 of 2009 and Corporation tax demand papers, final finding shall be given in this matter. Regarding searching for 15 years at R. A. Kolkata no such adverse entry was detected.

Abhisheak Chakraborty (Advocate)
High Court, Kolkata

Goverment of West Bengal

Office of the DURGAPUR (A.D.S.R.)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 25-02-2026

Serial No of Application	2306000543/2026	**Search No**	2306000543/2026
Search for the Years	From 2007 To 2026	**Record Available**	From 14/12/2020 onwards
Property to be Searched	District: Paschim Bardhaman, PS: Durgapur, Mouza: Viringi, , Plot No: LR- 02203		
From whom Received	A CHAKRABORTY ADV		All Transaction

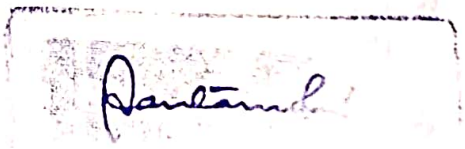
Fees Paid under Articles F1(i) 20 /- F1(ii) 380 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Paschim Bardhaman, PS; Durgapur, Mouza: Viringi, Municipality: DURGAPUR MC,, Road: Subhas Pally Road,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-2203 Khatian: 13581	Area of Land: 2.0625 decimal (1.25 Katha) Area of Structure: 900 Sq Ft
Deed Details :	Deed No: I-230605299/2020, Query No: 23062001415773/2020, Serial No: 2306005425/2020, Page: 131679 - 131701, Date of Registration: 12/11/2020, Date of Completion: 17/12/2020,			
2	District: Paschim Bardhaman, PS; Durgapur, Mouza: Viringi, Municipality: DURGAPUR MC,, Road: Subhas Pally Road,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-2203 Khatian: 14468	Area of Land: 5 decimal Area of Structure: 1000 Sq Ft
Deed Details :	Deed No: I-230605272/2022, Query No: 23062001461778/2022, Serial No: 2306005222/2022, Page: 150522 - 150534, Date of Registration: 24/05/2022, Date of Completion: 30/05/2022,			
3	District: Paschim Bardhaman, PS; Durgapur, Mouza: Viringi, Municipality: DURGAPUR MC,, Road: Philips Gali,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-2203 Khatian: 5356	Area of Land: 24.1313 decimal (14 Katha,10 Chatak)
Deed Details :	Deed No: I-230610429/2023, Query No: 23062002487805/2023, Serial No: 2306010559/2023, Page: 189134 - 189159, Date of Registration: 16/10/2023, Date of Completion: 17/10/2023,			
4	District: Paschim Bardhaman, PS; Durgapur, Mouza: Viringi, Municipality: DURGAPUR MC,, Road: Philips Gali,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-2203 Khatian: 5356,	Area of Land: 24.1313 decimal (14 Katha,10 Chatak)
Deed Details :	Deed No: I-230610942/2023, Query No: 23068002773698/2023, Serial No: 2306011051/2023, Page: 198865 - 198882, Date of Registration: 08/11/2023, Date of Completion: 10/11/2023,			
5	District: Paschim Bardhaman, PS; Durgapur, Mouza: Viringi, Municipality: DURGAPUR MC,, Road: Ambagan Road,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-2203 Khatian: 5356	Area of Land: 2.498 decimal Area of Structure: 100 Sq Ft
Deed Details :	Deed No: I-230610422/2024, Query No: 23062002582013/2024, Serial No: 2306010516/2024, Page: 189908 - 189920, Date of Registration: 04/10/2024, Date of Completion: 04/10/2024,			
6	District: Paschim Bardhaman, PS; Durgapur, Mouza: Viringi, Municipality: DURGAPUR MC,, Road: Ambagan Road,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-2203 Khatian: 16011	Area of Land: 4.95 decimal (3 Katha) Area of Structure: 100 Sq Ft
Deed Details :	Deed No: I-230605319/2025, Query No: 23062001465813/2025, Serial No: 2306005388/2025, Page: 101768 - 101781, Date of Registration: 29/05/2025, Date of Completion: 29/05/2025,			
7	District: Paschim Bardhaman, PS; Durgapur, Mouza: Viringi, Municipality: DURGAPUR MC,, Road: Subhas Pally Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-2203 Khatian: 16392	Area of Land: 3.73 decimal
Deed Details :	Deed No: I-230610861/2025, Query No: 23062003032337/2025, Serial No: 2306011011/2025, Page: 210023 - 210052, Date of Registration: 12/11/2025, Date of Completion: 20/11/2025,			

Abhishek Chakraborty (Advocate)

8	District: Paschim Bardhaman, PS; Durgapur, Mouza: Viringi, Municipality: DURGAPUR MC,, Road: Subhas Pally Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-2203 Khatian: 16391	Area of Land: 3.74 decimal
Deed Details :		Deed No: I-230610861/2025, Query No: 23062003032337/2025, Serial No: 2306011011/2025, Page: 210023 - 210052, Date of Registration: 12/11/2025, Date of Completion: 20/11/2025,		
9	District: Paschim Bardhaman, PS; Durgapur, Mouza: Viringi, Municipality: DURGAPUR MC,, Road: Subhas Pally Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-2203 Khatian: 16393	Area of Land: 3.73 decimal
Deed Details :		Deed No: I-230610861/2025, Query No: 23062003032337/2025, Serial No: 2306011011/2025, Page: 210023 - 210052, Date of Registration: 12/11/2025, Date of Completion: 20/11/2025,		
10	District: Paschim Bardhaman, PS; Durgapur, Mouza: Viringi, Municipality: DURGAPUR MC,, Road: Subhas Pally Road,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-2203 Khatian: 16392	Area of Land: 3.73 decimal
Deed Details :		Deed No: I-230611911/2025, Query No: 23068003229342/2025, Serial No: 2306012051/2025, Page: 231371 - 231392, Date of Registration: 08/12/2025, Date of Completion: 17/12/2025,		
11	District: Paschim Bardhaman, PS; Durgapur, Mouza: Viringi, Municipality: DURGAPUR MC,, Road: Subhas Pally Road,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-2203 Khatian: 16391	Area of Land: 3.74 decimal
Deed Details :		Deed No: I-230611911/2025, Query No: 23068003229342/2025, Serial No: 2306012051/2025, Page: 231371 - 231392, Date of Registration: 08/12/2025, Date of Completion: 17/12/2025,		
12	District: Paschim Bardhaman, PS; Durgapur, Mouza: Viringi, Municipality: DURGAPUR MC,, Road: Subhas Pally Road,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-2203 Khatian: 16393	Area of Land: 3.73 decimal
Deed Details :		Deed No: I-230611911/2025, Query No: 23068003229342/2025, Serial No: 2306012051/2025, Page: 231371 - 231392, Date of Registration: 08/12/2025, Date of Completion: 17/12/2025,		



(Mr Santanu Pal)

A.D.S.R. DURGAPUR

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

CERSAI
Central Registry of Securitisation Asset Reconstruction and Security Interest of India

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	25-02-2026 15:17:17.518
Transaction ID / QRF NO	200421953933
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200421953933
Created By	PUSER
Creation Timestamp	25-02-2026:15:14:49.000
Search Reference Number	4775562689153

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	durgapurmunicipality
Plot Number	2203
House / Flat Number / Unit No	benachity
Floor No	0
Building / Tower Name / Number	SHREEKRISHNAHOMES
Name of the Project / Scheme / Society / Zone	SHREEKRISHNAHOMES
Street Name / Number	PHILPSGOLI NR MANASHA TALA DURGAPUR 713213
Pocket	
Locality / Sector	BENACHITY
City / Town / Village	DURGAPUR
District	PASCHIM BARDHMAN
State / UT	West Bengal
Pin Code / Post Code	713213

Abhishek Chatterjee (Advocate)
High Court, Kolkata

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011-24664628 | 011-24664629 | 011-24664630

CERSAI
Central Registry of Securitisation Asset Reconstruction and Security Interest of India

Search Output Details

Asset Details

Asset ID	200004389484
Asset Category	Immovable
Type Of Asset	Commercial
Description Of Asset	Immovable Asset
Survey Number / Municipal Number	JL NO 67 RS KHAITAN NO 85 MOUZA BENACHITY
Plot Number	R S PLOT NO 694
Area	2178.0
Area Unit	Square Feet
House / Flat Number / Unit No	...
Floor No	...
Building / Tower Name / Number	...
Name of the Project / Scheme / Society / Zone	...
Street Name / Number	...
Pocket	...
Locality / Sector	BENACHITY
City / Town / Village	DURGAPUR
District	BURDWAN
State / UT	West Bengal
Pin Code / Post Code	713213
Coordinate 1	...
Coordinate 2	...
Coordinate 3	...
Coordinate 4	...

Security Interest Details

Current View

Security Interest ID	400004394669
Transaction Id	200228686863
Total Secured Amount	58000000.00
Type Of Security Interest	Equitable Mortgage
Type Of Finance	Sole
Details Of Charge	EQUITABLE MORTGAGE
Entity Identification Number	1X1X4X1X0X0X8X1X1X7X2X0X0X7X
Created By	A001300360
SI Creation Date In Bank	21-01-2013

Ashutosh Chatterjee (Advocate)
High Court, Kolkata

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SI Registration Timestamp In CERSAI Portal	01-02-2013:00:00:00.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Sole Proprietorship	SEN BROTHERS	NA	Yes

Holder Details

Charge Holder Name	Office / Ward / Branch Name
ORIENTAL BANK OF COMMERCE	CITY CENTRE DURGAPUR

Original View

Security Interest ID	400004394669
Transaction Id	200016324421
Total Secured Amount	40000000.00
Type Of Security Interest	Equitable Mortgage
Type Of Finance	Sole
Details Of Charge	NA
Entity Identification Number	1X1X4X1X0X0X8X
Created By	A001300360
SI Creation Date In Bank	21-01-2013
SI Registration Timestamp In CERSAI Portal	01-02-2013:00:00:00.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	...

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Sole Proprietorship	SEN SANAT	NA	Yes

Holder Details

Charge Holder Name	Office / Ward / Branch Name
ORIENTAL BANK OF COMMERCE	CITY CENTRE DURGAPUR

Transaction History

Abhishek Chakraborty (Advocate)
High Court, Kolkata

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S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200016324421	Equitable Mortgage	Registration	A001300360	01-02-2013 06:35:28.000	A001301977	01-02-2013 06:37:48.000
2	200025908847	Equitable Mortgage	Modification	A001301320	22-08-2014 04:56:47.000	A001300256	27-08-2014 01:41:34.000
3	200034128968	Equitable Mortgage	Modification	A001302717	16-06-2015 02:13:53.000	A001300256	17-06-2015 04:21:12.000
4	200228686863	Equitable Mortgage	Modification	A00154047N	24-01-2022 19:41:58.000	A00154047N	24-01-2022 19:41:58.000

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---

Abhishek Chakraborty (Advocate)

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