

**SWARAJ KUMAR MUKHOPADHYAY,  
ADVOCATE  
BURDWAN DIST. JUDGES COURT  
MOB. 7908211746/ 8436759214**

REF No.

DATE -

To,  
The Secretary,  
WBRERA,  
Kolkata, West Bengal,

**Subject: Non-Encumbrance Certificate**

It is hereby certified that, my client "**R TRADERS**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 60 Bahirsarbamangala Road, P.O. – Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin – 713101, having **PAN. AAXFR5453M**; represented by its **AUTHORIZED PARTNER** namely **SRI BISHWA NATH RAKSHIT (AADHAAR: 892311657969)**, S/o Late Krishna Pada Rakshit, by Nationality Indian, by faith Hindu, by occupation Business, resident of Bahirsarbamangala Road, P.O. – Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin – 713101; **having PAN. ACYPR0765K**; being the Promoter of the proposed Project Namely "**SHIBRANI APARTMENT**" is a **G+4 storied building** developed on and above the piece and parcel of land **within P.S. BARDHAMAN SADAR, Dist. PURBA BARDHAMAN**, appertaining to **C.S. Plot No. 2170, 2165 & 2166**, corresponding **R.S. Plot No. 2170/3234, 2165 & 2166**, corresponding **L.R. Plot No. 6025 & 6026**, under **L.R. Khatian Nos. 6524 & 4228**, within **Mouza – Bahirsarbamangala, J.L. No. 42**, within the jurisdiction of **Burdwan Municipality, Holding No. 30/B, at Mahalla / Street: - GURUDASIPARA**, in **Ward No. 02** measuring an total area of **12.6 Decimals (out of through L.R. Khatian No . 4228 has contributed area of land 6.4 Decimals and through L.R. Khatian No. 6524 has contributed area of land 6.2 Decimals)**, as per **Burdwan Municipality** sanctioned building Plan being **Permit No. SWS-OBPAS/1201/2025/0598, Dated. 23-07-2025**, with the permission to construct **1 Ground (G) Plus (+) FOUR (4) storied building**, has free from all encumbrances whatsoever including any right, title, interest or in name of any third parties in or over such land as per data provided by the competent authority.

  
Seal and Signed Delivered by:  
**SWARAJ KUMAR MUKHOPADHYAY**  
Enrollment No. WB/442/1995

Goverment of West Bengal  
Office of the Bardhaman (A.D.S.R.)  
Receipt for fees deposited for Search

Form - 1556

Date of Application: 30-12-2025

<b>Serial No of Application</b>	0203002330/2025	<b>Search No</b>	0203002330/2025
<b>Search for the Years</b>	From 2012 To 2025	<b>Record Available</b>	From 26/12/2008 onwards
<b>Property to be Searched</b>	District: Purba Bardhaman, PS: Bardhaman, Mouza: Bahirsarbamangala, , Plot No: LR-06026		
<b>From whom Received</b>	A Ghosh	All Transaction	
<b>Fees Paid under Articles</b>	F1(i) 20/-	F1(ii) 260/-	

**Search Result:**

<b>SI.No.</b>	<b>Property Location</b>	<b>Property Type &amp; Transaction</b>	<b>Plot &amp; Khatian No and Zone</b>	<b>Area of Property</b>
1	District: Purba Bardhaman, PS: Bardhaman, Mouza: Bahirsarbamangala, Municipality: BURDWAN, Road: Frajer Avenue, , Ward: 2, Holding: 30/B	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-6026 Khatian: 4228	Area of Land: 6.4 decimal
		Deed No: I-020300136/2025, Query No: 02032000070255/2025, Serial No: 0203000125/2025, Page: 7176 - 7232, Date of Registration: 09/01/2025, Date of Completion: 14/01/2025,		
2	District: Purba Bardhaman, PS: Bardhaman, Mouza: Bahirsarbamangala, Municipality: BURDWAN, Road: Frajer Avenue, , Ward: 2, Holding: 30/B	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-6026 Khatian: 4228	Area of Land: 6.4 decimal
		Deed No: I-020300141/2025, Query No: 02038000082439/2025, Serial No: 0203000129/2025, Page: 7233 - 7265, Date of Registration: 09/01/2025, Date of Completion: 14/01/2025,		

( Mr Sanjit Sardar )

A.D.S.R. Bardhaman

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



*R. Trade*

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

Date of Application: 30-12-2025

Serial No of Application	0203002328/2025	Search No	0203002328/2025
Search for the Years	From 2012 To 2025	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Bardhaman, Mouza: Bahirsarbamangala, , Plot No: LR-06025		
From whom Received	A Ghosh		
Fees Paid under Articles	F1(i) 20/-	F1(ii) 260/-	All Transaction

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Purba Bardhaman, PS: Bardhaman, Mouza: Bahirsarbamangala, Municipality: BURDWAN, Road: Frajer Avenue, Ward: 2, Holding: 30/B	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-6025 Khatian: 6524	Area of Land: 6.2 decimal
2	District: Purba Bardhaman, PS: Bardhaman, Mouza: Bahirsarbamangala, Municipality: BURDWAN, Road: Frajer Avenue, Ward: 2, Holding: 30/B	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-6025 Khatian: 6524	Area of Land: 6.2 decimal
Deed Details :		Deed No: I-020300136/2025, Query No: 02032000070255/2025, Serial No: 0203000125/2025, Page: 7176 - 7232, Date of Registration: 09/01/2025, Date of Completion: 14/01/2025,		
Deed Details :		Deed No: I-020300141/2025, Query No: 02038000082439/2025, Serial No: 0203000129/2025, Page: 7233 - 7265, Date of Registration: 09/01/2025, Date of Completion: 14/01/2025,		

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