

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

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

Search Result:

Sl.No. Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1 District: Purba Bardhaman, PS; Barddhaman, 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 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,		
2 District: Purba Bardhaman, PS; Barddhaman, 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 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,		

(Mr Sanjit Sardar)
A.D.S.R. Bardhaman
OFFICE OF THE A.D.S.R. Bardhaman



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 for the Years

From 2012 To 2025

Property to be Searched

District: Purba Bardhaman, PS: Barddhaman, Mouza: Bahirsarbamangala, , Plot No: LR-06025

From whom Received

A Ghosh

Fees Paid under Articles

F1(i) 20 /-

F1(ii) 260 /-

Search No

0203002328/2025

Record Available

From 26/12/2008 onwards

Bahirsarbamangala, , Plot No: LR-

All Transaction

Search Result:

Sl.No. Property Location

1 District: Purba Bardhaman, PS: Barddhaman, Mouza: Bahirsarbamangala, Municipality: BURDWAN,, Road: Frajer Avenue, , Ward: 2, Holding: 30/B

Deed Details :

Property Type & Transaction

Property Type: Land
Transaction: [0110] Sale,
Development Agreement or
Construction agreement

Plot & Khatian No
and Zone

Plot No: LR-6025
Khatian: 6524

Area of Property

Area of Land: 6.2
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,

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

2 District: Purba Bardhaman, PS: Barddhaman, Mouza: Bahirsarbamangala, Municipality: BURDWAN,, Road: Frajer Avenue, , Ward: 2, Holding: 30/B

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,

(Mr Sanjit Sardar)

A.D.S.R. Bardhaman

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

