

Prasanta Bandyopadhyay

Mo6 No: 8436913332

**Advocate, Durgapur Court
City Centre, Pin-713216**

WA No : 9476229899

Email : advpb9@gmail.com

**Non-Encumbrances Certificate & Detailed Report On Title
Report on Title**

ALL THAT A piece and parcel of Land within the Mouja of Shankarpur, J.L No-RS-95, J.L No-LR-109 Plot No-RS-125 Plot No-LR-388, Khatian no-LR-2425 Khatian no-RS-339 Area-11 Decimal under P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal butted & bounded as follows: North: Plot No-125. East: 15 ft wide Kacha Road, Plot No-125. West: Plot No-125. South: Plot No-125.

ALL THAT A piece and parcel of DANGA Land Area of Land: 4 Decimal within the Mouja of Shankarpur, J.L No-RS-95, J.L No-LR-109 Plot No-LR- 388 Plot No-RS- 125 Khatian no-LR-2267 Khatian no-RS- 339 under P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal butted & bounded as follows: North: Plot No-125, East: 20 ft wide Road, West: Sub Plot No-3, South: Sub Plot No-5.

NAME AND ADDRESS OF THE TITLE HOLDER / PRESENT LANDOWNER :-

Mr. MANTU BAHADUR CHHETRI [Pan No-AIFPC0916L] son of Ram Bahadur Chhetri, by occupation: Service, by Nationality: Indian, by faith: Hindu, residing at C/o Ram Bahadur Chhetri, Nibedita Park, Fuljhore, P.O-Durgapur-06, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.

Mr. SUBHASH CHANDRA DAS [Pan No- AUGPD9752N], by occupation: others, by Nationality: Indian, by faith: Hindu, residing at Saratpally, (Mamra), P.O-Durgapur-6, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.





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NAME AND ADDRESS OF THE DEVELOPER: EDIFY INFRASTRUCTURE PROJECT PVT LTD[Pan No-AADCE4034A] having its registered office at 4/1 Tetikhola,Kaliganj,P.O-Arrah,P.S-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:-713212

Particulars of the documents scrutinized-serially and chronologically:

1. Regd. Sale deed vide no-5832 of 1990.
2. regd deed of sale being no-128 of 2002.
3. Legal heir certificate of Arjun Ruidas.
4. regd deed of sale being no-020606584 of 2016.
5. development agreement vide deed No-4196 of 2019
6. development power of attorney vide deed no-4274 of 2019 .
7. regd deed of sale being no-5832 of 1990
8. regd deed of sale being no-128 of 2002
9. regd deed of sale being no-020604119 of 2018
10. regd development agreement vide deed No-4195 of 2019
11. regd development power of attorney vide deed no-5292 of 2019 .
12. LR Parcha in the name of Mantu Bahadur Chetri.
13. LR Parcha in the name of Subhas Chandra Das.

TRACING OF TITLE:

During my search from the period from **2013 to 2026**,

WHEREAS schedule below property originally belongs to Gouri Dutta which she acquired by way of regd deed of sale being no-5832 of 1990 and thereafter Gouri Dutta transferred an area of 77 Decimal by way of regd deed of sale being no-128 of 2002 in favour of Arjun Ruidas, Fatick Ruidas, Latu Ruidas and after demise of Arjun Ruidas his property devolves upon his legal heirs namely Mala Ruidas, Biplab Ruidas, Subha Ruidas, Shanti Ruidas, Joy



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Ruidas thereafter Latu Ruidas, Fatick Ruidas, Joy Ruidas, Subha Ruidas, Biplab Ruidas, Shanti Ruidas, Mala Ruidas, transferred an area of 2.58 Katha by way of regd deed of sale being no-020606584 of 2016 in favour of Mantu Bahadur Chetri and from the date of purchase they are owning, possessing and seizing the schedule below property without any encumbrances from any persons.

WHEREAS Mantu Bahadur Chetri has entered into a development agreement vide deed No-4196 of 2019 with the developer Edify Infrastructure Pvt. Ltd. and have also executed a development power of attorney in favour of the developer Edify Infrastructure Pvt. Ltd. vide deed no-4274 of 2019 .

WHEREAS schedule below property originally belongs to Gouri Dutta which she acquired by way of regd deed of sale being no-5832 of 1990 and thereafter Gouri Dutta transferred an area of 77 Decimal by way of regd deed of sale being no-128 of 2002 in favour of Arjun Ruidas, Fatick Ruidas, Latu Ruidas and after demise of Arjun Ruidas his property devolves upon his legal heirs namely Mala Ruidas, Biplab Ruidas, Subha Ruidas, Shanti Ruidas, Joy Ruidas and thereafter Mala Ruidas, Biplab Ruidas, Subha Ruidas, Shanti Ruidas, Joy Ruidas, Fatick Ruidas, Latu Ruidas transferred an area of 6.83 Katha by way of regd deed of sale being no-020604119 of 2018 in favour of Subhas Chandra Das and from the date of purchase he is owning, possessing and seizing the schedule below property without any encumbrances from any persons.

WHEREAS Subhas Chandra Das has entered into a development agreement vide deed No-4195 of 2019 with the developer Edify Infrastructure Pvt. Ltd. and have also executed a development power of attorney in favour of the developer Edify Infrastructure Pvt. Ltd. vide deed no-5292 of 2019 .



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I have made a before ADSR Durgapur from 2013 to 2026 and from the records of Civil Judge Sr. Div court on and for 13 Years and of the said property and found that the said property is free from encumbrance charges, lines and is title good marketable.

That the said property is not only free from all encumbrances but also free from charges, liens, impendences, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title.

It is also hereby certified that the above-mentioned land is not affected by any restriction of Urban Land (Ceiling & Regulation) Act, 1976 and the same is not under any claim of ADDA and it is Fit for equitable mortgage.

The receipts for the relevant searches are enclosed hereto.

It is further certified that I have verified from the Sub-Registrar's Office about the genuineness of the title deed examined by me and that the same is fare, original and not duplicate or fake.

Thanking you

Prasanta Bandyopadhyay

Advocate

