

Prasanta Bandyopadhyay

Mob No: 8436913332

Advocate, Durgapur Court

WA No : 9476229899

City Centre, Pin-713216

Email : advpb9@gmail.com

DETAILS REPORT ON TITLE

1. Name of the Present Landowner :

Mr Satish Kumar Bagaria son of Binod Kumar Bagaria, by Faith- Hindu, By Occupation- Business, Resident of ,40 N.S.B Road ,P.O-Raniganj,P.S-Raniganj,Dist-Paschim Bardhaman,Pin- 713347.

Mr Sejamel Hoque son of Bani Israil, by Faith- Muslim, By Occupation- Business, Resident of M.N Ghosh Road,Ronai,Idgah para, P.O-Raniganj,P.S-Raniganj,Dist-Paschim Bardhaman,Pin- 713347.

2. Name of Document & Date of Document:

1. Legal Heir certificate dated 14.05.2021.
2. Sale Deed No-1473 of 2018.
3. Sale Deed No-5108 of 2018,
4. Sale Deed No- 7207 of 2019,
5. Sale Deed No-8699 of 2022.
6. LR Parcha in the name of **Saachi Developers.**
7. RS Parcha in the name of **Saachi Developers.**
8. RS Parcha in the name of **Shibshankar Roy**
9. RS Parcha in the name of **Rammohan Roy.**
10. RS Parcha in the name of **Narayan Chandra Roy**

3. Description Of The Property:-

Deed No-1473 of 2018

ALL THAT piece and parcels measuring an area of 16.5 (Danga-8.25 & Baid-8.25)

Decimal standing upon portion **R.S. Plot No.- 1494/ 1492** corresponding to **L.R. Plot No.**



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6110/6119, Classified as "Danga/Baid" Under Khatian No. 2235 of Mouza- Fuljhore, J.L.No.-82 P.S- Durgapur, District- Paschim Burdhaman, West Bengal, India. Boundaries : North: Land of plot No-R.S-1677, South: 20 ft wide kancha road, East: Land of Plot no-L.R-6117, West: Land of Alok kr Agarwal

Deed No-5108 of 2018

ALL THAT piece and parcels , measuring an area of 19 (Danga-2 & Baid-17) Decimal standing upon portion R.S. Plot No.- 1677/ 677/1492 corresponding to L.R. Plot No.

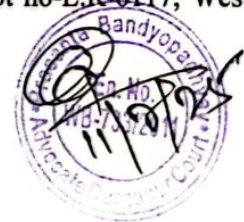
6119/6983, Classified as "Danga/Baid" Under Khatian No. 2235 of Mouza- Fuljhore, R.S J.L.No.-82 ,L.R J.L No-107 P.S- Durgapur, District- Paschim Burdhaman, West Bengal, India. Boundaries : North: Land of plot No-R.S-1496, South: 28 ft wide proposed kancha road, East: Land of Plot no-L.R-6117, West: Land of Saachi Developers

Deed No-7207 of 2019

ALL THAT piece and parcels , measuring an area of 3 Decimal standing upon portion corresponding to L.R. Plot No. 6110, Classified as "Vastu" Under Khatian No. 2235 of Mouza- Fuljhore, J.L.No.-82,L.R J.L No-107 ,P.S- New Township , District- Paschim Burdhaman, West Bengal, India. Boundaries : North: 20 ft wide kancha road, South: Land of Plot no-1493, East: Land of Plot no-1496 & 1677, West: Land of Plot No-1493.

Deed No-8699 of 2022

ALL THAT piece and parcels measuring an area of 16.5 (Danga-15 & Garh Layek patit 1.5) Decimal standing upon portion R.S. Plot No.- 1497 corresponding to L.R. Plot No.6117, Classified as "Danga/ Garh Layek patit " Under L.R Khatian No. 7543/7544/7545/7546 of Mouza- Fuljhore, R.S J.L.No.-82,L.R.J.L No-107, P.S- Durgapur, District- Paschim Burdhaman, West Bengal, India. Boundaries : North: Land of plot No-R.S-1677, South: 20 ft wide kancha road, East: Land of Plot no-L.R-6117, West: Land of Saachi Developers



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4. Tracing of Title is as follows:-

Deed No-1473 of 2018

ALL THAT piece and parcels measuring an area of 16.5 (Danga-8.25 & Baid-8.25) Decimal standing upon portion R.S. Plot No.- 1494/ 1492 corresponding to L.R. Plot No. 6110/6119, Classified as "Danga/Baid" Under Khatian No. 2235 of Mouza- Fuljhore, J.L.No.-82 P.S- Durgapur, District- Paschim Burdhaman, West Bengal originally belongs to Shib Sankar Roy , Soma Roy, Shyama Prosad Roy, Sangita Roy which they have transferred by way of regd deed of sale being no-1473 of 2018 in favour of Saachi Developers.

Deed No-5108 of 2018

ALL THAT piece and parcels , measuring an area of 19 (Danga-2 & Baid-17) Decimal standing upon portion R.S. Plot No.- 1677/ 677/1492 corresponding to L.R. Plot No. 6119/6983, Classified as "Danga/Baid" Under Khatian No. 2235 of Mouza- Fuljhore, R.S .J.L.No.-82 ,L.R J.L No-107 P.S- Durgapur, District- Paschim Burdhaman, West Bengal, India. Boundaries : North: Land of plot No-R.S-1496, South: 28 ft wide proposed kancha road, East: Land of Plot no-L.R-6117, West: Land of Saachi Developers originally belongs to Shib Sankar Roy , Soma Roy, Shyama Prosad Roy, Sangita Roy which they have transferred by way of regd deed of sale being no-5108 of 2018 in favour of Saachi Developers.

Deed No-7207 of 2019

ALL THAT piece and parcels , measuring an area of 3 Decimal standing upon portion corresponding to L.R. Plot No. 6110, Classified as "Vastu" Under Khatian No. 2235 of Mouza- Fuljhore, J.L.No.-82,L.R J.L No-107 ,P.S- New Township , District- Paschim Burdhaman, West Bengal, India. Boundaries : North: 20 ft wide kancha road, South: Land of Plot no-1493, East: Land of Plot no-1496 & 1677, West: Land of Plot No-1493 originally belongs to Debasish Hazra which he has transferred by way of regd deed of sale being no-7207 of 2019 in favour of Saachi Developers.



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Deed No-8699 of 2022

ALL THAT piece and parcels measuring an area of 16.5 (Danga-15 & Garh Layek patit 1.5) Decimal standing upon portion R.S. Plot No.- 1497 corresponding to L.R. Plot No.6117, Classified as "Danga/ Garh Layek patit " Under L.R Khatian No. 7543/7544/7545/7546 of Mouza- Fuljhore, R.S J.L.No.-82,L.R.J.L No-107, P.S- Durgapur, District- Paschim Burdhaman, West Bengal, India. Boundaries : North: Land of plot No-R.S-1677, South: 20 ft wide kancha road, East: Land of Plot no-L.R-6117, West: Land of Saachi Developers originally belongs to Soma Roy & Shyama Prasad Roy which they have transferred by way of regd deed of sale being no-8699 of 2022 in favour of Saachi Developers.

I hereby certify that the above mentioned landed property is free from all sorts of encumbrances, lien, charges, and attachments whatsoever and the said property is absolutely clear free and marketable which cannot create any embargo for creation of equitable mortgage

I certify that the following title deeds / documents is very much required for creation of equitable mortgage for future reference :

1. Sale Deed No-1473 of 2018.
2. Sale Deed No-5108 of 2018,
3. Sale Deed No- 7207 of 2019,
4. Sale Deed No-8699 of 2022.
5. LR Parcha in the name of Saachi Developers
6. RS Parcha in the name of Saachi Developers.
7. RS Parcha in the name of Shibshankar Roy
8. RS Parcha in the name of Rammohan Roy.
9. RS Parcha in the name of Narayan Chandra Roy

I have made a search from the ADSR office at Durgapur from 1995 to 2025 of the said property and found that the said property is free from encumbrance charges, lines and is marketable .


Advocate

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

Date of Application: 11-07-2025

Serial No of Application 2306007128/2025 Search No 2306007128/2025
Search for the Years From 1995 To 2025 Record Available From 14/12/2020 onwards
Property to be Searched District: Paschim Bardhaman, PS: New Township, Mouza: Fuljhore, Plot No: RS- 01497
From whom Received P Banerjee All Transaction
Fees Paid under Articles F1(i) 2/- F1(ii) 28/-

Search Result:

Sl.No. Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1 District: Burdwan, PS: New Township, Mouza: Fuljhore, DURGAPUR MC	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-1497 Khatian:	Area of Land : 0.06 Katha, (0.06 Katha)

Deed Details :

Deed No: I-020605112/2008, Query No: 0206007229 /2008, Serial No: 020604721/2008, Page: 46 - 58, Date of Registration: 15/07/2008, Date of Completion: 15/07/2008, Date of Delivery: 16/07/2008

2 District: Paschim Bardhaman, PS: New Township, Mouza: Fuljhore, Municipality: DURGAPUR MC., Road: Unassessed Road (Fuljhore),

Property Type: Land
Transaction: [0101] Sale, Sale Document

Plot No : RS-1497
Khatian: 1044

Area of Land : 7.5
decimal

Deed Details :

Deed No: I-230608699/2022, Query No: 23062002396189/2022, Serial No: 2306008706/2022, Page: 213086 - 213105, Date of Registration: 10/08/2022, Date of Completion: 24/08/2022,

3 District: Paschim Bardhaman, PS: New Township, Mouza: Fuljhore, Municipality: DURGAPUR MC., Road: Unassessed Road (Fuljhore),

Property Type: Land
Transaction: [0101] Sale, Sale Document

Plot No : RS-1497
Khatian: 1044

Area of Land : 0.75
decimal

Deed Details :

Deed No: I-230608699/2022, Query No: 23062002396189/2022, Serial No: 2306008706/2022, Page: 213086 - 213105, Date of Registration: 10/08/2022, Date of Completion: 24/08/2022,

4 District: Paschim Bardhaman, PS: New Township, Mouza: Fuljhore, Municipality: DURGAPUR MC., Road: Unassessed Road (Fuljhore),

Property Type: Land
Transaction: [0101] Sale, Sale Document

Plot No : RS-1497
Khatian: 1044

Area of Land : 7.5
decimal

Deed Details :

Deed No: I-230608699/2022, Query No: 23062002396189/2022, Serial No: 2306008706/2022, Page: 213086 - 213105, Date of Registration: 10/08/2022, Date of Completion: 24/08/2022,

5 District: Paschim Bardhaman, PS: New Township, Mouza: Fuljhore, Municipality: DURGAPUR MC., Road: Unassessed Road (Fuljhore),

Property Type: Land
Transaction: [0101] Sale, Sale Document

Plot No : RS-1497
Khatian: 1044

Area of Land : 0.75
decimal

Deed Details :

Deed No: I-230608699/2022, Query No: 23062002396189/2022, Serial No: 2306008706/2022, Page: 213086 - 213105, Date of Registration: 10/08/2022, Date of Completion: 24/08/2022,



(Mr Santanu Pal)

A.D.S.R. DURGAPUR

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