

Date.....02/11/2024.....

Non-Encumbrance Certificate and Searching Report on Title

Ref. :- An area of land admeasuring 25 cottahs 6 chhataks 23 sq. feet or 0.42 acres comprised in Plot No. 57 under R.S. Khatian No. 283, L.R. Khatian No. 1357, situated in Mouza : Bartoria, J.L. No. 8 P.S. Asansol, District Paschim Bardhaman under S.R.O. Asansol.

Present Owner of the said Plot : 'PURBASHA BUILDERS PRIVATE LIMITED' a company having its registered office at 'Aashiana', Hillview (E), S.B. Gorai Road, P.O. Asansol-4, P.S. Asansol (S), Dist. Paschim Bardhaman and represented by its Director Smt. Dipali Laik W/o Late Amiya Kumar Laik, by faith Hindu, citizenship Indian, resident of : 'Ashiana', Hill View (E), S. B. Gorai Road, P.O. Asansol-713304, P.S. Asansol (South), Dist. Paschim Bardhaman.

I have caused necessary searches in the Addl. Dist. Sub Registry Office at Asansol for the period from 1984 to 2007 and 2008 to 2024 under search Receipt Nos. 2305014929/2024 and 2305014931/2024 dated 30/10/2024 and in the office of the District Sub Registrar, Paschim Bardhaman for the period from 2020 to 2024 under search Receipt Nos. 2301002612/2024 dated 30/10/2024 and have inspected the relevant documents in respect of the aforesaid property.

My report is as follows :-

In this connection I have examined the xerox copy of registered Sale Deed being Deed No. 470 for the year 1996 of Asansol Addl. Dist. Sub Registry Office and it is found from the recital of the said Sale Deed that Kalipada Pathak, Tarapada Pathak, Umapada Pathak all sons of Late Tinkari Pathak were the joint owners of R.S. Plot No. 57 measuring 84 satak of R.S. Khatian No. 283 of Mouza Bartoria, P.S. Asansol, District Paschim Bardhaman to the extent of joint /15/ annas share therein and accordingly the said land stood recorded in their names in the finally published R.S. Khatian. And aforesaid Umapada Pathak sold 21 satak of land in the said plot to the following persons by the following registered Sale Deed : (1) land area 07 satak to Sri Prahlad Chandra Das

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(2)

S/o Late Gobinda Das by registered Sale Deed No. 5946 for 1989 (2) land area 07 satak of land to Ranjit Kr. Maji S/o Satish Chandra Maji by registered Sale Deed No. 5947 for 1988 and (3) land area 07 satak of land to Smt. Reba Maji W/o Nanda Dulal Maji by registered Sale Deed No. 5949 for 1988 all of Asansol Sub Registry Office. And aforesaid Prahlad Chandra Das by executing a Sale Deed registered as Deed No. 7479 for the year, 1991 of Asansol Sub Registry Office and Sri Ranjit Kumar Maji by executing a Sale Deed being No. 1661 for the year, 1992 of Asansol Sub Registry Office and Smt. Reba Maji by executing a Sale Deed being No. 1829 of Asansol Sub Registry office. sold and transferred their said respective purchased land to Sri Jitendra Nath Maji on receipt of valuable consideration as mentioned in the said sale deeds;

AND one Sri Sankar Chandra Gorai S/o Late Sripati Gorai purchased for valuable consideration 07 satak of band in the above noted plot from Sri Ashis Kumar Pathak and 6 six others who after death of their father Tarapada Pathak one of the Co-Owners of the said land, inherited jointly the share of their deceased father as his only legal heirs by a registered Sale Deed being No. 5074 for the year, 1988 of Asansol Sub Registry office and thereafter said Sankar Chandra Gorai sold and transferred the said land to Sri Jitendra Nath Maji by executing a Sale Deed which was registered as Deed No. 572 for the year 1992 at Asansol registration office for valuable consideration. And aforesaid Kalipada Pathak, one of the Co-owners of the said land, died after preparation and final publication of R.S. Record of Rights leaving his daughter Sephali Banerjee (since deceased) W/o Sri Monimohan Banerjee as his only legal heir to inherit his share in the said land including other land and after death of Sephali Banerjee her share in the said lands devolved upon her husband

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(3)

Sri Monimohan Banerjee and her daughter Kalyani Banerjee as her only legal heirs and successors under the provisions of Hindu Succession Act. AND after that Monimohan Banerjee and Kalyani Banerjee jointly sold 04 $\frac{1}{2}$ satak of land out of their share in Plot No. 57 to Sri Jitendra Nath Maji by a registered Sale Deed being No. 4785 for the year 1988 of Asansol Sub Registry Office on receipt of valuable consideration. AND by virtue of the said 5 five registered Sale Deeds Jitendra Nath Maji became owner of total 32 $\frac{1}{2}$ satak of land in Plot No. 57 of Mouza Bartoria, J.L. No. 8.

AND WHEREAS aforesaid Monimohan Banerjee and Kalyani Banerjee also jointly sold 04 $\frac{1}{2}$ satak of land out of their share in Plot No. 57 for valuable consideration to Smt. Gayatri Maji by a registered Sale Deed being No. 4784 for the year, 1988 of Asansol Sub Registry office and Smt. Gayatri Maji is in peaceful ownership and possession of her said purchased land. AND aforesaid Monimohan Banerjee and Kalyani Banerjee further jointly sold and transferred 07 satak of land in the said plot No. 57 to Sri Anindra Maji for valuable consideration as mentioned in the said Deed and Sri Anindra Maji is in peaceful ownership and possession of his said purchased land.

AND aforesaid Jitendra Nath Maji sold and transferred land area 30 $\frac{1}{2}$ satak, Smt. Gayatri Maji sold and transferred land area 04 $\frac{1}{2}$ satak and Sri Anindra Maji sold and transferred land area 07 satak, i.e. total land area 42 satak of Mouza Bartoria, J.L. No. 8 to the present owner by a registered Deed of Sale being Deed No. 470 for the year 1996 of Asansol Addl. Dist. Sub Registry Office and delivered peaceful possession to the present Owner 'PURBASHA BUILDERS PRIVATE LIMITED'.

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Pijush Kanti Das

M.A. L.L.B.

Advocate

① (0341) 225-3206

Court Road

P.O. Asansol-713 304

Dist. Burdwan (W.B.)

Date.....02/11/2024.....

(4)

I have also examined the xerox copy of porcha of L.R. Khatian No. 1357 of Mouza Bartoria, J.L. No. 8, P.S. Asansol and it is found that the said lands duly and correctly recorded in the name of 'PURBASHA BUILDERS PRIVATE LIMITED' in the L.R. Record of Rights under L.R. Khatian No. 1357 comprising part of R.S. and L.R. Plot No. 57 of Mouza Bartoria, J.L. No. 8, P.S. Asansol;

I hereby certify that the above mentioned property of 'PURBASHA BUILDERS PRIVATE LIMITED' is free from all sorts of encumbrances, charges and liabilities of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

It is hereby certified that I have not found any sale or transfer of the undernoted lands of Purbasha Builders Private Ltd. during the said period of searching save and except above noted Sale Deeds. The above searching receipt is enclosed herewith.

SCHEDULE

In the District of Paschim Bardhaman, A.D.S.R. Office Asansol, P.S. Asansol within Mouza Bartoria, J.L. No. 8 all that land area 0.42 acres or 42 (forty two) decimal equivalent to 25 cottah 6 chhataks 23 sq. feet comprising part of R.S. & L.R. Plot No. 57 (fifty seven) under R.S. Khatian No. 283, L.R. Khatian No. 1357.

Pijush Kanti Das
M.A., L.L.B.
ADVOCATE
Asansol Court
Pijush Kanti Das
Advocate

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

Date of Application: 30-10-2024

Serial No of Application 2305014931/2024 Search No 2305014931/2024
Search for the Years From 2008 To 2024 Record Available From 14/12/2020 onwards
Property to be Searched District: Paschim Bardhaman, PS. Asansol, Mouza: Bartoria, , Plot No: LR- 00057
From whom Received Pijush Kanti Das Adv
Fees Paid under Articles F1(i) 2/- F1(ii) 16/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Paschim Bardhaman, PS; Asansol, Mouza: Bartoria, Municipality: ASANSOL MC., Road: Unassessed Municipal Road(Bartoria),	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-57 Khatian: 1106	Area of Land : 15 decimal
Deed Details :		Deed No: I-230507072/2021, Query No: 23052001435887/2021, Serial No: 2305006954/2021, Page: 195762 - 195781, Date of Registration: 01/09/2021, Date of Completion: 09/09/2021,		
2	District: Paschim Bardhaman, PS; Asansol, Mouza: Bartoria, Municipality: ASANSOL MC., Road: Unassessed Municipal Road(Bartoria),	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-57 Khatian: 206	Area of Land : 3 decimal
Deed Details :		Deed No: I-230507072/2021, Query No: 23052001435887/2021, Serial No: 2305006954/2021, Page: 195762 - 195781, Date of Registration: 01/09/2021, Date of Completion: 09/09/2021,		
3	District: Paschim Bardhaman, PS; Asansol, Mouza: Bartoria, Municipality: ASANSOL MC., Road: Unassessed Municipal Road(Bartoria), , Ward: 57	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-57 Khatian: 1305	Area of Land : 7.55333 decimal (4 Katha,9 Chatak,11 Sqft)
Deed Details :		Deed No: I-230500245/2022, Query No: 23052000079167/2022, Serial No: 2305000241/2022, Page: 7728 - 7749, Date of Registration: 13/01/2022, Date of Completion: 18/01/2022,		
4	District: Paschim Bardhaman, PS; Asansol, Mouza: Bartoria, Municipality: ASANSOL MC., Road: Unassessed Municipal Road(Bartoria),	Property Type: Land Transaction: [0204] Gift, Gift in f/o others except family members, Government, Local Body	Plot No : LR-57 Khatian: 338	Area of Land : 7 decimal
Deed Details :		Deed No: I-230500533/2022, Query No: 23052000165498/2022, Serial No: 2305000522/2022, Page: 9406 - 9427, Date of Registration: 21/01/2022, Date of Completion: 21/01/2022,		
5	District: Paschim Bardhaman, PS; Asansol, Mouza: Bartoria, Municipality: ASANSOL MC., Road: Unassessed Municipal Road(Bartoria), , Ward: 57	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-57 Khatian: 338	Area of Land : 7 decimal (0.07 Acre)
Deed Details :		Deed No: I-230500658/2022, Query No: 23052000241423/2022, Serial No: 2305000644/2022, Page: 17596 - 17617, Date of Registration: 25/01/2022, Date of Completion: 31/01/2022,		
6	District: Paschim Bardhaman, PS; Asansol, Mouza: Bartoria, Municipality: ASANSOL MC., Road: Unassessed Municipal Road(Bartoria),	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-57 Khatian: 1050	Area of Land : 7.425 decimal (4 Katha,8 Chatak)
Deed Details :		Deed No: I-230504655/2023, Query No: 23052001291450/2023, Serial No: 2305004593/2023, Page: 91206 - 91219, Date of Registration: 31/05/2023, Date of Completion: 01/06/2023,		
7	District: Paschim Bardhaman, PS; Asansol, Mouza: Bartoria, Municipality: ASANSOL MC., Road: Unassessed Municipal Road(Bartoria),	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-57 Khatian: 2721	Area of Land : 3.58 decimal
Deed Details :		Deed No: I-230507756/2023, Query No: 23052002178371/2023, Serial No: 2305007706/2023, Page: 150135 - 150152, Date of Registration: 01/09/2023, Date of Completion: 11/09/2023,		

8 District: Paschim Bardhaman, PS;
Asansol, Mouza: Bartoria, Municipality:
ASANSOL MC., Road: Unassessed
Municipal Road(Bartoria),

Property Type: Land
Transaction: [0206] Gift, Gift in f/o
Govt./Local Bodies(Exempt Cases)

Plot No : LR-57
Khatian: 1357

Area of Land :
0.0767022 decimal
(33.47 Sqft)

Deed Details :

Deed No: I-230504783/2024, Query No: 23052001488081/2024, Serial No:
2305004741/2024, Page: 102480 - 102491, Date of Registration: 19/06/2024, Date
of Completion: 24/06/2024,

(Mr Manoj Kumar Mandal)

A.D.S.R. ASANSOL

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

Add. District Sub-Registrar

Asansol Dist - Paschim Bardhaman

30 OCT 2024

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

Date of Application: 30-10-2024

Serial No of Application	2301002612/2024	Search No	2301002612/2024
Search for the Years	From 2020 To 2024	Record Available	From 14/12/2020 onwards
Property to be Searched	District: Paschim Bardhaman, PS: Asansol, Mouza: Bartoria, , Plot No: LR- 00057		
From whom Received	Pijuskanti Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	

Search Result: No Record Found

(Mr. Subodh Kumar Majumder)
D.S.R. Paschim Bardhaman
OFFICE OF THE D.S.R. Paschim Bardhaman
DISTRICT SUB-REGISTRAR
Paschim Bardhaman
30 OCT 2024

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

Date of Application: 30-10-2024

Serial No of Application	2305014929/2024	Search No	2305014929/2024
Search for the Years	From 1984 To 2007	Record Available	From 14/12/2020 onwards
Property to be Searched	District: Paschim Bardhaman, PS: Asansol, Mouza: Bartoria, , Plot No: LR- 00057		
From whom Received	Pijush Kanti Das Adv		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 23 /-	

Search Result: No Record Found

MANUAL SEARCH TO BE MADE BY
THE PARTY CONCERN

(Mr Manoj Kumar Mandal)
A.D.S.R. ASANSOL
OFFICE OF THE A.D.S.R. ASANSOL

Add. District Sub-Registrar
Asansol Dist - Paschim Bardhaman

30 OCT 2024