

SAMIR BANERJEE

Advocate

District & Sessions Judge's Court Bankura

CHAMBER & RES:- Vill & P.O.- Mankhamar,
P.S.- Onda Dist - Bankura, Pin-722144.
CHAMBER/SUURESTA:- Opposite of District
Judge Court, Court Compound, Bankura,
Pin-722101.
Mob & WhatsApp :- 9734730298
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Ref No-NEC/2025

Date :-25/08/2025

Re:- Non-Encumbrances Certificate and Report, detailed report on title' in respect of the land and property as mentioned schedule below

Ref.: Related to area of land measuring 8.26 Decimal/Satak or 3600 Sq. Ft. or 0.0826 acre or 5 kathas of Bastu land situated within District-Bankura, under Sub-Registry Office Bankura, P.O & P.S-Bankura, Mouza - Bankura, J.L. No. 211, Plot No- LR-237, LR Khatian No-19314 (Present LR Khatian No- 19314), P.S- Bankura, of Bankura Municipality.

That the total Bastu land measuring 8.26 Decimal/Satak or 3600 Sq. Ft. or 0.0826 Acre came from the Kobala/Sale Deed no- 01402 / 2024, dated 07/03/2024, duly registered at the Office of the District Sub-Registrar office at Bankura, Dist. Bankura, which are belongs to Lucky Key Real Estate Private Limited represented by Directors 1. Sulogna Datta, w/o- Abhishek Datta and Ananta Kumar Datta, Son of Late Sunil Kanti Dutta, both are residing at Rampur Manohartola, Schooldanga Road, Bankura, P.O., P.S. & Dist - Bankura, Pin-722101, West Bengal. As per current or present RoR/Parcha land recorded is of 8 Decimal/Satak of Bastu land.

That the present owners of the said plots is Lucky Key Real Estate Private Limited represented by Directors 1. Sulogna Datta, w/o- Abhishek Datta and Ananta Kumar Datta, Son of Late Sunil Kanti Dutta, both are residing at Rampur Manohartola, Schooldanga Road, Bankura, P.O., P.S. & Dist - Bankura, Pin-722101, West Bengal.

That I have caused necessary searches before the Sub-Registry Office at Bankura for the period from 2007 to 2025 & before the District Registry Office at Bankura, ADSR Bankura for a period from 2007

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to 2025, as well as I have inspected the LR settlement Records, B.L & L.R.O, Bankura Block-I, Mutation, Conversion and all other relevant and required documents in respect of the aforesaid Property.

That I have caused necessary searches before the concerning Court at Bankura, in the official site of District Judges Court Bankura through online for the period from 2007 to 2025 in respect of the aforesaid Scheduled mentioned Property, from the record it appears that there is no Title suit pending and /or no record is found against the land owner and/or on the mortgaged Property(s).

My Report is as follows:

That earlier Sougata Kundu , s/o- Late Mahadeb Kundu, of Lokepur , P.O.- Kenduadihi, P.S. & District – Bankura, Pin-722102, was seized, possessed and acquired the Bastu land under Bankura Municipality, within Mouza-Bankura, Khatian no-LR-18693, J.L. No-211, Plot No LR-237 measuring 8.26 Decimal/Satak or 3600 Sq. Ft. or 0.0826 acre or 5 kathas of Bastu land, specifically mentioned in the schedule below. Which the above named Sougata Kundu , s/o- Late Mahadeb Kundu, of Lokepur , P.O.- Kenduadihi, P.S. & District – Bankura, Pin-722102, purchased from one Prabhat Das @ Prabhat Chandra Das & Ors. through Sale Deed No- 010206394/2022 dated 06.12.2022 made and executed before the ADSR Bankura and from one Gaurav Chowdhury through Sale Deed No-010200636/2024, dated 19.02.2024, made and executed before the ADSR Bankura. In course of right, title, interest ,, enjoyment and possession, Sougata Kundu , s/o- Late Mahadeb Kundu, of Lokepur , P.O.- Kenduadihi, P.S. & District – Bankura, Pin-722102, found necessity to transfer 8.26 Decimal/Satak or 3600 Sq. Ft. or 0.0826 acre or 5 kathas of Bastu land, the same has been converted in Bastu in the name of Sougata Kundu vide office Memo No- 3727 and Memo No- 3726 in the name of Gaurav Chowdhury, issued by the appropriate authority, situated within District-Bankura, under Sub-Registry Office Bankura, P.O & P.S-Bankura, Mouza - Bankura, J.L. No. 211, Plot No- LR-237, LR Khatian No-19314 (Present LR

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Khatian No- 19314), P.S- Bankura, of Bankura Municipality through Deed no-010101402/2024, dated 07/03/2024, made and executed before DSR, Bankura. After getting the above land and property through Deed of sale being no-010101402/2024, dated 07/03/2024, made and executed before DSR, Bankura Lucky Key Real Estate Private Limited represented by Directors 1. Sulogna Datta, w/o- Abhishek Datta and Ananta Kumar Datta, Son of Late Sunil Kanti Dutta, both are residing at Rampur Manohartola, Schooldanga Road, Bankura, P.O., P.S. & Dist - Bankura, Pin-722101, West Bengal, became the owner of the scheduled land under District-Bankura, under Sub-Registry Office Bankura, P.O & P.S-Bankura, Mouza - Bankura, J.L. No. 211, Plot No- LR-237, of Bankura Municipality.

That thereafter Lucky Key Real Estate Private Limited represented by Directors 1. Sulogna Datta, w/o- Abhishek Datta and Ananta Kumar Datta, Son of Late Sunil Kanti Dutta, both are residing at Rampur Manohartola, Schooldanga Road, Bankura, P.O., P.S. & Dist - Bankura, Pin-722101, West Bengal, applied for mutation of their schedule mentioned land and property before the LR settlement and the concern BL & LRO, Bankura Block-I mutated the schedule land measuring 0.0800 decimal/satak.

That the aforesaid Lucky Key Real Estate Private Limited represented by Directors 1. Sulogna Datta, w/o- Abhishek Datta and Ananta Kumar Datta, Son of Late Sunil Kanti Dutta, both are residing at Rampur Manohartola, Schooldanga Road, Bankura, P.O., P.S. & Dist - Bankura, Pin-722101, West Bengal, West Bengal after purchasing the aforesaid property became the absolute and lawful owners of the aforesaid area of land, specifically mentioned in the schedule property also mutated as a recorded owner in B.L & L.R.O, Bankura-I Block office and paid the relevant taxes up to date.

That subsequently Lucky Key Real Estate Private Limited applied for issue of sanction of erection of the building and issue of Building permit under rule 21 before the appropriate authority being Bankura Municipality for construction of G+3 residential building in the schedule mentioned plot of land and the concern Bankura Municipality has been approved building permit being no. SWS-OBPAS/1301/2024/0254 dated 11.06.2024

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I certify that the abovementioned land of Lucky Key Real Estate Private Limited represented by Directors 1. Sulogna Datta, w/o- Abhishek Datta and Ananta Kumar Datta, Son of Late Sunil Kanti Datta, both are residing at Rampur Manohartola, Schooldanga Road, Bankura, P.O., P.S. & Dist - Bankura, Pin-722101, West Bengal, have absolutely clear title over the schedule land and the same is marketable.

I also certify that the abovementioned land is not subject to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and also this schedule property is enforceable under SARFAESI Act-2002 as because this property is already a 'Bastu' property with the sanctioned of Conversion certificate from appropriate authority and the same is not under any claim of the regulatory bodies like Municipality & Panchayat and the CIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith:-

Schedule

Dist - Bankura, P.S- Bankura, of Bankura Municipality. under Sub-Registry Office Bankura, P.O & P.S-Bankura, Mouza - Bankura, J.L. No. 211, Plot No- LR-237, LR Khatian No-19314 (Present LR Khatian No- 19314), measuring 0.0800 decimal/satak.

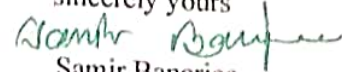
Boundaries

East- Holding of Tulsi Das Bandyopadhyay, West:- Holding of Bibekananda Sinha

North :- 15 ft. Pucca Municipality Road South:- 16 ft. Pucca Municipality Road

Thanking you,

sincerely yours


Samir Banerjee

Advocate, Bankura

SAMIR BANERJEE

Advocate

District & Sessions Judge's Court, Bankura

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