

Date.....25/06/2025.....

**Non-Encumbrance Certificate and Searching Report on Title**

**Ref. :-** An area of land admeasuring 6.25 (six point two five) cottahs being residential Plot No. '52' including structures at Kalyanpur Housing Estate Asansol and part of C.S. Plot Nos. 1075 and 1076 at Mouza Gobindapur, J.L. No. 18 and C.S. Plot Nos. 956, 957, 962, 968 and 976 at Mouza Sitla, J.L. No. 21 (KLHE Block-1) P.S. Asansol, District Paschim Bardhaman.

Present Owner of the said Plot : 1. Sri Prasun Kumar Mukhopadhyay S/o Late Tarakdas Mukherjee 2. Smt. Shuvra Mukhopadhyay Chatterjee alias Shuvra Chatterjee W/o Sri Dilip Chatterjee and daughter of Late Tarakdas Mukherjee, No. 1 resident of : Plot No. 52, Kalyanpur Housing Estate, P.O. Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman, No 2 resident of : 170(174), Flat No. 103, 1st floor, Baidyati, G.T. Road, Pin-712222, Dist. Hooghly.

I have caused necessary searches in the Addl. Dist. Sub Registry Office at Asansol for the period from 1984 to 2007 and 2008 to 2025 under search Receipt Nos. 2305006846/2025 and 2305006487/2025 dated 24/06/2025 and in the office of the District Sub Registrar, Paschim Bardhaman for the period from 2020 to 2025 under search Receipt Nos. 2301002170/2025 dated 24/06/2025 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 Indenture of Lease being Deed No. 4070 for the year 1985 of Asansol Sub Registry Office and it is found from the recital of the said Lease Deed, the West Bengal Housing Board transferred the landed property being Plot No. 52 at Kalyanpur Housing Estate, Asansol-5, Dist. Burdwan more fully mentioned in the schedule below to one Dr. Tarakdas Mukherjee S/o Late Abhaya Pada Mukherjee who was the member of Mukta Dhara Co-operative Housing Society Ltd. (Registration No. 77 of 1984-85) having its office

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at Kalyanpur Housing Estate, Dist. Burdwan by an Indenture of Lease being Deed No. 4070 for the year 1985 of Asansol Sub Registry Office through the Co-operative Housing Society Ltd. subject to terms and conditions mentioned therein;

I also examined the xerox copy of Deed of Mortgage being Deed No. 4071 for the year 1985 of Asansol Sub Registry Office and it is found that aforesaid Tarakdas Mukherjee mortgaged the said landed property to West Bengal Housing Board for securing loan through the said Co-operative Society by above noted mortgage Deed being Deed No. 4071 for the year 1985 of Asansol Sub Registry Office. I also checked one piece of Deed of Reconveyance being Deed No. 1376 for the year 1987 of Asansol A.D.S.R. Office executed by the said Mukta Dhara Co-operative Housing Society Ltd. and it is found that the schedule mentioned property has been reconveyed to said Tarakdas Mukherjee and in consequence thereof said Tarakdas Mukherjee had acquired absolute ownership and title over the schedule mentioned property;

I also examined the xerox copy of Indenture of Mortgage being Deed No. 1412 for the year 1987 of ADSR, Asansol and Indenture of Supplementary Mortgage being Deed No. 6804 for the year 1987 of ADSR, Asansol and it is found that aforesaid Tarakdas Mukherjee as Mortgagee mortgaged the schedule below landed property to secure an lumpsum amount from President of India for Eastern Railway as Mortgagor therein. I also checked Deed of Reconveyance of mortgage property being Deed No. 6159 for the year 1993 of Asansol A.D.S.R. Office executed by S.A. Mallik, the Addl. General Manager, Eastern Railway, Calcutta and it is found that the schedule mentioned property has been reconveyed to said Tarakdas Mukherjee and in consequence thereof said Tarakdas Mukherjee had acquired absolute ownership and title over the schedule mentioned property;

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Be it mentioned that aforesaid Tarakdas Mukherjee erected a single storied building in a portion of the said lands more fully mentioned in the schedule below land became absolute and exclusive owner of the said property which have been assessed in his name in the Tax Holding of the Assessment Register of Asansol Municipal Corporation and after that aforesaid Tarakdas Mukherjee died on 22/08/2019 leaving his one son namely Prasun Kumar Mukhopadhyay and one daughter Shuvra Chatterjee as his only legal heirs who inherited the said property left by deceased Tarakdas Mukherjee in equal 1/2 share each under the provisions of Hindu Succession Act. Be it mentioned that wife of Late Tarakdas Mukherjee Smt. Jharna Mukherjee died 15/06/2014 before lifetime of Tarakdas Mukherjee.

I also examined Deed of Development or Construction Agreement dated 24/10/2024 being Deed No. 8351 for the year 2024 of Asansol A.D.S.R. Office and it found that aforesaid Prasun Kumar Mukhopadhyay and Shuvra Chatterjee as Land Owners/First Party and Briddhi Developers as Developer/Second Party jointly executed above noted Development or Construction Agreement dated 24/10/2024 and also executed General Power of Attorney dated 24/10/2024 being Deed No. 8359 for the year 2024 of Asansol A.D.S.R. Office for developing the schedule mentioned lands by construction of multistoried building upon the said lands and the said land owners Prasun Kumar Mukhopadhyay and Shuvra Chatterjee represented by their constituted attorney 'Briddhi Developers' represented by two of its four partners (i) Sri Anup Ghosal S/o Sri Nandalal Ghosal and (ii) Sri Biswajit Ghosh S/o Late Kamakshya Pada Ghosh having its registered office at 924(N), R.B. Tower, B.D.G. Path, Upper Chelidanga, P.O. Asansol-713304, P.S. Asansol (South), Dist. Paschim Bardhaman.

I hereby certify that the above mentioned property of Prasun Kumar Mukhopadhyay and Shuvra Chatterjee are 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.

*Pijush Kanti Das*  
M.A., LL.B.  
**ADVOCATE**  
Asansol Court

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It is hereby certified that I have not found any sale or transfer of the undernoted lands of Prasun Kumar Mukhopadhyay and Shuvra Chatterjee 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, P.S., Chowki, Sub Division and A.D.S.R. Office Asansol, within Mouza Shitla/Gobindpur J.L No. 18/21 (KLHE Block-1) under the limits of Asansol Municipal Corporation, Ward No. 22 (new), 30 (old) all that land measuring 6.25 (six point two five) cottahs being residential Plot No. '52' at Kalyanpur Housing Estate Asansol and part of C.S. Plot Nos. 1075 and 1076 at Mouza Gobindapur and C.S. Plot Nos. 956, 957, 962, 968 and 976 at Mouza Sitla including including single storied pucca building consisting of six bed rooms, varandah, kitchen, three toilet, staircase etc. measuring covered area 2450 sq. feet bearing Holding No. 48/4/1, Ward No. 22 (new), 30 (old) of A.M.C. Butted and bounded by :

- On the North : By Plot No. 51.  
On the South : By Plot No. 53.  
On the East : By 80 feet wide Municipal Road.  
On the West : By House No. AS-5/III Type.

**Pijush Kanti Das**  
M.A., LL.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: 24-06-2025

**Serial No of Application** 2305006847/2025 **Search No** 2305006847/2025  
**Search for the Years** From 2008 To 2025 **Record Available** From 14/12/2020 onwards  
**Property to be Searched** District: Paschim Bardhaman, PS: Ansol, Mouza: KLHE BLOCK-1, , Plot No: RS-00052  
**From whom Received** Pijush Kanti Das Adv  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 17/-

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Paschim Bardhaman, PS: Ansol, Mouza: KLHE BLOCK-1, Municipality: Kalyanpur Housing Estate,, Road: Kalyanpur Housing Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : RS-52 Khatian: 52	Area of Land : 10.3125 decimal (6.25 Katha) Area of Structure: 2450 Sq Ft
<b>Deed Details :</b>		Deed No: I-230508351/2024, Query No: 23052002679532/2024, Serial No: 2305008323/2024, Page: 176315 - 176338, Date of Registration: 24/10/2024, Date of Completion: 29/10/2024,		
2	District: Paschim Bardhaman, PS: Ansol, Mouza: KLHE BLOCK-1, Municipality: Kalyanpur Housing Estate,, Road: Kalyanpur Housing Road,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : RS-52 Khatian: 52	Area of Land : 10.3125 decimal (6.25 Katha) Area of Structure: 2450 Sq Ft
<b>Deed Details :</b>		Deed No: I-230508359/2024, Query No: 23058002724978/2024, Serial No: 2305008325/2024, Page: 176464 - 176487, Date of Registration: 24/10/2024, Date of Completion: 29/10/2024,		

( Mr Manoj Kumar Mandal )  
A.D.S.R. ASANSOL  
OFFICE OF THE A.D.S.R. ASANSOL  
Addl. District Sub-Registrar  
Asansol Dist - Paschim Bardhaman

24 JUN 2025

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

Date of Application: 24-06-2025

<b>Serial No of Application</b>	2305006846/2025	<b>Search No</b>	2305006846/2025
<b>Search for the Years</b>	From 1984 To 2007	<b>Record Available</b>	From 14/12/2020 onwards
<b>Property to be Searched</b>	District: Paschim Bardhaman, PS: Asansol, Mouza: KLHE BLOCK-1, , Plot No: RS-00052		
<b>From whom Received</b>	Pljush Kanti Das Adv		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 23/-	

**Search Result:** No Record Found

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

Adi. District Sub-Registrar  
Asansol Dist - Paschim Bardhaman

24 JUN 2025



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

Date of Application: 24-06-2025

<b>Serial No of Application</b>	2301002170/2025	<b>Search No</b>	2301002170/2025
<b>Search for the Years</b>	From 2020 To 2025	<b>Record Available</b>	From 14/12/2020 onwards
<b>Property to be Searched</b>	District: Paschim Bardhaman, PS: Asansol, Mouza: KLHE BLOCK-1, , Plot No: RS-00052		
<b>From whom Received</b>	Pijus Kanti Das		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 5/-	

**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

24 JUN 2025