



Asish Karmakar
B.A., LL.B
ADVOCATE

Burdwan District Judge's Court

Residence & Chamber

Dadpur, Kalanabagram
Purba Bardhaman

Mobile No. :- 8250222989, 9832243144

Ref :-

Date :-13/02/2026.....

To

The Manager

S.B.I. Bank

Burdwan Branch

Municipal Market Complex, Court Compound

1st Floor, Burdwan, Dist.- Purba Bardhaman,

Pin.- 713101 W.B.

**NON ENCUMBRANCE CERTIFICATE AND DE-
TAILS REPORT AND TITLE :-**

Ref :-

Dist.- Purba Bardhaman, P.S.- Bardhaman, Mouza. -
Radhanagar, J.L. No. 39, appeartaining to R.S. Kh. No.
1098, R.S. Plot No. 7270, L.R. Kh. No. 10990 & 10991,
L.R. Plot No. 6629 measuring an area 3714.58 Sq.ft. or
08 decimal under Burdwan Municipality.

Present Owners of the said plot.

- (1) Joydeep Kumar Rej, S/o Late Nandadulal Rej, residing at Kalibazar Road, Nutanpally, P.O. & P.S.- Burdwan, Dist.- Purba Bardhaman, Pin.- 713101.
- (2) Nikhil Ranjan Chowdhury, S/o Late Nani Gopal Chowdhury, residing at 47, Netaji Subhas Sarani, Italgacha, P.O.- Italgacha, P.S.- Dumdum, Dist.- North 24 Parganas, Pin.- 700079.

I have necessary searches in the A.D.S.R., Purba Bardhaman and D.S.R.-II, Purba Bardhaman and D.S.R-II for the period from 2012 to 2026 and have inspect the settlement record and all other relavant documents in respect of the aforesaid



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property.

My report is as follows :-

That the property described above originally belongs to and possess by the aforesaid owner Bijon Bihari Mitra S/o Late Binoy Krishna Mitra. Thereafter said Bijon Bihari Mitra transfer the said plot of land to Jharna Das, W/o Digindra Bandhu Das vide Sale Deed No. 5585/1960, dated.- 25/07/1960 of Burdwan Sub-Registry Office. Said Jharna Das transfer the said plot of land with First floor out of two storied building to Subimal Chandra Dey, S/o Late Nalini Nath Dey vide Registered deed No. 5900 for the year 1996 of Burdwan Sub-registry office. Thereafter said Subimal Chandra Dey transferred the said plot of land with 2nd floor to Ramendranath Sarkar, S/o Late Kalipada Sarkar vide Sale Deed No. 5901 for the year 1996 of Burdwan Sub-registry office. Said Subimal Chandra Dey owned and possessed the said property transfer to Uma Sarkar, W/o Ramendranath Sarkar vide gift deed No. 1742 for the year 2008 of A.D.S.R., Burdwan. Thereafter the name of the aforesaid owner Uma Sarkar and Ramendranath Sarkar transferred the said Plot of land with three storied building to Ayan Dutta and Anjan Dutta vide sale deed No. 020304741/2015, dated.- 14/08/2015 of A.D.S.R., Burdwan. Then Anjan Dutta transferred his share to his brother Ayan Dutta by registered deed of Sale vide Deed No. 5271/2017 of A.D.S.R. Burdwan Thereafter the said Ayan Dutta owned and possessed the said property transfer to the present owners Joydeep Kumar Rej S/o Late Nandadulal Rej of Kalibazar Road, Nutanpally, Burdwan, P.O.-Burdwan, P.S.- Burdwan Sadar, Dist.- Purba Bardhaman and Nikhil Ranjan Chowdhury S/o Late Nani Gopal Chowdhury of 47, Netaji Subhash Sarani Italghacha, P.O.- Italghacha, P.S.- Dumdum, Dist.- North 24 Parganas. The present owners Joydeep Kumar Rej and Nikhil Ranjan Chowdhury purchased the same from Ayan Dutta vide registered Sale deed being No. 020209800 for 2022 of D.S.R.-II, Purba Bardhaman. Thereafter the present owners



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Joydeep Kumar Rej and Nikhil Ranjan Chowdhury got their names Mutated in the present L.R.R.O.R under Kh. No. 10990 and 10991 in respect of the referred plot of land.

The index I looks of A.D.S.R., Purba Bardhaman and D.S.R.-II, Purba Bardhaman office the caused to search for fifteen year to ascertain as to whether the land in question is subject to any encumbrance but none was found.

In the circumstances I hereby certify that the above mentioned land of (1) Joydeep Kumar Rej and (2) Nikhil Ranjan Chowdhury is free from all sorts of encumbrances, charges and liabilities lying of any kind whatsoever and said the owner has acquired a good and indefeasible right, title and interest over the plot of land standing in their names and they owned a good marketable title therein.

I also certify that the above mentioned land is no subjected to any restriction of urban land (certify and regulation) Act, and the same on not under any claim of any authority and is feet for equitable mortgage.

The receipt of the relevant voucher is enclosed herewith.

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To

The Manager

I.D.B.I. Bank, Parbirhata Branch

Parbirhata, Burdwan,

Dist.- Purba Bardhaman,

Pin.- 713103 W.B.

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