



**Chamber**

Y-4, Amarabati Market Complex  
Durgapur- 713214, Dist.- Burdwan, WB

**Residents**

C-12, Amarabati Defence Colony  
Durgapur-713214

Mobile – 9434250525

Phone – 0343 2500538

e-mail – [biswachattaraj@rediffmail.com](mailto:biswachattaraj@rediffmail.com)

[lawbiswa@gmail.com](mailto:lawbiswa@gmail.com)

**Non Encumbrance Certificate & Detail Report On Title**

**Description of the property:-**

**Date :- 17/02/2024**

**Schedule- of the Property (Entire Land )**

All those piece & parcel of land ad measuring more or less 1822.59 acres Lying and Situated at Dsitric Burdwan, within Mouza- Amloka, Patsaora, Khandra, Ukhra, Dakshinkhanda, Banguri,, andal, Arati, And Tamla.

**Schedule Demised Land Transferred**

All those piece & parcel of land ad measuring more or less 8 Kattahs or 5762.21, within Mouza- **Andal**, J.L No- 36, Plot No R.S.- & L.R. Plot No- 6020, area of land 0.069 Cottahs, Plot No 6027, Area of land 7.562 Cottahs and Plot No- 6044, Area of Land 0.231 Cottahs Khatian No- Present L.R. Khatian No- 3993 P.S- Andal , Dist- Paschim Bardhaman Under Gram Panchayat

**That Land also bers Plot NO- ELA-B93**

**The Land is butted And Bounded By :-**

**On the North:- Row**

**On The South :- Row**

**On The East :- Residential Plot**

**On the West :- Residential**

**Present Owner of the Property: Padma Real Estate**

  
**BISWAJIT CHATTARAJ**  
Advocate

I have caused necessary searches before ADSR Office Raniganj for the period 2009-2024 and have inspected all relevant documents in this regard ie deed ,records etc

**My report is as Follows:-**

That the property measuring 1818.18 acres was acquired by Government State of West Bengal situated under Mouzas- Amloka, Patsaora, Khandra Ukhra, Dakshinkhanda Banguri, Andal & Tamla for development of the same for residential and commercial purpose.

That thereafter The Government State of West Bengal Represented by West Bengal Industrial Development Corporation (WBIDC) entered into a joint Venture /Development Agreement with Bengal Aerotropolis Projects Limited dated 18<sup>th</sup> January,2008with First Addendum dated 26<sup>th</sup> October 2009and Second Addendum dated 14<sup>th</sup> September 2013 and granted a lease for a term of 99 years executed lease Deed in favour of Bengal Aerotropolis Projects Limited through a registered Lease Deed being No 852 & 1303 for the year 2010, the deed were registered at ARA-III at Kolkata.

That thereafter Bengal Aerotropolis Projects Limited formulated a scheme for development of Aeroropolis project comprising an airport IT and Industrial Park Institutional Area, township, Flats And Commercial Space, to develop gated bungalow plot project **ELA**.

That thereafter Bengal Aerotropolis Projects Limited decided to Assign the land as Described in the **Schedule- as per application of Padma Real Esate** and the Assignee accepted the proposal of the Asssignor **Bengal Aerotropolis Projects Limited** and the schedule land was assigned to **Padma Real Esate** through a registered Deed of Assignment being Deed No I- 4719 for the year 2018, dated 13<sup>th</sup> September 2018, registered at ADSR Raniganj.

  
**BISWAJIT CHATTARAJ**  
Advocate

I hereby certify that the copy of the documents so far produced before me ,it can be opined that the land together with the flat is free from all sorts of Encumbrances, charges,liabilities,liens and Lis Pendent & Attachment of any kind whatsoever and the said property has an absolutely clear free and marketable title.

That I also hereby certify that the above mentioned land is not subject to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim to any authority or authorities That there is no adverse entries found during the searches

**The Receipt of the relevant searches is enclosed herewith**

**Biswajit Chattaraj**

**Advocate**

**Documents Perused:-**

1. Copy of Registered Deed Of Assignment being Deed No I- 4719 for the year 2018, registered at ADSR Raniganj.

Regards

Biswajit Chattaraj(Adv)

Date :- 17/02/2024

  
BISWAJIT CHATTARAJ  
Advocate

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

Date of Application: 16-02-2024

Serial No of Application 2304001022/2024 Search No 2304001022/2024  
Search for the Years From 2009 To 2024 Record Available From 14/12/2020 onwards  
Property to be Searched District: Paschim Bardhaman, PS: Andal, Mouza: Andal, Plot No: RS- 06042  
From whom Received Biswajit Chattaraj (Adv)  
Fees Paid under Articles F1(i) 2/- F1(ii) 15/-

Search Result: No Record Found

Result for  
(Computerized Period)

Manual Search to be done  
by the Party Concerned.



*A*  
( Mr Sankha Bandyopadhyay )  
A.D.S.R. RANIGANJ  
OFFICE OF THE A.D.S.R. RANIGANJ



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

Date of Application: 16-02-2024


Serial No of Application 2304001023/2024 Search No 2304001023/2024  
Search for the Years From 2009 To 2024 Record Available From 14/12/2020 onwards  
Property to be Searched District: Paschim Bardhaman, PS: Andal, Mouza: Andal, Plot No: RS- 06044  
From whom Received Biswajit Chattaraj (Adv)  
Fees Paid under Articles F1(i) 2/- F1(ii) 15/-

Search Result: No Record Found

Result for  
(Computerized Period)



Manual Search to be done  
by the Pany Concerned.

  
( Mr Sankha Bandyopadhyay )  
A.D.S.R. RANIGANJ  
OFFICE OF THE A.D.S.R. RANIGANJ

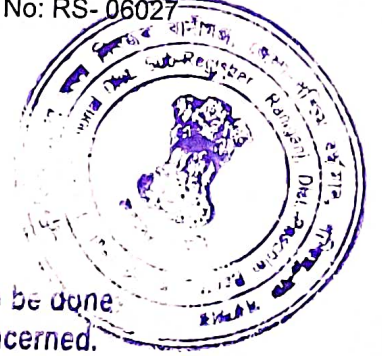
Government of West Bengal  
Office of the RANIGANJ (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 16-02-2024


|                          |  |                  |                         |
|--------------------------|--|------------------|-------------------------|
| Serial No of Application | 2304001024/2024  | Search No        | 2304001024/2024         |
| Search for the Years     | From 2009 To 2024  | Record Available | From 14/12/2020 onwards |
| Property to be Searched  | District: Paschim Bardhaman, PS: Andal, Mouza: Andal, Plot No: RS- 06027 |                  |                         |
| From whom Received       | Biswajit Chattaraj (Adv)   |                  |                         |
| Fees Paid under Articles | F1(i) 2/-  | F1(ii) 15/-      |                         |

Search Result: No Record Found

Result for  
(Computerized Period)



Manual Search to be done  
by the Party Concerned.

  
( Mr Sankha Bandyopadhyay )  
A.D.S.R. RANIGANJ  
OFFICE OF THE A.D.S.R. RANIGANJ