

Ref. No. :

Date : 10-08-2023.....

Non Encumbrances Certificate and Detailed Report on Title

Ref:- An area of land admesuring 6 (Six) Cottahs 14 (Fourteen) Chittaks, situated in Mouza: Asansol, J.L.No.35, L.O.P NO.223, R.S Plot No.248, L.R Plot No.242, appertaing to L.R Khatian Nos.5141, 5142 & 5143, P.S.Asansol (South), District Paschim Bardhaman under B.L. & L.R.O.Asansol, alongwith a one storied residential building measuring about 200 square feet at 1 No.Mohishila Colony, Simultala, under Ward No.86 Asansol Municipal Corporation.

Present owners of the above referred Plot of land :

1. Hari Narayan Chatterjee, 2. Hari Kinkar Chatterjee, and
3. Hari Bhusan Chatterjee son of Late Haran Chandra Chatterjee.

This is to certify that I have caused necessary searches in the Additional District Sub-Registry Office at Asansol for the period from 2007 to 2023 and have inspected settlement records and relevant documents in respect of the aforesaid property.

My report is as follows:-

That Haran Chandra Chatterjee acquired 6 (Six) Cottahs 14 (Fourteen) Chittaks of land bearing L.O.P.No. 223, C.S.Plot No.125(P) and constructed a residential building upon the said plot and accordingly on 30th day of March, 1988 the Government of State of West Bengal executed an Indenture of Gift vide Deed No.89 for the year 1988 registered before the Addl.Dist.Registrar of Burdwan at Asansol. While owning and possessing the referred property, Haran Chandra Chatterjee died intestate leaving behind his three sons namely Hari Narayan Chatterjee, Hari Kinkar Chatterjee, Hari Bhusan Chatterjee to inherit his property.

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Ref. No. :

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Date :

Said Hari Narayan Chatterjee, Hari Kinkar Chatterjee, Hari Bhusan Chatterjee by way of inheritance acquired undivided 1/3rd share each and got their names recorded in finally published L.R record of rights in L.R Khatian No.5141, 5142 and 5143 respectively. The present recorded owners converted the Classification of the land, Bastu to Commercial Bastu by Memo No.4364/ADM & DLRO/PAB/2022 dt.04.11.22, and 4363/ADM & DLRO/PAB/2022 dt.04.11.22, and 4362/ADM & DLRO/PAB/2022 dt.04.11.22 and obtained Building Plan from the Asansol Municipal Corporation authority vide Building Permit No. SWS-OBPAS/1101/2023/0042 dated 11.04.2023. The present recorded owners intended to develop the above referred property entered into a Development and Construction Agreement vide Deed No.I-6742/2023 of A.D.S.R. Office: Asansol with Shirsty Construction represented by its partners Supriya Das, Mousumi Gorai, Chitra Burman and Subir Chatterjee and also executed a Development Power of Attorney in favour of Shristy Construction, vide Deed No.I-6747/2023 of A.D.S.R Office: Asansol.

I hereby further certify that the above referred property is free from all encumbrances, charges, liabilities, liens, lispendents, attachments of any kind whatsoever and the said property has an absolutely clean, free and marketable title. I also hereby certify that the above mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and that same is not under any Claim of A.D.D.A and C.I.T and any other authority and is fit for equitable mortgage.

The receipt for the relevant searches are enclosed herewith.

10-08-2023

(BIJAN KUMAR BID

Advocate

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

Date of Application: 08-08-2023

Serial No of Application 2305008695/2023 **Search No** 2305008695/2023
Search for the Years From 2007 To 2023 **Record Available** From 14/12/2020 onwards
Property to be Searched District: Paschim Bardhaman, PS: Asansol, Mouza: Asansol, , Plot No: LR- 00242
From whom Received B K Bid 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: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 1,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00242/00000 Khatian: 05142/00 Zone: (Road Width (20 -30) – Road Width (20 -30))	Area of Land: 9.90000000 decimal (6 Katha) Area of Structure: 200 Sq Ft
Deed Details :		Deed No: I-230509951/2019, Query No: 23050001572850/2019, Serial No: 2305009693/2019, Page: 0 - 0, Date of Registration: 09/12/2019, Date of Completion: 16/12/2019, Date of Delivery: 19/12/2019		
2	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 1,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00242/00000 Khatian: 05141/00 Zone: (Road Width (20 -30) – Road Width (20 -30))	Area of Land: 3.78125010 decimal (2 Katha, 4 Chatak, 30 Sqft) Area of Structure: 200 Sq Ft
Deed Details :		Deed No: I-230506742/2023, Query No: 23052001956197/2023, Serial No: 2305006672/2023, Page: 130311 - 130339, Date of Registration: 02/08/2023, Date of Completion: 04/08/2023,		
3	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 1,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00242/00000 Khatian: 05141/00 Zone: (Road Width (20 -30) – Road Width (20 -30))	Area of Land: 3.78125010 decimal (2 Katha, 4 Chatak, 30 Sqft) Area of Structure: 200 Sq Ft
Deed Details :		Deed No: I-230506742/2023, Query No: 23052001956197/2023, Serial No: 2305006672/2023, Page: 130311 - 130339, Date of Registration: 02/08/2023, Date of Completion: 04/08/2023,		
4	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 1,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00242/00000 Khatian: 05143/00 Zone: (Road Width (20 -30) – Road Width (20 -30))	Area of Land: 3.78125010 decimal (2 Katha, 4 Chatak, 30 Sqft) Area of Structure: 200 Sq Ft
Deed Details :		Deed No: I-230506742/2023, Query No: 23052001956197/2023, Serial No: 2305006672/2023, Page: 130311 - 130339, Date of Registration: 02/08/2023, Date of Completion: 04/08/2023,		
5	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 1,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-00242/00000 Khatian: 05141/00 Zone: (Road Width (20 -30) – Road Width (20 -30))	Area of Land: 3.78125010 decimal (2 Katha, 4 Chatak, 30 Sqft) Area of Structure: 200 Sq Ft
Deed Details :		Deed No: I-230506747/2023, Query No: 23058001974468/2023, Serial No: 2305006679/2023, Page: 130405 - 130434, Date of Registration: 02/08/2023, Date of Completion: 04/08/2023,		
6	District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 1,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-00242/00000 Khatian: 05142/00 Zone: (Road Width (20 -30) – Road Width (20 -30))	Area of Land: 3.78125010 decimal (2 Katha, 4 Chatak, 30 Sqft) Area of Structure: 200 Sq Ft

Deed No: I-230506747/2023, Query No: 23058001974468/2023, Serial No: 2305006679/2023, Page: 130405 - 130434, Date of Registration: 02/08/2023, Date of Completion: 04/08/2023,

District: Paschim Bardhaman, PS; Asansol, Mouza: Asansol, Municipality: ASANSOL MC., Road: Mohisila Colony No 1,

Property Type: Land
Transaction: [0138] Sale,
Development Power of Attorney
after Registered Development
Agreement

Plot No:
LR-00242/00000
Khatian: 05143/00
Zone: (Road Width (20
-30) – Road Width (20
-30))

Area of Land:
3.78125010 decimal (2
Katha, 4 Chatak, 30
Sqft)
Area of Structure: 200
Sq Ft

Deed Details :

Deed No: I-230506747/2023, Query No: 23058001974468/2023, Serial No: 2305006679/2023, Page: 130405 - 130434, Date of Registration: 02/08/2023, Date of Completion: 04/08/2023,

(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

08 AUG 2023