

# SOURAV DAS

Advocate  
B.A., LL.B

District Judges Court (Hooghly)  
Chandannagore Court

Residence :

49, R. B. S. Road, P.O. + P.S.- Bhadreswar,

Dist. - Hooghly (W.B.) Pin- 712124

Mob.: 7003863520

Email : souravdas.tabu@gmail.com

Ref. No. ....

Date .....

## NON ENCUMBERANCE CERTIFICATE/ SEARCHING REPORT

I have cause an enquiry for a search of the schedule mentioned property in the year of 2004 to 2023 in the office of the A.D.S.R Chandannagar for index I in the name of Bhadreswar Municipality, Dist:- Hooghly.

1. That in the office of the Addl. District sub register at Chandannagar I am carefully examine and enquiry the computer record in the year of 2004 to 2023 update there in I did not found or did not shown any transfer record of the said property that is the main subject matter of this searching report.

That after the said enquiry /searching I am come to the main point and disclose herewith the proper owner of the schedule mentioned property which is main subject matter of this searching report.

The property mentioned in the schedule below originally belongs to Bhadreswar Municipality who was owing and possessing schedule mentioned property by mutated in the record of LR in B.L & L.R.O office.

That under the aforesaid facts, it is crystal cleared that the scheduled mentioned property is going to the absolute 16 annas owner of the said Bhadreswar Municipality who is presently owing and possessing the scheduled mentioned property and duly mutated his name in the office of the B.L & L.R.O office and paying rent accordingly. That I further stated that the following document most carefully inspected by me.

1. A development Agreement in the year of 2020 which is duly registered at Chandannagar Additional District sub- registrar office.
2. A Development Agreement which is duly registered in the year of 27.02.2020 at Chandannagar Additional District sub-registrar Office.

Contd....2

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(2)

3. A Development Agreement which is duly registered in the year of 05.03.2020 at Chandannagar Additional District sub-registrar Office.
4. I also examine the L.R & R.O.R being khatian no 1633 and being plot no 1000 recoded as a Bastu.
5. I also examine the L.R & R.O.R being khatian no 1633 & being L.R plot no 1000 in the name of Bhadreswar Municipality the present owner of the schedule mentioned property.

That according to my knowledge I am verifying all deeds and documents in favour of the said Bhadreswar Municipality who bears a ownership title of the schedule mentioned property and every document goes to in his favour.

That my value opinion stated as follows:-

1. Is in the schedule mentioned property free from encumbrance and good marketable title ?

**Ans. Yes,**

The schedule mentioned property free from all encumbrance and bears a good marketable title and I finally end my report.

**Schedule of property**

All that piece or parcel of bastu land measuring area (volume of land more or less 13 cottahs 9 chatak 36 sft. or 0.225 Acre together with existing construction thereon comprised in R.S Dag No- 581 coreresponding L.R Dag No-1000, L.R Khatian No 1633.Mouza & P.O & P.S- Bhadreswar, J.L No- 112, Municipal Holding No- 23/A, R.B Avenue Main Road, Ward No-20, Bhadreswar Municipality, within the jurisdiction of A.D.S.R. at Chandannagar, Dist- Hooghly.

Contd....3

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(3)

*Sourav Das.*

(SOURAV DAS)  
ADVOCATE  
CHANDANNAGAR  
COURT

Enclose herewith a searching / inspection receipt of

(a) Addl. D.S.R at Chandannagar

*Adv.*

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

Date of Application: 13-07-2023

Serial No of Application 0604001736/2023  
Search for the Years From 2004 To 2023  
Property to be Searched District: Hooghly, PS: Bhadreswar, Mouza: Bhadreswar, Plot No: LR- 01000  
From whom Received SANDIP PATRA  
Fees Paid under Articles F1(i) 2/- F1(ii) 19/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Hooghly, PS: Bhadreswar, Mouza: Bhadreswar, Municipality: BHADRESHWAR,, Road: Rishi Bankim Avenue,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-01000/00000 Khatian: 01633/00 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land: 22.50000000 decimal (0.225 Acre)
Deed Details :		Deed No: I-060400824/2020, Query No: 06040000321348/2020, Serial No: 0604000867/2020, Page: 22211 - 22242, Date of Registration: 27/02/2020, Date of Completion: 03/03/2020, Date of Delivery: 16/03/2020		
2	District: Hooghly, PS: Bhadreswar, Mouza: Bhadreswar, Municipality: BHADRESHWAR,, Road: Rishi Bankim Avenue,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-01000/00000 Khatian: 01633/00 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land: 22.50000000 decimal (0.225 Acre)
Deed Details :		Deed No: I-060400949/2020, Query No: 06041000382281/2020, Serial No: 0604001009/2020, Page: 26089 - 26115, Date of Registration: 05/03/2020, Date of Completion: 13/03/2020, Date of Delivery: 16/03/2020		

( Mrs Swagata Tarafdar )  
A.D.S.R. CHANDANNAGAR  
OFFICE OF THE A.D.S.R. CHANDANNAGAR