

Mrinal Mukhopadhyay



NOTARY (Govt. of W.B.)
ADVOCATE, District Judges' Court, Midnapore

Approved Lawyer of Allahabad Bank, S.B.I, P.N.B, KARUR VYSYA BANK,
CORPORATION BANK, S. E. Rly. & Others Concern

Chamber :
Ramkrishnapally, Inda
Kharagpur - 721 305
Paschim Medinipur

Ph- 9434230223

Date 25-4-2023

REGARDING: PROJECT "BK AVISHIKTA"

Sub.: Non - Encumbrances Certificate and Title Report of
Mr. Tusar Kanti Mandal under Mouza - Ruisanda, R.S & L.R.
Khatian No. 1439, 1441 & 1442, R.S & L.R. Plot No. 24, Area -
64 Dec land.

NO - ENCUMBRANCE CERTIFICATE

The property measuring 94 Dec under Mouza - Ruisanda, J.L. No. 211, Plot No. 24, Khatian No. 46 was in peaceful possession of Hazi Entaj Ali Khan. The property was acquired by Partition Deed vide no. 5111 of 1990, executed and registered in the office of A.D.S.R Sadar Midnapore.

Whereas Hazi Entaj Ali Khan transferred 40.08 Dec land out of 94 Dec to Khurshed Ali Khan and Majid Ali Khan by Sale Deed No. 3382 dated 11.06.2004 and gave them possession.

Whereas Khurshed Ali Khan and Majid Ali Khan transferred 33 Dec land out of 40.08 Dec to Sri Bijoy Sharma by Sale Deed No. 6142 dated 05.05.2006 and gave him possession.

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Whereas Sri Bijoy Sharma transferred 33 Dec land to Sri Anant Kr. Malu by Sale Deed No. 6191 of 2009 and gave him possession.

Whereas Mr. Anant Kr. Malu, one of the partners on behalf of Siddhartha Construction executed one Deed of Reconstitution vide no. 121 dated 01.04.2015 and thereafter he transferred 33 Dec land in favour of Mr. Debabrata Ghosh by Sale Deed vide no. 2560 dated 27.04.2016 and gave him possession.

Whereas Mr. Debabrata Ghosh executed one Registered Power of Attorney vide no. 1233 dated 03.02.2021 in favour of Mr. Bhaskar Goswami for transferring the said land and other landed properties.

Whereas Mr. Debabrata Ghosh transferred 04 Dec land out of 33 Dec to Mr. Tusar Kanti Mondal by Gift Deed vide No. 789 dated 26.02.2021 and gave him possession.

Whereas Mr. Bhaskar Goswami on behalf of Mr. Debabrata Ghosh transferred 23 Dec land out of 33 Dec to Mr. Tusar Kanti Mondal by Sale Deed vide No. 833 dated 01.03.2021 and gave him possession.

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The property of Mouza - Ruisanda, J.L. No. 211, Plot No. 24, Khatian No. 1042, Area - 01 Acre 57 Dec was in peaceful possession of Mst. Mamtaj Ara Begum and six others which was acquired through Partition Deed No. 5111 of 1990.

Whereas the above noted persons executed one General Power of Attorney vide no. 21 dated 02.03.2005 in favour of Mst. Mamtaj Ara Begum W/O - Late Azad Ali Khan for transferring the said land.

Whereas Mst. Mamtaj Ara Begum as self and on behalf of others through the General POA transferred some properties measuring 74.20 Decimal land under Mouza - Ruisanda, J.L. No. 211, Plot Nos. 24/368, 24/367 and 24 to Sri Milan Sharma, Sri Ashok Kr. Sharma by Sale Deed No. 8558 dated 06.06.2005.

Whereas Mr. Milan Sharma transferred 37.10 Dec land to Mr. Prakash Kothari by Sale Deed No. 6155 dated 15.09.2009.

That on scrutinization of the said Deed of Sale it has been found that through in the said Deed of Sale the name of Milan Sharma and Ashok Kr. Sharma appears and only Milan

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Sharma has executed the said Deed and the said mistake was rectified by a Deed of Declaration vide No. 400 dated 22.11.2019.

Whereas Mr. Prakash Kothari transferred the said 37.10 Dec land to Mr. Debabrata Ghosh by Sale Deed vide no. 9773 dated 12.12.2012.

Whereas Mr. Debabrata Ghosh transferred 37 Dec land through his Attorney Holder Sri Bhaskar Goswami to Mr. Tusar Kanti Mondal by Sale Deed vide no. 827 dated 01.03.2021.

Whereas Mr. Tusar Kanti Mondal after purchasing the total of 64 Dec land under Mouza - Ruisanda, R.S and L.R. Plot No. 24, recorded the said property in his name by paying relevant rent to the concern Department.

Whereas Mr. Tusar Kanti Mondal got Land Use Compatibility Certificate vide Memo No. 1671 / MKDA / 2021 dated 11.08.2021 and thereafter he converted the said land into "Bastu" vide Case No. CN / 2021 / 1009 / 683 on 23.11.2021, Case No. CN / 2021 / 1009 / 688 on 23.11.2021 and Case No. CN / 2021 / 1009 / 1043 on 09.12.2021.

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Now Mr. Tusar Kanti Mondal is in peaceful possession and has right, title and interest in the said property.

He obtained permission to construct a multistoried residential complex upon the schedule below land from Paschim Medinipur Zilla Parishad and accordingly, Paschim Medinipur Zilla Parishad has also sanctioned plan for construction of the aforesaid multistoried building vide Memo No. 1116 / 1 (3) / Purta on 26.05.2022.

Hence Mr. Tusar Kanti Mondal is the absolute and lawful owner of the land at Dist - Paschim Medinipur, P.O - Inda, P.S - Kharagpur (Local), Additional District Sub Registrar - Kharagpur under Barkola Gram Panchayat area, Mouza - Ruisanda, J.L. No. 211, L.R. Khatian Nos. 1439, 1441 & 1442, R.S and L.R. Plot No. 24 (P), Area - 64 Dec.

Now Mr. Tusar Mondal is in peaceful possession and has right, title and interest in the said property.

That I have searched in the Registry Offices from 1993 to 2023 and have also searched through online in the Midnapore Court Complex from 2009 to 2023, regarding any litigation, suits

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pending before the court and found that there is no suits / litigation in the court in connection with the said property and certify that the said schedule below property has not been acquisitioned by any authorities and said **Mr. Tusar Kanti Mondal** has right, title & interest in the said property.

I certify that **Mr. Tusar Kanti Mondal** has valid, clear, marketable title over the schedule property as present sole owner of the said property & the said property is free from all encumbrances and attachments.

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Advocate(Advocate)
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