

Supriya Kumar Chatterjee

Advocate

Empanelled with :- State Bank of India,
Bank of India, Syndicate Bank (Canara Bank)
Punjab & Sind Bank, Indian Overseas Bank

Residence & Chamber :

81, Apcar Garden, Asansol-713304
Mob.: 9832197414
7908900375

Date... 14.03.2021 /

Re: In the matter of NON-ENCUMBRANCE
CERTIFICATE on the property (viz land
with building structures having an
area of more or less 0.71 acre (seventy
one Acre) in L.R.plot No. 1152 area .41 acre
L.R.plot No.1154 area 0.20 acres L.R.
plot No.1156 area 0.10 acre all under L.R
khatian 1664 within Mouza Gopalpur and
within Asansol Municipal Corporation & ADDA
in the District of Paschim Bardhaman,
owned & possessed by M/S PARBATI LAND &
HOUSING DEVELOPERS (P) LTD, The property
is butted and bounded by :
On the North: By land of Nrisingha
b) on the South by Boc's Bhattacharya
c) on the East by Vacant land
d) On the West by Eastern Rly siding upto IBSOO
Land of present owner PLHDP

I have examined the following Deeds and document
(xerox of which are enclosed) of the above property and I
give my report and/or Non Encumbrance certificate on the above
property as follows :-

DOCUMENTS EXAMINED:

- 1) Registered Deed of sale being No.6091 for 2006,581 for 2008
and 10859 for 2012 all of Addl. Dist. sub-Registrar office
Asansol.
- 2) Parcha showing the record or right issued R.O of SD & LRO
Asansol.
- 3) Ground rent receipt issued from O/O BLLRO Asansol
- 4) Letter of conversion dt. 13.8.19 issued by SDL & LRO Asansol
- 5) S_actioned building plan dt.10.6.2020 by Asansol Municipal
Corporation.
- 6) Letter dt.18.1.19 of ADDA approving Building plan of AMC.

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dues payable in respect of the property have been paid by the
said owner.

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FLOW OF TITLE :

- a) Land measuring 0.11 acre (6.5 cotts) was owned by Bishnu pada Das who purchased the same situated in R.S. plot No. 784 and 786 under R.S. khatian No. 4 & 441 in Mouza Gopalpur P.S. Asansol(s) by from lawful owner recorded in R.S. record of right by virtue of a registered Deed of sale being No. 1384 for 1963 ADJR Asansol thereafter said owner Bishnu pada Das by virtue of a registered deed of sale being No. 10859 for 2012 sold to PARBATI LAND AND HOUSING (P) LTD.
- b) Land measuring 0.26 acre (15 cotta 9 chatak 12 sq. ft.) was recorded in the name of Smt. Binapani Bose who became the owner of the land by purchase from lawful owner by virtue of a registered deed of sale being No. 3674 for 1958 from a lawful owner and after her death the said land being 0.26 acre in R.S. plot No. 783 /1090, 784/1084 and 782/1086 under R.S. khatian No. 715 Mouza Gopalpur P.S. Asansol(s) inherited by her legal heirs Sambhu pr. Bose and others who all by virtue of a registered deed of sale being No. 609 for 2006 ADJR Asansol sold to PARBATI LAND & HOUSING DEVELOPER(P) LTD Asansol.
- c) Land measuring 0.46 acre in mouza Gopalpur P.S. Asansol(s) R.S. plot No. 786 under R.S. khatian no. 441 was owned as recorded owner purchased by Deed No. 647 & 914 both for 1947 by NRISINGHA BHATTACHERJEE who by virtue of a registered deed of TRUST being No. 4145/1996 made Trust of 0.25 acre (out of .46 acre) in favour of RAMKRISHNA MISSION Belur Moth who by virtue of a registered deed of sale being No. 1987 for 1998 sold the said 0.35 acre of land with old structure to M/S Mishra Associates & Developments Consultants Pvt. Ltd who thereafter sold the said 0.35 acre of land with old structure to 1) Bikash ch. Roy Choudhry 2) Dipak kr. Ghosh and Shibaprasad Bhattacharjee by virtue of a registered deed of sale being No. 2128 for the year 2006 of ADJR Asansol.

The said two owners Bikash ch. Bhattacharjee Dipak kr. Ghosh and Shiba pr. Bhattacharjee by virtue of ADJR Asansol sold all their right title and interest on their purchased property to PARBATI LAND & HOUSING DEVELOPER PVT. Ltd Asansol.

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*Supriya
Advocate*

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After such purchase PARBATI LAND & HOUSING DEVELOPERS PVT.

LTD got its name duly mutated and/or recorded 0.71 acres of land in the LR RECORD OF RIGHTS of ~~W.B.~~ Govt. of W.B by entering /recording all R.S.plots in LR record of rights under one khatian 1664 and as LR plot Nos 1152,1154,& 1156 in mouza Gopalpur P.S.Asansol(south) within Asansol Municipal Corporation. The land in L.R plot No. 1154& 1156 was recorded as DANGA (Agriculture) which has been converted as BASTU and thus all the three LR plots have been recorded as BASTU (Commercial project) and ground rent of the said three plots have verified (xerox copies of all the three purchased deeds Trust Deed, parcha or ROR ground rent and receipt and conversion certificate are enclosed).

Thereafter PARBATI LAND & HOUSING DEVELOPERS PVT. LTD Asansol Multistoried building got a building plan sanctioned in its name (vide sanctioned plan Memo No. 829/BP/AMC/HQ/20 dt.10.6.2020 by Asansol Municipal Corporation after getting its name recorded in the register of the said Corporation.

I made searching Index Register of the Registry office of Asansol from 2020 to 2021 and found that the property is not affected by any kind of transfer i.e. by lease, mortgage, trust sale charges, lien attachment or any other easement in favour of any person/person.

I got necessary searches in the court concerned and certify that there is no pending suit or attachment order relating to the property concerned. The search slip of Registry office being No.2305002416 dated 03.03.2021 is enclosed together with court search slip No.1551/73 dt. 04.03.2021

I have made necessary enquire from the respective authorities certify that the said property is not affected by any scheme of acquisition of Panchayet/Municipality, or any other authorities or by the scheme of alignment of the Panchayet/Municipality please note all the rents taxes and other public dues payable in respect of the property have been paid by the said owner.

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Supriya K Chatterjee
Advocate

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From the deeds documents discussed above I am of the opinion
Certifying that :-a) That PARBATI LAND & HOUSING DEVELOPERS PVT.L
~~and Mr. Parveen Kumar~~ is the owner of the above property fully
mentioned in schedule above have acquired clear and disputed
marketable title of the property mentioned in schedule above.

b) The caption convenience/ title deed are original and
genuine and was duly registered with the appropriate Registry/
sub-Registry office as per identification No. and date mentioned
in the deed and proper stamp duty and registration fee has been
paid.

c) The documents discussed above are complete and sufficient to
cover clear marketable title and the same is not subject to any
litigation or under the motive of any acquisition.

d) That the property is free from all encumbrances and/or
attachment.

e) That the urban land(ceiling & Regulation) Act shall have no
application on the property.

f) Any kind of mortgage can be created on the above property
by the above named owner in favour of ~~your~~ Bank.

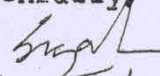
g) Xerox copies of all documents and search slip of Registry
office and court as stated above shall do form intregal part of
this report.

h) The securitisation and reconstruction of financial assets
and endorsement of security interest Act 2002 (Act 54 of 2002)
shall be enforceable the bove property.

ENCLOSURE

1. Search slip of ADSR ASANSOL
NO. 2305002616/2021 dt 03.03.2021
2. Search slip of ASR. Court
NO. 1551/73 dt. 04.03.2021

Yours faithfully


(Supriya Kr Chatterjee)
Advocate.