

SOUMITRA MUKHERJEE

ADVOCATE

B.Sc.. LL.B

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District - Paschim Bardhaman,
West Bengal, Pin - 713347

Reference No. RLC/NEC/16/23

Date: 28th February, 2023.

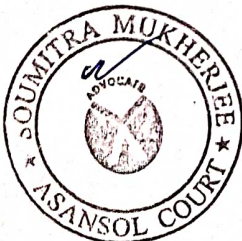
Non-Encumbrance Certificate and detailed Report on Title

This Non-encumbrance Certificate and detailed report on Title of the property is given in respect of below given reference.

Ref: Within the Dist. Paschim Bardhaman, Sub-division Asansol, under P.S. Raniganj, A.D.S.R. office Raniganj, Mouza Kumarbazar, J.L. No. 28 all that piece and parcel of Land, hereditaments and appurtenance with all easement rights attached thereto appertaining to

1. L.R. Khatian No. 1965, bearing R.S. & L.R. Plot No. 214, measuring an Area 31 decimal of Baid now Bastu Land.
 2. L.R. Khatian No. 1985, bearing R.S. & L.R. Plot No. 215, measuring an Area 3.93 Katha or 6.4845 Decimal of Baid now Bastu Land
- Total measuring an Area 37.4845 Decimal

Present Owner of the said Plot :: **HARE KRISHNA SKY (PAN : AAOFH0973M)**, a Partnership Firm having its Head office situated at 146, Tilak Road, Raniganj, P.O. & P.S. Raniganj, Dist. Paschim Bardhaman, Pin Code 713347, represented by its Partners (1) **SRI LALIT KHAITAN, (PAN : AFDPK0883R)**, Son of Late Radhe Shyam Khaitan, by faith Hindu, Indian Nationals, by Occupation Business, resident of 146, Tilak Road, Raniganj, P.O. & P.S. Raniganj, Dist. Paschim Bardhaman, Pin Code 713347, (2) **SRI KISHAN SUREKA, (PAN : AKCPS9157L)**, Son of Late Damodar Sureka, by faith Hindu, Indian Nationals, by Occupation Business, resident of Kuchkuchhia Road, Bankura, P.O. & P.S. Bankura, Sub-division & Dist. Bankura, Pin Code 722101,



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I have caused necessary searches in the D.S.R. Office at Purba Bardhaman (formerly Burdwan) for the period from 1972 to 2009 and have inspected all other relevant documents in respect of the aforesaid Property.

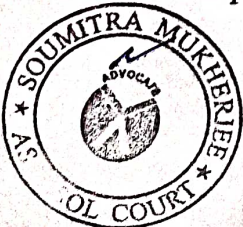
My Report is as follows :-

That the aforesaid the property situated within Mouza Kumarbazar, J.L. No. 28, appertaining to L.R. Khatian No. 1965, bearing R.S. & L.R. Plot No. 214, measuring an Area 31 decimal of Baid now Bastu Land and within Mouza Kumarbazar, J.L. No. 28, appertaining to L.R. Khatian No. 1985, bearing R.S. & L.R. Plot No. 215, measuring an Area 3.93 Katha or 6.4845 Decimal of Baid now fit for Bastu Land, purchased by **HARE KRISHNA SKY (Partnership Firm)** represented by its Partners (1) **SRI LALIT KHAITAN**, (PAN : **AFDPK0883R**), Son of Late Radhe Shyam Khaitan, (2) **SRI KISHAN SUREKA**, (PAN : **AKCPS9157L**), Son of Late Damodar Sureka from it's the then lawful owners Sri Arup Ratan Kundu, S/O Late Dibakar Kundu, Smt. Dipti Kundu, W/O Late Timir Baran Kundu, Smt. Shyamali Sett, W/O Sourav Sett, Smt. Shabnam Dhua, D/O Sri Anupam Dhua and Ranjit Kumar Kundu, S/O Late Dibakar Kundu, resident of Kumarbazar, Raniganj, by virtue of Registered Deed of Sale being No. I-3731/2021 of A.D.S.R. Raniganj for valuable consideration and also purchase by a Registered Deed of Sale from it's the then lawful owner Sanjit Ram Dey, S/O Sitaram Dey of Kumarbazar, B.C. Road, Raniganj by virtue of Registered Deed of Sale being No. I-5172/2021 of A.D.S.R. Raniganj for valuable consideration.

AND the names of said **HARE KRISHNA SKY (Partnership Firm)** has duly been recorded in the finally published L.R. Record of Rights in separate L.R. Khatian as Raiyats as well as also mutated the name in the Assessment Register of Asansol Municipal Corporation of ADDA of Asansol.

AND by virtue of such purchase the said **HARE KRISHNA SKY (Partnership Firm)** represented by its Partners (1) **SRI LALIT KHAITAN**, (PAN: **AFDPK0883R**), Son of Late Radhe Shyam Khaitan, (2) **SRI KISHAN SUREKA**, (PAN: **AKCPS9157L**), Son of Late Damodar Sureka became the absolute owners and possessors total measuring an area 37.4845 decimal.

Thaton the basis of the documents of Searching Serial No. of Application 2304001480/2023, and 2304001481/2023, dated 28.02.2023 in respect of the property which has issued by Registrar of A.D.S.R. Office Paschim Bardhaman (Formerly Burdwan) for the period from 2007 to 2023 and A.D.S.R. Office Raniganj on dated 28.02.2023, no transfer or encumbered found in respect of the aforesaid property except the above during the said period of search on the basis of relevant papers and documents.



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The said **HARE KRISHNA SKY (Partnership Firm)** after purchasing the property by Regd. Deed of Sale as mentioned above, became the absolute owner of the aforesaid area of 37.4845 decimal as mentioned above and paid the relevant taxes and *Khajna* (rent) to the Government and Municipal office up-to-date.

I hereby certify that the above mentioned property of **HARE KRISHNA SKY (Partnership Firm)**, is free from all sorts of encumbrances, charges, liabilities, liens and lispendents attachment of any kind what-so-ever and the said property has absolutely clear, free and good marketable title.

I also hereby certify that the above mentioned land is not Subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the A.D.D.A. and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Enclosed herewith :-

1. Xerox Copy of Deed No. I-3731/2021.
2. Xerox Copy of Deed No. I-5172/2021.
3. Municipal Tax receipt in Xerox.
4. Revenue Receipt in Xerox.
5. Original Searching Receipt issued by A.D.S.R. Raniganj.

Yours Truly

Soumitra Mukherjee

Soumitra Mukherjee

Advocate 28/2/2023

SOUMITRA MUKHERJEE
(Advocate) *B.Sc. L.L.B.*
Asansol Court

