

*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

Date 5-4-2024

**Regarding: - Project Name BK AKANKSHA,**  
**Company name K.B.Construction**

Sub: - Non-Encumbrance Certificate and Title Report  
of MR. Tusar Kanti Mondal under Mouza- Inda, J.L  
232, R.S Kh No. - 1008, L.R. Kh. No. 7046, Hal Kh. NO.  
11669, R.S. Plot No. 286, L.R. Plot No. 1690, Area - 22  
dec.

**No Encumbrances Certificate**

The property of Mouza - Inda, J.L 232, L.R. Plot No. 1690, L.R.  
Kh. No. 7046, Hal Kh. No. 11669, , R.S. Plot No. 286, Area - 2 acre  
6 dec previously belonged to Maimud Ali Khan which was purchased  
by **sale deed no. 2715 dtd. 17.05.1974.**

Whereas Maimud Ali Khan transferred 36 dec land out of 2  
acre 6 dec land to Sri Kamal Kr. Pandit by **sale deed no. 272 dated**  
**07.02.79.**

Whereas Maimud Ali Khan further transferred 12.25 dec  
land to Sri Kamal Kr. Pandit and Smt. Sandhya Rani Pandit by  
**Sale Deed No. 699 dated 17.03.80.**

Whereas Sri Kamal Kr. Pandit and Smt. Sandhya Rani Pandit  
transferred 11 dec land by **sale deed no. 6962 dated 21.09.12**

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MRINAL MUKHOPADHYAY

(Advocate)

Ramkrishnapally  
Inda, Kharagpur



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through two schedule to quality advertising Pvt. Ltd. Co. represented by Smt. Anubha Saha and Sri Sudipta Roy.

Whereas quality Advertising Pvt. Ltd. Co. transferred the said 11 dec land to R. Umesh Kumar by **Sale Deed no. 2532 dated 08.03.2021.**

Whereas R. Umesh Kumar transferred the said land i.e 9 dec out of 11 dec land to Mr. Tushar Kanti Mondal by **sale deed no. 840 dated 28.02.2023.**

The property of Mouza – Inda, JL No. 232, R.S Kh – 1008, LR Kh. 7046, Hal Kh No. 11669, R.S Plot No. 286, L.R Plot No. 1690, Area 2 acres 6 dec previously belonged to Maimud Ali Khan and thereafter he transferred the said land i.e 36 dec land out of 2 acre 6 dec land to Sri Kamal Kr. Pandit by **SD No. 272 dated 07.02.1979.**

Whereas Maimud Ali Khan further transferred 12.25 dec land to Sri Kamal Kumar Pandit and Smt Sandhya Rani Pandit by **SD No. 699 dated 17.03.80.**

Whereas Sri Kamal Kr. Pandit & Smt Sandhya Rani Pandit transferred 11 dec. land by S.D No. 6962 dated 21.09.12 through

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two schedule to quality Advertising Pvt. Ltd. Co. represented by  
Smt. Anubha Saha and Sri Sudipta Roy.

Whereas quality Advertising Pvt. Ltd. Co. transferred the  
said 11 dec. land to R. Umesh Kumar by **sale deed no. 2532**  
**dated 08.03.2021.**

Whereas R. Umesh Kumar transferred 2 dec land out of 11  
dec land to Mr. Tusar Kanti Mondal by **Gift Deed vide no. 1394**  
**dated 01.03.2023.**

The property of mouza – Inda, JL No. 232, R.S. Kh. 1008, LR  
Kh. 7046, Hal Kh. No. 11349, R.S Plot -286, LR Plot – 1690,  
Area – 11 dec land previously belonged to Maimud Ali Khan which  
was purchased by **sale deed no. 2715 dated 17.05.1974.**

Whereas Maimud Ali Khan transferred 36 dec land out of 2  
acre 6 dec land to Sri Kamal Kr. Pandit by **sale deed no. 272 dated**  
**07.02.79.**

Whereas Maimud Ali Khan further transferred 12.25 dec  
land to Sri Kamal Kr. Pandit and Smt. Sandhya Rani Pandit by  
**Sale Deed No. 699 dated 17.03.80.**

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Whereas Kamal Kr. Pandit transferred 6.125 dec land out of 12.25 dec land to quality Advertising Pvt. Ltd. Represented by its Directors Smt. Anuva Saha & Sri Sudipta Roy by **S.D. No. 6961 dated 21.09.12.**

Whereas Smt. Sandhya Rani Pandit transferred 4.875 dec land out of 6.125 dec land to quality Advertising Pvt. Ltd. By **S.D No. 6961 dated 21.09.12.**

Whereas quality Advertising Pvt. Ltd. Represented by its Directors transferred 11 dec land to Swastik developers represented by its partners Sri Saikat Medda, Narsing Agarwal, Arya Bhushan Tiwari and Ashwani Jaiswal by **sale deed no. 4767 dated 21.11.2020.**

Whereas Swastik Developers Represented by its partners transferred 11 dec land to Sri Tusar Kanti Mondal by **sale deed no. 842 dated 24.02.2023.**

Hence Mr. Tusar Kanti Mondal is the absolute and lawful owner of the land under mouza - Inda, P.S. - Kgp(Town), JL No. 232, LR Kh. No. 7046, LR Plot No. 1690, Area - 22 dec.

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Whereas Mr. Tusar Kanti Mondal recorded the said property under Kh. No. 12853 in his favour and got compatibility.

Whereas Mr. Tusar Kanti Mondal converted his plot into Bastu by memo no. 1703(3) dated 28.07.2023 and thereafter he sanctioned plan from Kharagpur Municipality vide Memo No. SWS-OBPAS/1603/2023/0637 on 27.02.2024 for construction of Multi storied residential building.

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 2024 and have also searched through online in the Midnapore Court Complex from 2011 to 2024, regarding any litigation, suits 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.

*Mrinal Mukhopadhyay*  
5-4-2024

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(Advocate)

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Inda, Kharagpur