

Shampa Chatterjee

Advocate

Durgapur Court
City Centre
Durgapur - 713216
Dist. - Paschim Bardhaman

Residence & Chamber:

12A / 5, SEPCO Township, Durgapur
PIN - 713205, Dist. - Paschim Bardhaman, W.B.
M. : +91 94744 89162
+91 74319 00818
E-mail: scgsepco@gmail.com

Date 31.07.2024

Ref. No.

To,
The Senior Manager,
The UCO Bank.
Durgapur Main Branch,
Durgapur-713213,
Dist. - Paschim Bardhaman,

Sub: Non-encumbrance certificate and detail report of the property of Haradhan Gope, S/O - Karttick Chandra Gope, resident of Arrah, Ghosh Para, P.O. - Arrah, Durgapur-713212, P.S. - Kanksa, Dist. - Paschim Bardhaman, West Bengal.

Ref: An area of land measuring 39.70 decimals appertains to R.S. Plot No. - 1565 / L.R. Plot No. - 1656, L.R. Khatian No. - 722, J.L. No. - 91, Mouza - Arrah, Sub-Divn. & A.D.S.R. Office - Durgapur, P.S. - Kanksa, Dist. - Paschim Bardhaman within the Malandighi Gram Panchayat, the aforesaid land being butted and bounded by:-

On the North: Land of Sanyasicharan Gope & Sadhucharan Gope

On the South: Rest Land of Landowner,

On the East: 20 Ft. Wide Road and

On the West: Land of Sanyasicharan Gope & Sadhucharan Gope.

Present Owner of the said property: Haradhan Gope, S/O - Karttick Chandra Gope.

Dear Sir,

S. Chatterjee
Shampa Chatterjee
Advocate
Durgapur Court, City Centre
Durgapur-16, Dist.-Paschim Bardhaman

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I have caused necessary searches in the office of the A.D.S.R. Durgapur from the year 1990 to 30.07.2024 and have inspected all the documents in respect of the aforesaid land.

My report is as follows:

That the land measuring 50 decimals appertains to R.S. Plot No. - 1565 / L.R. Plot No. - 1656 under Mouza - Arrah, was originally owned and possessed by Smt. Urmila Dutta, W/O - Narayan Chandra Dutta, while she was in peaceful possession of the same, she sold and transferred the same for valuable consideration to Haradhan Gope, S/O - Kartick Chandra Gope by dint of a Registered Deed of Sale dated 18.06.1974 being no. - 3655 and delivered possession thereof.

The name of Haradhan Gope has duly been recorded in L.R. Record of Rights vide Khatian No. - 722 under Mouza - Arrah, he paid Khajna to the state and Panchayat tax to the Malandighi Gram Panchayat and he got Land Use Compatibility Certificate from A.D.D.A. vide Memo No. - ADDA/DGP/DP/2023/1370 dated 10.08.2023 and he also converted the aforesaid Plot from Baid to Commercial Bastu through conversion case no. - CN/2023/2303/889 dated 19.12.2023.

Thereafter, Haradhan Gope entered into a Development Agreement for development of the land and construction of multistoried building over 39.70 decimals of the aforesaid land and executed a Registered Development Agreement dated 07.02.2024 being no. - 1209 in favour of PAULAMI REALTY PRIVATE LIMITED and also executed a Registered Development Power of Attorney dated 31.07.2024.

They got No objection from Pradhan Malandighi Gram Panchayat vide Memo No. - MGP/515/2024 dated 27.06.2024, Permission and approved building plan from Pradhan Malandighi Gram Panchayat and Paschim Bardhaman Zilla Parishad, Fire safety recommendation from the Office of the Director General vide Memo No. - FSR/0125186239100281 dated 21.08.2023, clearance from

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Durgapur-16, Dist.-Paschim Bardhaman

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Panchayat & Rural Development Department vide no. - 1914-RD-P/RIDF/IV-16/2024 dated 16.04.2024 for construction of G+VIII storied residential building.

Nature of the land is Commercial Bastu.

I hereby certify that the above-mentioned property of Haradhan Gope, S/O - Karttick Chandra Gope is free from all sorts of encumbrances, charges, liabilities, liens, lispendens and attachment of any kind whatsoever and the said property is absolutely clear, free and marketable.

It is also hereby certified that the above-mentioned property is not affected by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and it is fit for equitable mortgage. The receipts for the relevant searches are enclosed hereto.

It is further certified that I have verified from the Sub-Registrar's office about the genuineness of the title deed(s) examined by me and that the same is / are original and not duplicate or fake.

The Provision of SARFAESI Act is applicable.

Thanking you,

Yours' faithfully

Shampa Chatterjee
SHAMPA CHATTERJEE Advocate
Advocate

Enclose:

- 1) Registered Deed of Sale dated 18.06.1974 being no. - 3655.
- 2) L.R. Record of Rights stands in the name of Haradhan Gope.
- 3) Receipt of Khajna paid by Haradhan Gope.

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- 4) Panchayat tax receipt paid by Haradhan Gope.
- 5) Land Use Compatibility Certificate issued by A.D.D.A. vide Memo No. - ADDA/DGP/DP/2023/1370 dated 10.08.2023.
- 6) Conversion Certificate.
- 7) NOC from Paschim Bardhaman Zila Parishad.
- 8) Registered Development Agreement.
- 9) Registered Development Power of Attorney.
- 10) No objection issued by Pradhan Malandighi Gram Panchayat.
- 11) Permission and approved building plan issued by Pradhan Malandighi Gram Panchayat.
- 12) Fire safety recommendation from the Office of the Director General.
- 13) Clearance from Panchayat & Rural Development Department.
- 14) Court Searching.
- 15) Receipt of Fess deposited for Search / Inspection.

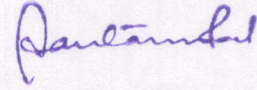
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Government of West Bengal
Office of the DURGAPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 30-07-2024

Serial No of Application	2306010459/2024	Search No	2306010459/2024
Search for the Years	From 1990 To 2007	Record Available	From 14/12/2020 onwards
Property to be Searched	District: Paschim Bardhaman, PS: Kanksa, Mouza: Arrah, Plot No: LR- 01656		
From whom Received	SHAMPA CHATTERJEE		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 17/-	

Search Result: No Record Found



(Mr Santanu Pal)
A.D.S.R. DURGAPUR
OFFICE OF THE A.D.S.R. DURGAPUR



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

Date of Application: 30-07-2024

Serial No of Application 2306010460/2024 Search No 2306010460/2024
Search for the Years From 2007 To 2024 Record Available From 14/12/2020 onwards
Property to be Searched District: Paschim Bardhaman, PS: Kanksa, Mouza: Arrah, Plot No: LR- 01656
From whom Received SHAMPA CHATTERJEE
Fees Paid under Articles F1(i) 2/- F1(ii) 17/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Paschim Bardhaman, PS; Kanksa, Mouza: Arrah, Gram Panchayat: MOLANDIGHI,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-1656 Khatian: 453	Area of Land : 2.475 decimal (1.5 Katha)
Deed Details :		Deed No: I-230602520/2017, Query No: 23060000726515/2017, Serial No: 2306002580/2017, Page: 0 - 0, Date of Registration: 02/06/2017, Date of Completion: 06/06/2017, Date of Delivery: 13/06/2017		
2	District: Paschim Bardhaman, PS; Kanksa, Mouza: Arrah, Gram Panchayat: MOLANDIGHI,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No : LR-1656 Khatian: 182	Area of Land : 17 decimal
Deed Details :		Deed No: I-230602334/2023, Query No: 23062000671790/2023, Serial No: 2306002385/2023, Page: 37840 - 37854, Date of Registration: 16/03/2023, Date of Completion: 16/03/2023,		
3	District: Paschim Bardhaman, PS; Kanksa, Mouza: Arrah, Gram Panchayat: MOLANDIGHI,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-1656 Khatian: 722	Area of Land : 39.7 decimal
Deed Details :		Deed No: I-230601209/2024, Query No: 23062000344302/2024, Serial No: 2306001243/2024, Page: 18580 - 18606, Date of Registration: 07/02/2024, Date of Completion: 07/02/2024,		



Santanu Pal

(Mr Santanu Pal)
A.D.S.R. DURGAPUR
OFFICE OF THE A.D.S.R. DURGAPUR