

SANJOY GANGULI
B.Com L.L.B
Advocate, Alipurduar Court

Resident Cum Chamber
Arabinda Nagar, Beltala
Ward No. 8
P.O. Alipurduar Court
Dist Alipurduar
Mobile No. 9832311720

Ref :

Date: 04-09-2023

NON - ENCUMBRANCES CERTIFICATE

Dist Alipurduar, P.S Alipurduar, Mouza- Alipurduar, J.L. No. 50, Khatian No. L.R 7015, 6605, 6603, 6604, 6619, 6771, 6772, Dag No. L.R 2046, 2047, 2048, Total Land measuring 25 decimals.

Present Owner :- B.D BUILDERS, a Partnership Firm, having its office at Park Road, Netaji Road, P.O. & P.S Alipurduar, Dist Alipurduar, Pin 736121, represented by its Partners, Namely 1). SRI. ASHIM BHOWMIK (PAN CARD No. AISPB0187D), S/O Late Nagendra Chandra Bhowmik, Resident of Netaji Road, Madhyapara, P.O. & P.S Alipurduar, Dist Alipurduar, Pin 736121, 2) SRI. SANJIT DEBNATH (PAN CARD No. ADJPD3249E) , S/O Late Dharendra Chandra Debnath, Resident of Vill & P.O. Bholardabri, P.S & Dist Alipurduar, Pin 736123.

I have cause necessary searches in the Addl. District and Sub Registrar Office at Alipurduar within the District of Alipurduar (W.B.) from 2013 to 2023, vide search application No. 2003002441/2023 against L.R Plot No. 2046, search application No. 2003002442/2023, against L.R Plot No. 2047 and search application No. 2003002443/2023, against L.R Plot No. 2048, all issued on dated 01-09-2023, and I have inspected the Land Deed, recorded Khatian, Tax receipt in respect of the aforesaid land.


My report is as follows :

Pausing the documents it reveal that the present owner B.D BUILDERS, represented by its Partners namely SRI. ASHIM BHOWMIK and SRI. SANJIT DEBNATH, had purchased 06 Decimals of land under L.R Plot No. 2046, from Paramita Sarkar (previous recorded owner), by virtue of Regd Deed No. I- 1000, dt 01-02-2022, and mutated the same in the name of B.D BUILDERS, under present L.R Settlement, vide L.R Khatian No. 7015,

AND

It is also reveals that recorded owner namely Sri. Palash Kumar Neogi, S/O Late Pabitra Neogi, Smt Madhabi Neogi, W/O Late Pratul Neogi, and Sri Pratik Kumar Neogi, S/O Late Pratul Kumar Neogi, all are of Collegepara, Ward No. 2, P.S & Dist. Alipurduar, had mutually handed over their total land measuring 12 decimals in favour of B.D BUILDERS, represented by its Partners namely SRI. ASHIM BHOWMIK and SRI. SANJIT DEBNATH, from their Khatian, vide L.R Khatian L.R 6603, 6604, 6605, under L.R Plot No. 2047, by executing Regd Developer Agreement, vide No I 670, Dated 27-01-2022, and Development Power of Attorney, vide Deed No. 999, Dated 01-02-2022, on a intention to Build Multi storied Residential/ commercial building on their land.

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Sanjoy Ganguli
Advocate

SANJOY GANGULI

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Advocate, Alipurduar Court

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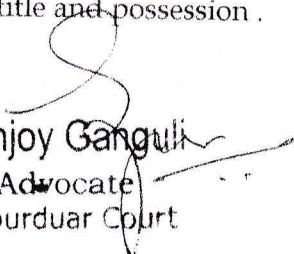
AND

It is also reveals that recorded owner namely Sri. Krishnendu Lal Rakshit, Sri Prashanta Rakshit and Sri Chanchal Rakshit, all are S/O Late Dharendra Lal Rakshit, had mutually handed over their total land measuring 07 decimals, in favour of B.D BUILDERS, represented by its Partners namely SRI. ASHIM BHOWMIK and SRI. SANJIT DEBNATH, from their Khatian, vide L.R Khatian L.R 6619, 6771, 6772, under L.R Plot No. 2048, by executing Regd Developer Agreement, vide No I 6092, Dated 22-09-2022, and Development Power of Attorney, vide Deed No. 6100, Dated 22-09-2022, on a intention to Build Multi storied Residential/ commercial building on their land.

Accordingly, said total 25 decimals of land mentioned above is under exclusive possession of B.D BUILDERS and they are also paid rents to the Govt. and the ownership of land has acquired a good clear valid and legal marketable title and possession into the land and the said land does not bear a restriction of Urban Act.

The Land is free from all sorts of encumbrances, heirs, lispendance attachment and any kind of whatsoever in respect of title and possession .

It is fit for equitable mortgage / lease


Sanjoy Ganguli

Advocate
Alipurduar Court

(Sanjoy Ganguli, Advocate)
Alipurduar Court

Receipt for fees deposited for Search

Form - 1556

Date of Application: 01-09-2023

Serial No of Application	2003002443/2023	Search No	2003002443/2023
Search for the Years	From 2013 To 2023	Record Available	From 27/04/2015 onwards
Property to be Searched	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Plot No: LR- 02048		
From whom Received	Sanjoy Ganguli Advocate Alipurduar		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 10/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-02048/00000 Khatian: 02776/00	Area of Land: 1.62000000 decimal Area of Structure: 240 Sq Ft
Deed Details :		Deed No: I-200304604/2021, Query No: 20032001690412/2021, Serial No: 2003004431/2021, Page: 81483 - 81507, Date of Registration: 11/09/2021, Date of Completion: 11/09/2021,		
2	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-02048/00000 Khatian: 02776/00	Area of Land: 0.52000000 decimal
Deed Details :		Deed No: I-200304528/2021, Query No: 20032001690582/2021, Serial No: 2003004498/2021, Page: 79933 - 79949, Date of Registration: 08/09/2021, Date of Completion: 09/09/2021,		
3	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0110] Sale Development Agreement or Construction agreement	Plot No: LR-02048/00000 Khatian: 06772/00	Area of Land: 2.40000000 decimal
Deed Details :		Deed No: I-200306092/2022, Query No: 20032002828187/2022, Serial No: 2003006026/2022, Page: 94616 - 94637, Date of Registration: 22/09/2022, Date of Completion: 22/09/2022,		
4	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-02048/00000 Khatian: 06619/00	Area of Land: 1.60000000 decimal
Deed Details :		Deed No: I-200306092/2022, Query No: 20032002828187/2022, Serial No: 2003006026/2022, Page: 94616 - 94637, Date of Registration: 22/09/2022, Date of Completion: 22/09/2022,		
5	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-02048/00000 Khatian: 06771/00	Area of Land: 3.00000000 decimal
Deed Details :		Deed No: I-200306092/2022, Query No: 20032002828187/2022, Serial No: 2003006026/2022, Page: 94616 - 94637, Date of Registration: 22/09/2022, Date of Completion: 22/09/2022,		
6	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-02048/00000 Khatian: 06772/00	Area of Land: 2.40000000 decimal
Deed Details :		Deed No: I-200306100/2022, Query No: 20038002854267/2022, Serial No: 2003006032/2022, Page: 94638 - 94655, Date of Registration: 22/09/2022, Date of Completion: 22/09/2022,		
7	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality:	Property Type: Land Transaction: [0138] Sale,	Plot No: LR-02048/00000	Area of Land: 1.60000000 decimal

Deed Details :

8 District: Alipurduar, PS: Alipurduar,
Mouza: Alipurduar, Municipality:
ALIPURDUAR,

Deed No: I-200306100/2022, Query No: 20038002854267/2022, Serial No:
2003006032/2022, Page: 94638 - 94655, Date of Registration: 22/09/2022, Date of
Completion: 22/09/2022,

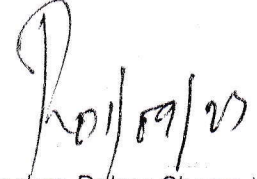
Property Type: Land
Transaction: [0138] Sale,
Development Power of Attorney
after Registered Development
Agreement

Plot No:
LR-02048/00000
Khatian: 06771/00

Area of Land:
3.00000000 decimal

Deed Details :

Deed No: I-200306100/2022, Query No: 20038002854267/2022, Serial No:
2003006032/2022, Page: 94638 - 94655, Date of Registration: 22/09/2022, Date of
Completion: 22/09/2022,



(Miss Rinchen Dolma Sherpa)

A.D.S.R. ALIPURDUAR

OFFICE OF THE A.D.S.R. ALIPURDUAR

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

Date of Application: 01-09-2023

Serial No of Application	2003002441/2023	Search No	2003002441/2023
Search for the Years	From 2013 To 2023	Record Available	From 27/04/2015 onwards
Property to be Searched	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, , Plot No: LR- 02046		
From whom Received	Sanjoy Ganguli Advocate Alipurduar		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 10/-	

Search Result:

Sl.No. Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1 District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-02046/00000 Khatian: 02827/00	Area of Land: 1.50000000 decimal

Deed Details :

Deed No: I-200304204/2018, Query No: 20030001326811/2018, Serial No: 2003004188/2018, Page: 61058 - 61072, Date of Registration: 05/09/2018, Date of Completion: 05/09/2018, Date of Delivery: 07/09/2018

2 District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-02046/00000 Khatian: 02826/00	Area of Land: 1.20000000 decimal
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Deed Details :

Deed No: I-200304205/2018, Query No: 20030001327054/2018, Serial No: 2003004189/2018, Page: 61107 - 61126, Date of Registration: 05/09/2018, Date of Completion: 05/09/2018, Date of Delivery: 07/09/2018

3 District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-02046/00000 Khatian: 02824/00	Area of Land: 6.00000000 decimal
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Deed Details :

Deed No: I-200301000/2022, Query No: 20032000266844/2022, Serial No: 2003000990/2022, Page: 17685 - 17712, Date of Registration: 01/02/2022, Date of Completion: 01/02/2022,


(Miss Rinchen Dolma Sherpa)

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

Date of Application: 01-09-2023

Serial No of Application	2003002442/2023	Search No	2003002442/2023
Search for the Years	From 2013 To 2023	Record Available	From 27/04/2015 onwards
Property to be Searched	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Plot No: LR- 02047		
From whom Received	Sanjoy Ganguli Advocate Alipurduar		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 10/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-02047/00000 Khatian: 06603/00	Area of Land: 6.00000000 decimal
Deed Details :		Deed No: I-200300670/2022, Query No: 20032000266802/2022, Serial No: 2003000675/2022, Page: 13110 - 13142, Date of Registration: 27/01/2022, Date of Completion: 27/01/2022,		
2	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-02047/00000 Khatian: 06604/00	Area of Land: 3.00000000 decimal
Deed Details :		Deed No: I-200300670/2022, Query No: 20032000266802/2022, Serial No: 2003000675/2022, Page: 13110 - 13142, Date of Registration: 27/01/2022, Date of Completion: 27/01/2022,		
3	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-02047/00000 Khatian: 06605/00	Area of Land: 3.00000000 decimal
Deed Details :		Deed No: I-200300670/2022, Query No: 20032000266802/2022, Serial No: 2003000675/2022, Page: 13110 - 13142, Date of Registration: 27/01/2022, Date of Completion: 27/01/2022,		
4	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-02047/00000 Khatian: 06603/00	Area of Land: 6.00000000 decimal
Deed Details :		Deed No: I-200300999/2022, Query No: 20038000303361/2022, Serial No: 2003000989/2022, Page: 17652 - 17684, Date of Registration: 01/02/2022, Date of Completion: 01/02/2022,		
5	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-02047/00000 Khatian: 06604/00	Area of Land: 3.00000000 decimal
Deed Details :		Deed No: I-200300999/2022, Query No: 20038000303361/2022, Serial No: 2003000989/2022, Page: 17652 - 17684, Date of Registration: 01/02/2022, Date of Completion: 01/02/2022,		
6	District: Alipurduar, PS: Alipurduar, Mouza: Alipurduar, Municipality: ALIPUDUAR,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-02047/00000 Khatian: 06605/00	Area of Land: 3.00000000 decimal
Deed Details :		Deed No: I-200300999/2022, Query No: 20038000303361/2022, Serial No: 2003000989/2022, Page: 17652 - 17684, Date of Registration: 01/02/2022, Date of		

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