

RAJA BHATTACHARYYA, L.L.B
ADVOCATE

Legal Advisor of ALLINDIA HUMAN RIGHTS ASSOCIATION
Panel Lawyer of Shriram Transport Finance Co. Ltd.
Panel Lawyer of Bandhan Bank Ltd.
Panel Lawyer of Cholamondalam Investment & Finance Co. Ltd.
Panel Lawyer of Magma Fincorp Ltd.
Panel Lawyer of IndusInd Bank Ltd.
Panel Lawyer of Kotak Mahindra Bank Ltd.
Panel Lawyer of Tata Motor Finance Ltd.

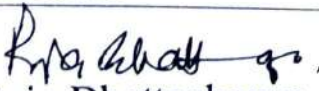
19 M.M.GHOSH STREET
KRISHNAGAR, NADIA.
Mobile- 8918345964 / 9732723050
email: raj6002@gmail.com

Date: 08.03.2021

NON ENCUMBRANCE CERTIFICATE

Documents scrutinized by me:

SL. No.	Date of the Documents	Description of the Documents	Whether Original/ Photocopy provided
1.	12.05.1953	Deed No. I-3109/1953 DSR Krishnanagar Seller: Upendra Nath Dutta Purchaser: Ramani Mohan Chakraborty	Photo copy
2.	XX.XX.1954	Gift Deed No. I-1828/1954 DSR Krishnanagar Doner: Ramani Mohan Chakraborty Donee: Dharendra Nath Chakraborty	Photo copy
3.	15.12.2015	Deed No. I-130209074/2015 ADSR Krishnanagar Seller: Smt. Bijaya Rani Chakraborty Purchaser: Somnath Pramanik & Ors	Photo copy
4.	02.03.2016	Deed No. I-130201947/2016ADSR Krishnanagar Seller: Panchanan Chakraborty & Ors. Purchaser: Somnath Pramanik & Ors	Photo copy
5.	14.05.2019	Deed No. I-130204310/2019 ADSR Krishnanagar Seller: Asit Saha Purchaser: Somnath Pramanik	Photo copy
6.	07.05.2019	Deed No. IV-130200121/2019 ADSR Krishnanagar Executor: Sanjib Ghosh	Photo copy
7.	30.05.2019	Deed No. I-130204708/2019 ADSR Krishnanagar Seller: Sanjib Ghosh Purchaser: Somnath Pramanik	Photo copy
8.	26.02.2020	Deed No. I-130202047/2020 ADSR Krishnanagar Seller: Sobha Chakraborty & Ors Purchaser: Somnath Pramanik	Photo copy
9.	28.05.2020	Deed No. I-130203051/2020 ADSR Krishnanagar Land Owner: Somnath Pramanik Developer: Icon Reality	Photo copy
10.	09.01.2019	Deed of Partnership of Icon Reality vide No. IV-130200004 / 2019 ADSR Krishnanagar	Photo copy
11.	19.01.1958	Record in the name of Ramani Mohan Chakraborty	
12.	28.12.2020	Govt. Rent Receipt Khatian No. 48619 & 42641 dated 28.12.2020	Photo copy
13.	15.10.2020	Krishnanagar Municipality Tax receipt dt. 15.10.2020 in the Name of Somnath Pramanik	Photo copy
14.	22.07.2008	Building Plan date 17.03.2020	Photo copy


Raja Bhattacharya
Advocate
19, M. M. Ghosh Street
Krishnagar, Nadia, Pin-741101

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Mobile- 8918345964 / 9732723050

email: raj6002@gmail.com

Date: 08.03.2021

Name of the present Property Owner: Somnath Pramanik, S/o Thakurpada Pramanick
Sub: Title Clearance Report certifying non-encumbrance of the Mouza-92 Krishnanagar, J.L. No. - 92, Khatian No. L.R. 42641 & 48619 Plot No. L.R. 6660, Saktinagar Ashu Roy Road, P.o. Saktinagar, under Krishnanagar Municipality, P.S. - Kotwali, Dist. Nadia.

CONSTITUTION OF THE PROPERTY OWNER:

(Individual/Proprietorship/partnership/HUF/Company/Trust/Society etc.): Individual
Schedule of the Property (To be given in full with complete survey numbers, boundaries etc.) situated at Mouza-92 Krishnanagar, J.L. No. - 92, Khatian No. L.R. 42641 & 48619 Plot No. L.R. 6660, under Krishnanagar Municipality, P.S. - Kotwali, Dist - Nadia.

District: Nadia

Sub Registration Office: Additional District Sub - Registration Office - Krishnanagar

Taluk : N/A

City: Krishnanagar

Survey Number : N/A

Plot No. L.R. 6660

Khata No. L.R. 42641 & 48619

Extent: 17 decimals

Location/description of the property:- (Proper Location or address of property to be mentioned)
A total of 17 decimals, situated at Mouza-92 Krishnanagar, J.L. No. - 92, Khatian No. L.R. 42641 & 48619 Plot No. R.S. 2497, L.R. 6660, under Krishnanagar Municipality, P.S. - Kotwali, Dist - Nadia.

Boundaries :- (as per title deed/survey map/location sketch)

North: Property of Debjani Saha and others

South: Municipal road (Rishi Aurobindo Road)


East: House of Goutam Singha

West: Property of Avijit Ghosh

Flow of the Title of the aforesaid Property / Observation: -

Flow of the Property in detail: - (as available in the title deed/s. Name of the Vendor and Vendee with exact extent transferred vide each deed to be mentioned)

After going through carefully over the above stated documents as supplied to me, I hereby certify and declare That above situated property originally belongs to Ramani Mohan Chakraborty, who purchased the same on 12.05.1953 vide deed No. I-3109/1953 DSR Krishnanagar and possessing the same.


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Panel Lawyer of **Tata Motor Finance Ltd.**

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Mobile- 8918345964 /9732723050

email: raj6002@gmail.com

Date: 19.12.2020

During his life time Ramani Mohan Chakraborty gifted his 3.25 decimals of land to his son Dhirendra Nath Chakraborty by way of gift vide deed No. 1828/1954.

Said Ramani Mohan Chakraborty died intestate leaving behind five sons namely Dhirendra Nath Chakraborty, Birendra Kumar Chakraborty, Panchanan Chakraborty, Sashanka Sekhar Chakraborty, Anil Chakraborty and one daughter Bijoya Chakraborty who inherited the property. On 28.06.2000 Birendra Nath Chakraborty died

Intestate leaving behind wife Sibani Chakraborty, two daughters Krishna Chakraborty Ganguly, Pushpita

Chakraborty Chatterjee and one son Atanu Chakraborty who jointly inherited 1/6 share. Dhirendra Nath

Chakraborty & his wife also died intestate leaving behind sons & daughters, Sashanka Sekhar Chakraborty

also died intestate leaving behind wife, one son and one daughter;

On 15.12.15 Bijoya Rani Chakraborty sold her 1/6 share to Somnath Pramanik, Sanjib Ghosh & Asit Saha Admeasuring to 2.833 decimals by virtue of a sale deed vide No. I-130209074/2015 ADSR Krishnanagar.

On 26.02.2016 legal heirs of Ramani Mohan Chakraborty sold their 4/6 share of inherited undivided property

to Somnath Pramanik, Sanjib Ghosh & Asit Saha by virtue of a sale deed vide No. I-130201947/2016 ADSR Krishnanagar which was registered on 02.03.2016.

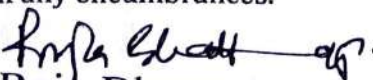
On 14.05.2019 Asit Saha sold his 1/3 share admeasuring to 4.72 decimal of land to Somnath Pramanick by virtue of a sale deed bearing No. I-130204310/2019 ADSR Krishnanagar.

On 30.05.2019 Sanjib Ghosh also sold his 1/3 share i.e. 4.72 decimal of land to Somnath Pramanick by virtue of a sale deed through his attorney Pulak Das vide deed No. I-130204708/2019 ADSR Krishnanagar.

On 26.02.2020 Sova Chakraborty & Ors. all legal heirs of Late Dhirendra Nath Chakraborty sold their inherited 5.54 decimal of land to Somnath Pramanick by virtue of a sale deed vide No. I-130202047/2020 ADSR Krishnanagar. As such Somnath Pramanick became the sole owner of 17 decimal of land and recorded his name under Khatian No. L.R. 42641 & 48619 Plot No. L.R. 6660, under Krishnanagar Municipality, P.S. - Kotwali, Dist - Nadia.


On 28.05.2020 said Somnath Pramanick entered into an agreement with ICON REALITY to develop his 17 decimal of land vide deed No. I-130203051/2020 ADSR Krishnanagar and also executed one Power of Attorney to ICON REALITY. After going through all the related papers in respect to the scheduled property I hereby certify that title of the above-mentioned property is free from encumbrances, charges, liabilities, liens, lispendens and attachment as per search made 26 years at the concerned Registration Office. Charges, liabilities, liens and attachment of any kind whatsoever and the title of Somnath Pramanick over the said property is absolutely valid, clear, free and marketable.

I hereby also certify that the schedule property is not subject matter of any Suit or subject to any restriction whatsoever and is free from any encumbrances.


Raja Bhattacharya
Advocate

B. Observation/check list:-

1	Source and title of property traced from the year	(2009-2021)
2	Nature of Title (Ownership/Leasehold/Govt. Grant/Occupancy/Allotment)	Freehold property
3	If Leasehold, whether :- a) Lease deed is duly stamped and registered b) The lessee is permitted to mortgage the leasehold right c) Duration/unexpired period of lease d) If, a sub- lease, check the lease deed in favour of lessee as to whether lease deed permits sub-lease and mortgage by sub lessee too	N/A
4	In case of Govt Grant/allotment/Lease cum Agreement, whether; a) grant/agreement etc provides for alienable right to mortgagor with or without conditions, b) the mortgagor is competent to create charge on such property c) Is there any restrictive covenants or lock in period for creating charge/mortgage/alienation	Residential
5	In case of Occupancy right, whether; a) such right is transferable/heritable b) Mortgage can be created	N/A
6	a) Whether Urban land ceiling clearance required and if so details thereon b) Whether mortgage subject to any NOC and if so the same requires to be obtained	N/A
7	Nature of Minor interest if any and if so, whether the mortgage can be created and the modalities/procedure for the same	N/A
8	If the property is Agricultural Land, whether the local laws permitting the mortgage and restrictions if any	N/A


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9	In case of conversion of land from Agricultural to Non-Agricultural, whether requisite procedures followed/permission obtained	N/A
10	In case of Partition/Settlement Deed, whether the original or duplicate of original allotted to the owner available for mortgage and if not procedure for the same for creating mortgage and whether the allottee in the deed is in possession and enjoyment of his share	N/A
11	In case of partnership firm, whether the property belongs to firm and all partners as per the partnership deed have executed the transfer deed.	N/A
12	Whether the property belongs to a Limited Stock Company. If so, the borrowing power, clause with respect to mortgage to be verified from MOA/ AOA of the company	N/A
13	In case of Society/Trust, Club, unit etc, the required authority to borrow and mortgage to be verified from resolution	N/A
14	Whether the property is a Joint family property, mortgage is created for the family benefit/legal necessity. Minor Interest or female co-parcener interest if any. Whether all major co – parcener have authorised for mortgage.	N/A
15	Pending litigation, attachment, Injunction or acquisition may be reported	No
16	Any other relevant details, precaution and suggestions	No
17	Enforceability of Sarfaesi Act	Yes

All the papers and documents are returned herewith

Warm regards,

Yours faithfully


Raja Bhattacharya
Advocate

19, M. M. Ghosh Street
Krishnagar, Nadia, Pin-741101

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

Date of Application: 06-04-2021

Serial No of Application 1301003542/2021 **Search No** 1301003542/2021
Search for the Years From 2009 To 2021 **Record Available** From 24/03/2008 onwards
Name of Person to be Searched First Name : Somnath Last Name : Pramanick
From whom Received Raja Bhattacharjee
Fees Paid under Articles F1(i) 2/- F1(ii) 12/-

Search Result:

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	Somnath Pramanick Son of Sri Thakurpada Pramanick Village: Ashuray Road, District: Nadia, PS: Krishnanagar State: WEST BENGAL, Country: India	Status: Vendor Transaction: Sale, Sale Document Deed Registered in: D.S.R. NADIA	Deed No: I-130107636/2012 Query No: 1301014182 /2012 Serial No: 130107222 /2012 Page No: 1528 to 1538 Date of Registration: 25/07/2012 Date of Completion: 30/07/2012 Date of Delivery: 01/08/2012
2	Somnath Pramanick Son of Thakurpada Pramanick Village: Ashu Ray Road, District: Nadia, PS: Krishnanagar State: WEST BENGAL, Country: India	Status: Vendor Transaction: Sale, Sale Document Deed Registered in: D.S.R. NADIA	Deed No: I-130114451/2012 Query No: 1301026349 /2012 Serial No: 130113706 /2012 Page No: 698 to 708 Date of Registration: 24/12/2012 Date of Completion: 31/12/2012 Date of Delivery: 14/01/2013
3	Somnath Pramanick Son of Late Thakur Pada Pramanick Chittaranjan Road District: Nadia, PS: Krishnanagar State: WEST BENGAL, Country: India	Status: Vendee Transaction: Sale, Development Power of Attorney Deed Registered in: D.S.R. NADIA	Deed No: I-130118253/2013 Query No: 1301033819 /2013 Serial No: 130117682 /2013 Page No: 108 to 116 Date of Registration: 19/12/2013 Date of Completion: 31/12/2013 Date of Delivery: 03/01/2014
4	Somnath Pramanick Son of Late Thakurpada Pramanick Chittaranjan Road District: Nadia, PS: Krishnanagar State: WEST BENGAL, Country: India	Status: Attorney(Vendor) Transaction: Sale, Sale Document Deed Registered in: D.S.R. NADIA	Deed No: I-130118520/2013 Query No: 1301034487 /2013 Serial No: 130117947 /2013 Page No: 3642 to 3654 Date of Registration: 24/12/2013 Date of Completion: 31/12/2013 Date of Delivery: 09/01/2014
5	Somnath Pramanick Son of Late Thakurdas Pramanick City: KRISHNANAGAR, District: Nadia, PS: Kotwali State: WEST BENGAL, Country: India	Status: Attorney(Vendor) Transaction: Sale, Sale Document Deed Registered in: D.S.R. NADIA	Deed No: I-130104783/2014 Query No: 1301008797 /2014 Serial No: 130104711 /2014 Page No: 1546 to 1564 Date of Registration: 14/03/2014 Date of Completion: 04/04/2014 Date of Delivery: 10/04/2014
6	Somnath Pramanick District: Nadia State: WEST BENGAL, Country: India	Status: Minor(Vendee) Transaction: Sale, Sale Document Deed Registered in: D.S.R. NADIA	Deed No: I-130115626/2014 Query No: 1301024524 /2014 Serial No: 130115315 /2014 Page No: 1877 to 1885 Date of Registration: 10/09/2014 Date of Completion: 17/10/2014 Date of Delivery: 27/10/2014
7	Somnath Pramanick District: Nadia State: WEST BENGAL, Country: India	Status: Minor(Vendor) Transaction: Sale, Sale Document Deed Registered in: D.S.R. NADIA	Deed No: I-130115628/2014 Query No: 1301024525 /2014 Serial No: 130115317 /2014 Page No: 1898 to 1907 Date of Registration: 10/09/2014 Date of Completion: 17/10/2014 Date of Delivery: 27/10/2014
8	Somnath Pramanick Son of Sri Thakurpada Pramanick City: KRISHNANAGAR, District: Nadia, PS: Kotwali State: WEST BENGAL, Country: India	Status: Vendee Transaction: Sale, Sale Document Deed Registered in: D.S.R. NADIA	Deed No: I-130116240/2014 Query No: 1301028621 /2014 Serial No: 130115914 /2014 Page No: 321 to 331 Date of Registration: 25/09/2014 Date of Completion: 27/10/2014 Date of Delivery: 27/10/2014

Issued by:

S. G. Laha
Record Keeper

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



Date of Application: 06-04-2021

Serial No of Application 1302001649/2021 **Search No** 1302001649/2021
Search for the Years From 2009 To 2021 **Record Available** From 02/11/2007 onwards
Name of Person to be Searched First Name : Somnath Last Name : Pramanick, First Name (Father/Mother/Husband/Company): Thakurpada
From whom Received R Bhattacharya
Fees Paid under Articles F1(i) 2/- F1(ii) 12/-

Search Result:

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	Somnath Pramanick Son of Thakurpada Pramanick Ashu Roy Road. District: Nadia, PS: Krishnanagar State: WEST BENGAL, Country: India	Status: Vendee Transaction: Sale, Sale Document Deed Registered in: A.D.S.R. KRISHNANAGAR	Deed No: I-130204921/2012 Query No: 1302008155 /2012 Serial No: 130205013 /2012 Page No: 3569 to 3580 Date of Registration: 04/05/2012 Date of Completion: 07/05/2012 Date of Delivery: 09/05/2012
2	Somnath Pramanick Son of Thakurpada Pramanick Chittaranjan Road District: Nadia, PS: Krishnanagar State: WEST BENGAL, Country: India	Status: Attorney(Vendor) Transaction: Sale, Sale Document Deed Registered in: A.D.S.R. KRISHNANAGAR	Deed No: I-130204992/2014 Query No: 1302008689 /2014 Serial No: 130204957 /2014 Page No: 1077 to 1117 Date of Registration: 23/07/2014 Date of Completion: 30/07/2014 Date of Delivery: 31/07/2014
3	Somnath Pramanick Son of Thakurpada Pramanick Chittaranjan Road District: Nadia, PS: Krishnanagar State: WEST BENGAL, Country: India	Status: Attorney(Vendor) Transaction: Sale, Sale Document Deed Registered in: A.D.S.R. KRISHNANAGAR	Deed No: I-130204993/2014 Query No: 1302008688 /2014 Serial No: 130204958 /2014 Page No: 1118 to 1148 Date of Registration: 23/07/2014 Date of Completion: 30/07/2014 Date of Delivery: 31/07/2014
4	Somnath Pramanick Son of Thakurpada Pramanick Chittaranjan Road District: Nadia, PS: Krishnanagar State: WEST BENGAL, Country: India	Status: Attorney(Vendor) Transaction: Sale, Sale Document Deed Registered in: A.D.S.R. KRISHNANAGAR	Deed No: I-130205450/2014 Query No: 1302010064 /2014 Serial No: 130205395 /2014 Page No: 3557 to 3569 Date of Registration: 08/08/2014 Date of Completion: 25/08/2014 Date of Delivery: 27/08/2014
5	Somnath Pramanick Son of Shri Thakurpada Pramanick District: Nadia, PS: Krishnanagar, Pin: 741102, State: West Bengal,, Country: India,	Status: Buyer Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. KRISHNANAGAR	Deed No: I-130205695/2015 Query No: 13020000604138/2015 Serial No: 1302005711/2015 Page No: 24309 to 24328 Date of Registration: 17/08/2015 Date of Completion: 21/08/2015 Date of Delivery: 27/08/2015
6	Somnath Pramanick Son of Shri Thakurpada Pramanick City: KRISHNANAGAR, District: Nadia, PS: Krishnanagar, Pin: 741102, State: West Bengal,, Country: India,	Status: Attorney (Seller) Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. KRISHNANAGAR	Deed No: I-130201002/2016 Query No: 13020000152112/2016 Serial No: 1302001020/2016 Page No: 22384 to 22403 Date of Registration: 03/02/2016 Date of Completion: 04/02/2016 Date of Delivery: 10/02/2016
7	Somnath Pramanick Son of Shri Thakurpada Pramanick City: KRISHNANAGAR, District: Nadia, PS: Krishnanagar, Pin: 741102, State: West Bengal,, Country: India,	Status: Attorney (Seller) Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. KRISHNANAGAR	Deed No: I-130201002/2016 Query No: 13020000152112/2016 Serial No: 1302001020/2016 Page No: 22384 to 22403 Date of Registration: 03/02/2016 Date of Completion: 04/02/2016 Date of Delivery: 10/02/2016
8	Somnath Pramanick Son of Shri Thakurpada Pramanick City: KRISHNANAGAR, District: Nadia, PS: Krishnanagar, Pin: 741102, State: West Bengal,, Country: India,	Status: Attorney (Seller) Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. KRISHNANAGAR	Deed No: I-130201002/2016 Query No: 13020000152112/2016 Serial No: 1302001020/2016 Page No: 22384 to 22403 Date of Registration: 03/02/2016 Date of Completion: 04/02/2016 Date of Delivery: 10/02/2016

Advantage
Sd/- Dist. Sub Registrar
Nadia



Search



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ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু ত্রাণ ও পুনর্বাসন দপ্তর Land & Land Reforms and Refugee Relief and Rehabilitation Department



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KHATIAN & PLOT INFORMATION

Mouza Identification

District:*

[13] NADIA

Block:*

[09] KRISHNANAGAR - I

Mouza:*

[092] Krishnagar

LIVE

Option:

 Search By Khatian

 Search By Plot

Khatian No. :* 48619 /

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VIEW

Raja Bhattacharya
Raja Bhattacharya
Advocate

(Live Data As On 09/04/2021,18:26:51)

জে.এল নং (J.L No.): 092 থানা (P.S.): কৃষ্ণনগর

খতিয়ান নং (Khatian No):	48619
রায়তের নাম (Owner Name):	সোমনাথ প্রামাণিক
পিতা/স্বামী (Father/Husband):	ঠাকুরপদ
ঠিকানা (Address):	শক্তিগর আশু রায় রোড শক্তিগর
জমির পরিমাণ (TOTAL LAND):	0.1228(একর/Acre)
দাগের সংখ্যা (Total Plot):	1
খতিয়ান তৈরীর তারিখ (Khatian Creation Date):	22/05/2019

অত্রস্বত্বের দাগের বিবরণ ও পরিমাণ:

Plot No. দাগ নং	Classifica শ্রেণী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
6660	বাড়ী	0.7224	0.1228	Nil

Content of this page is near exact replication of land record database collocated at the central server and in case of any factual error(s) in the content, viewer(s) is/are advised to contact the concerned BL&LRO office for authentication.

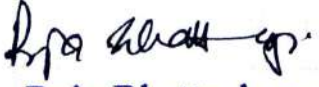
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Raja Bhattacharya
Advocate



Search

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ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু ত্রাণ ও পুনর্বাসন দপ্তর
Land & Land Reforms and Refugee Relief and Rehabilitation Department



[Citizen Services](#) [Know Your Property](#) [Query Search](#) [Public Grievance](#) [Mouza Information](#)

KHATIAN & PLOT INFORMATION

Mouza Identification

District:*

[13] NADIA

Block:*

[09] KRISHNANAGAR - I

Mouza:*

[092] Krishnagar

Option:

Search By Khatian

Search By Plot

Khatian No. :* 42641 /

Enter Captcha*

X 6 8 Q B Z cař

[VIEW](#)

LIVE



Raja Bhattacharya
Advocate

(Live Data As On 09/04/2021,18:24:22)

জে.এল নং (J.L No.): 092 থানা (P.S.): কৃষ্ণনগর

খতিয়ান নং (Khatian No) : 42641
 রায়তের নাম (Owner Name) : সোমনাথ প্রামানিক
 পিতা/স্বামী (Father/Husband): ঠাকুরপদ
 ঠিকানা (Address): শক্তিনগর
 জমির পরিমাণ (TOTAL LAND): 0.0472(একর/Acre)
 দাগের সংখ্যা (Total Plot): 1

অত্রস্বত্বের দাগের বিবরণ ও পরিমাণ:

Plot No. দাগ নং	Classifica শ্রেণী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
6660	বাড়ী	0.2776	0.0472	Nil

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Raja Bhattacharya
 Advocate