



Ref : _____

Date : _____

NON-ENCUMBRANCE CERTIFICATE & LEGAL SCRUTINY REPORT ON TITLE

Sub : Legal Scrutiny Report of the property piece and parcel of the **Project Land of "Aniruddha Dutta"** which is situated upon 7.00 satak (more or less) Bastu land, **Mouza - Burdwan**, J.L. No. 30, comprised in R.S. Plot No. 472 corresponding to **L.R. Plot No. 3237** under **L.R. Khatian No. 19578**, being Municipal Holding No. 55 in P.S. - Burdwan, District - Purba Burdwan within the Local limits of Ward No. 28, Borehat Mohalla under **Burdwan Municipality**, A.D.S.R. Office Burdwan, West Bengal, (where G+IV Std. residential flat building is under construction).

I hereby furnish the **Non-Encumbrance Certificate and Legal Scrutiny Report** in respect of the property owned and possessed by Legal Scrutiny Report of the file of **NAMES OF THE LAND OWNER : ANIRUDDHA DUTTA** son of Alok Kumar Dutta, resident of Kamalakanta Kali Bari Lane, P.O. - Nutanganj, P.S. - Burdwan, District - Purba Burdwan, represented through their Power of Attorney Holder "**NIRMAN INFRASTRUCTURES**", a sole proprietorship Concern, having its registered business office at 63 R.N. Guha Road, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, represented by its sole proprietor **SRI BHASKAR GHOSH**, son of Bhawani Ghosh, by faith - Hindu, by occupation - Business, residing at Chotonilpur, P.O., P.S. & District - Burdwan.

DEVELOPER OF THE BUILDING : "**NIRMAN INFRASTRUCTURES**", a sole proprietorship Concern, having its registered business office at 63 R.N. Guha Road, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, represented by its sole proprietor **SRI BHASKAR GHOSH**, son of Bhawani Ghosh, by faith - Hindu, by occupation - Business, residing at Chotonilpur, P.O., P.S. & District - Burdwan..

DESCRIPTION OF THE PROPERTY :

ALL THAT piece and parcel of **Project Land of "Aniruddha Dutta"** which is situated upon 7.00 satak (more or less) Bastu land, **Mouza - Burdwan**, J.L. No. 30, comprised in R.S. Plot No. 472 corresponding to **L.R. Plot No. 3237** under **L.R. Khatian No. 19578**, being Municipal Holding No. 55 in P.S. - Burdwan, District - Purba Burdwan within the Local limits of Ward No. 28, Borehat Mohalla

Dipankar Roy
Dipankar Roy
Advocate
Burdwan Dist. Judges' Court

Contd. next page..



Ref : _____

(Page No. 3)

Date : _____

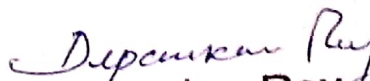
Plot No. 3237 under L.R. Khatian No. 19578, being Municipal Holding No. 55 in P.S. - Burdwan, District - Purba Burdwan within the Local limits of Ward No. 28, Borehat Mohalla under Burdwan Municipality, A.D.S.R. Office Burdwan, West Bengal, previously owned and possessed by Anil Kumar Dutta, he purchased the said property from Rabindra Prossana Gupta by virtue of a Registered Deed of Sale being No. 7200 of 1957, dated 10.12.1957, registered before D.S.R., Burdwan, where Anil Kumar Dutta as (**Purchaser**) AND Rabindra Prossana Bramha as (**Seller**).

That while the said Anil Kumar Dutta was in possession, he transferred 3.50 satak land in R.S. Plot No. 472 corresponding to L.R. Plot No. 3237 to Arindam Dutta by virtue of a Registered Deed of Gift being No. 6155 of 2015, dated 15.10.2015, registered before A.D.S.R., Burdwan, where Arindam Dutta as (**Donee**) AND Anil Kumar Dutta as (**Donor**). That by another Registered Deed of Gift being No. 4590 of 2016, dated 17.06.2016, registered before A.D.S.R., Burdwan, where Anil Kumar Dutta transferred rest 3.50 satak land in R.S. Plot No. 472 to Aniruddha Dutta.

Thus as the sole owner and possessor of 7.00 satak land in R.S. Plot No. 472 corresponding to L.R. Plot No. 3237, said Aniruddha Dutta acquired right title interest and possession thereon and he recorded his name in the L.R. Records of Rights, under L.R. Khatian No. 19578 of Mouza - Burdwan by paying Govt. Revenue to the Govt. of W.B. and he also paid Tax to Burdwan Municipality for the year 2018 - 2019.

THAT the aforesaid Land Owner i.e. the **VENDORS** herein have been possessing the aforesaid property as their home estate property by mutating their names in the books of Burdwan Municipality. THAT the Land Owner i.e. the **VENDOR** absolutely seized and possess and absolutely entitled 7.00 satak land more fully and particularly describe in schedule below which is free from all encumbrances and wanted to construct a multistoried building on the aforesaid Property by appointing a promoter on Joint Venture basis. THAT accordingly Land Owners offered the **DEVELOPER** to develop the said land by raising a new building on the "First" Schedule land.

THAT being offered so the Developer enquired about the **VENDORS** ship in respect of the said land and on searching and inspection of documents 'of title the **DEVELOPER** being satisfied regarding the title of the said land, accepted the offer and agreed to develop the said land on joint venture basis and the **VENDORS** and the **DEVELOPER** have come to a consensus with regard to Development of the said land on joint venture basis. THAT the owner of the land i.e. Aniruddha Dutta entered in a Registered Development Agreement being No. 1628 for the year 2019, registered at the office of the A.D.S.R, Burdwan, dated 26/02/2019, where Aniruddha Dutta as (**Land Owner**) AND NIRMAL INFRASTRUCTURES as (**Developer**) and thereafter the present Land Owners i.e. Aniruddha Dutta executed a Registered Development Power of Attorney being No. 1676 for the year 2019, registered at the office of the A.D.S.R, Burdwan, dated 27/02/2019, where Aniruddha Dutta as (**Land Owner / Executant**) AND Bhaskar Ghosh of NIRMAL INFRASTRUCTURES as (**Developer / Power of Attorney Holder**), thereby they appointed Developer as constituted attorney on his behalf of do all such acts and things as stipulated therein the Power of Attorney and they entered


Dipankar Roy
Advocate
Burdwan Dist. Judges' Court

Contd. next page..



Ref: _____

(Page No. 4)

Date: _____

into a Development Agreement. According terms of agreement in between them as also the POA (Power of Attorney) granted in favour of Developer, the Developer got sanctioned building plan for construction but in the name of Aniruddha Dutta being sanctioned residential cum commercial building for construction of G + IV building with car parking space upon the property as mentioned above.

I have caused necessary searches in the office of A.D.R.S. Burdwan for the period from 1995 to 2021 and I also certify that the above mentioned land of **Aniruddha Dutta**, represented through their Power of Attorney Holder "**NIRMAN INFRASTRUCTURES**" is free from all sorts of encumbrances, charges, liens & lispendent attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title till today.

I also hereby certify that the above mentioned land is not subject to any restriction of urban land (ceiling & regulation) Act. 1976 and the same is not under any claim of the CMDA and CIT and any other authority is for equitable mortgage.

EVIDENCE OF TITLE PROPERTY :

All the photocopy of Title Deeds and other related documents of the aforesaid property were submitted before me and the borrower produced all the original documents to the office of W.B.S.C.H.F. Ltd, and on relying upon those documents and contents of the same standard, self explanatory evidence of the documents as were title of the aforesaid property.

OTHER PROVISIONS :

- | | |
|--|--|
| * Whether provisions of Urban Land Ceiling Act are applicable ? | No |
| * Whether property to be given as security is subject to any minor's claim/share ? | No |
| * Whether the property is affected by any revenue and tenancy regulations? | No |
| * Whether the user land has been converted into Non-Agriculture for Residential ? | Yes |
| * Whether up to date tax/Land Revenue has been paid on the property. | Revenue Up to date |
| * Whether all original documents for last 13 years have been scrutinized ? | YES, only above Photocopy of documents have been seen / perused. |
| * Whether required documents are available for creating mortgage ? | Yes |
| * Whether all previous owners had the right/competency to transfer the property ? | Yes |
| * What is the tenure of the land, if it leased ? - | Does not arise |
| * Whether the land is Adivasi (Tribal) - | No |
| * Whether the land / property are joint family property ? | No |
| * Is the land/property/flat is subject to any reservations/acquisitions/requisitions ? | No |

Dipankar Roy
Dipankar Roy
Advocate
Burdwan Dist. Judges' Court

Contd. next page..



Ref : _____

Date : _____

(Page No. 5)

: CERTIFICATE :

I hereby certify that title of the above mentioned property of **ANIRUDDHADUTTA** son of Alok Kumar Dutta, resident of Kamalakanta Kali Bari Lane, P.O. - Nutanganj, P.S. - Burdwan, District - Purba Burdwan, represented through their Power of Attorney Holder "**NIRMAN INFRASTRUCTURES**", is free from encumbrances, charges, liabilities, liens, lispendens and attachment of any kind whatsoever and the said property is absolutely valid, clear, free and marketable and a valid mortgage can be created in favour of the Bank / Financial Institution and it is fit for creation of Equitable mortgage only recorded area so per available records from online portal without any sort of claim and interruption from any corner and have full right Title interest over the mentioned schedule property and the property is Marketable and free for all Encumbrances. And it is clearly enforceable under SARFESIACT, 2002 & 2016 and marketable and valid mortgage can be created in favour of the Bank and may be consider, acceptable or sanctioned by Bank / Financial Institution Authority for sanction the proposed Loan & advances subject to others relevant factor and guideline adopted by the Bandhan Bank authority.

Yours faithfully,

Date: 15/02/2021

Place : Burdwan.

Signature of the Advocate

Dipankar Roy
(Dipankar Roy)

Enclosures : Searching Slip of the office of A.D.S.R. Burdwan, is annexed herewith.

Dipankar Roy
Advocate
Burdwan Dist. Judges' Court

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

Date of Application: 28-08-2020

Serial No of Application	0201018493/2020	Search No	0201018493/2020
Search for the Years	From 2010 To 2020	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Burdwan, PS: Barddhaman, Mouza: Burdwan, , Plot No: LR- 03237		
From whom Received	Mr D Roy		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 10/-	

Search Result: No Record Found

(Mr Rajendra Prasad Upadhyay)
D.S.R. - I BURDWAN
OFFICE OF THE D.S.R. - I BURDWAN

