

NON ENCUMBRANCE CERTIFICATE

NAME OF THE PRESENT LAND OWNER OF THE SCHEDULE MENTIONED PROPERTY:

SRI SISIR MUKHERJEE @ SRI SISIR KUMAR MUKHERJEE, son of Late Asit Ranjan Mukherjee, by Occupation- Business, by Nationality - Indian, by Faith - Hindu, residing at 8/1, Wozzir Choudhury Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata - 700 067, herein referred to as "**LAND OWNER**".

NAME OF THE DEVELOPER OF THE SCHEDULE MENTIONED PROPERTY:

M/S. RENUKA INFRA TELECOM PRIVATE LIMITED (CIN NO.: U74999WB2017PTC221589, Pan: AAICR3648E), a Private Limited Company Incorporated under the Indian Companies Act 1956-2013, having its registered office at 12/1, Ariff Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata -700 067, represented by its Directors namely **(1) SRI SOURAV DUTTA**, son of Sri Shyamal Kumar Dutta Sri Shymal Dutta and **(2) SRL SHYAMAL KUMAR DUTTA @ SRL SHYAMAL**, son of Late Sudhir Dutta, both by Occupation - Business, both by Faith - Hindu, both by Nationality-Indian, both are residing at 20/1, Bidhan Nagar Road, Flat No. D-2/11, VIII-M, Housing Co-operative Society, Second Floor, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata -700 067, herein referred to as "**DEVELOPER**".

NON-ENCUMBRANCE CERTIFICATE & DETAILED REPORT ON TITLE SCHEDULE

All That piece and parcel of Land (Used as Residential) measuring about **07 (Seven) Cattaas 07 (Seven) Chattaas 15 (Fifteen) Sq.Ft.**, along with a Proposed G+IV Storied Residential Building, along with all easements, appurtenances and common rights of the KMC main road on the eastern side of the said Land, which is lying, situate at and being Premises No. 35/2G, Adhar Chandra Das Lane (Prior to amalgamated of others five number premises being Premises Nos. 35/2H, 35/2J, 35/2K, 35/2L and 35/2M, Adhar Chandra Das Lane), P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata-700 067, under the K.M.C. Ward No. 013, Borough No. III, Assesse No. 11-013-01-0057-0, in the suburbs of the town of Calcutta and


Mr. Souradipta Saha
Advocate
Calcutta High Court

comprised under Dihi: Panchannogram, Touzi No. 1298/2833, Division No. 2, Sub-Division No. 9, Holding No. 17, Mouza: Ultadanga and District: South 24-Parganas, butted and bounded as the following manner

On The North By: Premises No. 35/2, Adhar Chandra Das Lane;

On The South By : Premises No. 35/2N, Adhar Chandra Das Lane;

On The East By : 16-10" wide Adhar Chandra Das Lane (KMC Black Metal Road);

On The West By : Premises No. 17, Jaharlal Dutt Lane

OBSERVATION:

I, Souradipta Saha conducted a Title search report regarding the schedule mentioned property. I have caused necessary searches in the Office of A.D.S.R. - Sealdah, D.S.R. -South 24 Parganas, District - South 24 Parganas & A.R.A. - I, II, III, IV, Kolkata, I have not found any adverse entry in respect of aforesaid land /property.

I have also caused necessary searches in the name of **SRI SISIR MUKHERJEE @ SRI SISIR KUMAR MUKHERJEE** from 2014 to 2025, in the Court of LD. Civil Judge at Sealdah District Court, I have not found any adverse entry in respect of the said land/property and no Title Suit or Money Suit has been filed against the aforesaid captioned Land/Property.

Document Perused and Scrutinized:

1. Development Agreement, being no. 2226 for the year 2023, registered at A.D.S.R. Sealdah, recorded in Book No. I, Volume No. - 1606 - 2023, Pages from 61409 to 61475.
2. Development Power of Attorney, being no. 2227 for the year 2023, registered at A.D.S.R. Sealdah, recorded in Book No. I, Volume No. - 1606 - 2023, Pages from 61268 to 61291.
3. General Power of Attorney, being no. 2225 for the year 2023, registered at A.D.S.R. Sealdah, recorded in Book No. I, Volume No. - 1606 - 2023, Pages from 61376 to 61391.
4. Mutation Certificate in respect of Premises No. 35/2H, Adhar Chandra Das Lane.



Souradipta Saha
Advocate

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5. Mutation Certificate in respect of Premises No. 35/2G, Adhar Chandra Das Lane.
 6. Mutation Certificate in respect of Premises No. 35/2J, Adhar Chandra Das Lane.
 7. Mutation Certificate in respect of Premises No. 35/2L, Adhar Chandra Das Lane.
 8. Mutation Certificate in respect of Premises No. 35/2M, Adhar Chandra Das Lane.
 9. Mutation Certificate in respect of Premises No. 35/2G, Adhar Chandra Das Lane. (The Amalgamated 35/2G)
 10. Mutation Certificate in respect of Premises No. 35/2K, Adhar Chandra Das Lane.
 11. Tax Receipt, dated 24-06-2025 issued by Kolkata Municipal Corporation.
 12. Sanction Plan vide B.P. No. 2025030029, dated 12-07-2025 sanctioned by Kolkata Municipal Corporation.

Date: 01/07/2025
Place: Kolkata


Signature of the Advocate
SOURADIPTA SAHA
[Advocate]



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

Search of Registration made By Transacted Property Details

For all computerized deeds

(*) marked items are mandatory

Property District *

South 24 Parganas

Property Name *

Chandrapur

Locality *

Kolkata Municipal Corporation

Year

District where Registered

All

Show What Search Show What Search

Reset

Admin Chapter Des GAN

Security Code

25E7W2

Click to view the index of the following offices for the period mentioned below

Office	Period
D.S.R. - NORTH 24 PARGANAS	01-01-2003 to 07-05-2007
D.S.R. - NORTH 24 PARGANAS	01-01-2003 to 07-05-2007
A.D.S.R. BARASAT	01-01-2003 to 07-05-2007
A.D.S.R. BIDHAN NAGAR	01-01-2001 to 02-05-2007

Service Count: 5,15,38,796

Date:

Real time search Save as Excel

Click to Hide Search Criteria

Updated Data

Property Location	Property Type & Transaction	Plot & Khata No and Zone	Area of Property	Other Details	View Party
District: South 24 Parganas, PS: Chakdaha, Municipality: KOLKATA MUNICIPAL CORPORATION, Phase: 3000, Road: Asha, Chapter Des GAN, Ward: 011	Property Type: Land Transaction: (2007) GR, GR in the family members and others	Plot No: Khata No:	Area of Land: 1.38813 decimal (13 Chakda 12 Sq Ft), Area of Structure: 325 Sq Ft	Deed No: 1-180803445/2022, Volume: Page: 110039 - 110091, Date of Registration: 07/07/2022, Date of Completion: 11/07/2022, Query No: 18082001475180/2022, Serial No: 180803445/2022	View
District: South 24 Parganas, PS: Chakdaha, Municipality: KOLKATA MUNICIPAL CORPORATION, Phase: 3000, Road: Asha, Chapter Des GAN, Ward: 011	Property Type: Land Transaction: (2007) GR, GR in the family members and others	Plot No: Khata No:	Area of Land: 0.341436 decimal (3 Chakda 14 Sq Ft), Area of Structure: 81 Sq Ft	Deed No: 1-180803445/2022, Volume: Page: 110039 - 110091, Date of Registration: 07/07/2022, Date of Completion: 11/07/2022, Query No: 18082001475180/2022, Serial No: 180803445/2022	View
District: South 24 Parganas, PS: Chakdaha, Municipality: KOLKATA MUNICIPAL CORPORATION, Phase: 3000, Road: Asha, Chapter Des GAN, Ward: 011	Property Type: Land Transaction: (2007) GR, GR in the family members and others	Plot No: Khata No:	Area of Land: 12.3062 decimal (12 Khatas 7 Chakda 15 Sq Ft), Area of Structure: 2980 Sq Ft	Deed No: 1-180803224/2022, Volume: Page: 81262 - 81301, Date of Registration: 18/08/2022, Date of Completion: 21/08/2022, Query No: 18082001475180/2022, Serial No: 180803224/2022	View
District: South 24 Parganas, PS: Chakdaha, Municipality: KOLKATA MUNICIPAL CORPORATION, Phase: 3000, Road: Asha, Chapter Des GAN, Ward: 011	Property Type: Land Transaction: (2007) GR, GR in the family members and others	Plot No: Khata No:	Area of Land: 12.3062 decimal (12 Khatas 7 Chakda 15 Sq Ft), Area of Structure: 2980 Sq Ft	Deed No: 1-180803224/2022, Volume: Page: 81262 - 81301, Date of Registration: 18/08/2022, Date of Completion: 21/08/2022, Query No: 18082001475180/2022, Serial No: 180803224/2022	View
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District: South 24 Parganas, PS: Chakdaha, Municipality: KOLKATA MUNICIPAL CORPORATION, Phase: 3000, Road: Asha, Chapter Des GAN, Ward: 011	Property Type: Land Transaction: (2007) GR, GR in the family members and others	Plot No: Khata No:	Area of Land: 12.3062 decimal (12 Khatas 7 Chakda 15 Sq Ft), Area of Structure: 2980 Sq Ft	Deed No: 1-180803224/2022, Volume: Page: 81262 - 81301, Date of Registration: 18/08/2022, Date of Completion: 21/08/2022, Query No: 18082001475180/2022, Serial No: 180803224/2022	View

Property Location	Property Type & Transaction	Plot & Khata No and Zone	Area of Property	Other Details
District: South 24 Parganas, PB, Ulchanga, Municipality: KOLKATA MUNICIPAL CORPORATION, Premises: 35/25, Road: Achar Chandra Das Lane, Ward: 013	Property Type: Land Transaction: (1138) Sale Development Power of Attorney after Registered Development Agreement	Plot No: Khata No:	Area of Land: 12.3082 decimal (7 Katha, 7 Chatak, 15 Sqft) Area of Structure: 2960 Sq Ft	Deed No: 1-1659022/2023 Volume: Page: 61268 - 61281 Date of Registration: 15/05/2023 Date of Completion: 21/05/2023 Query No: 16068001565849/2023 Serial No: 1606012399/2023
Deed Registered in: A.D.S.R. SEALDAH				View
District: South 24 Parganas, PB, Ulchanga, Municipality: KOLKATA MUNICIPAL CORPORATION, Premises: 35/25, Road: Achar Chandra Das Lane, Ward: 013	Property Type: Land Transaction: (1907) Declaration, Declaration relating to immovable property	Plot No: Khata No:	Area of Land: 12.3082 decimal (7 Katha, 7 Chatak, 15 Sqft)	Deed No: 1-193600564/2024 Volume: Page: 15621 - 15632 Date of Registration: 12/02/2024 Date of Completion: 12/02/2024 Query No: 160639903952/2024 Serial No: 1606005963/2024
Deed Registered in: A.D.S.R. SEALDAH				View

GRIIPS (<https://wbinfo.gov.in/GRIIPS/>)

Finance Department (<https://finance.wb.gov.in/>)
Government of West Bengal

Bonglo Budyote Kendro (<https://bbk.wb.gov.in/>)

iFMS (<https://www.wbinfo.gov.in/>)

Land & Land Reforms (<http://banglatbhm.gov.in/>)
www.banglatbhm.gov.in

SILPASATHI (<https://silpasathi.wb.gov.in/>)
Bengal Sahitya Akademi
(Digitized version by eSangam)

India.gov.in (<https://www.india.gov.in/>)

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TOTAL VISITOR
(Since 25/05/2016)

<https://www.facebook.com/wbinfo.wb/>



The information provided Online is updated and no physical visit is required for the Services provided Online.

Last Updated: 29/05/2024
Site Designed/ Generated by National Informative Centre (<http://www.nic.in/>)
Best viewed on Internet Explorer 10.0/11.0 or later