

Duke Banerjee

Advocate

Bar Association, Room No. 4

High Court, Calcutta

Residential Chamber : Natunpally (East)

P.O. + P.S.-Sonarpur, Kolkata-700150

Mobile No.: 9230275550

Date ~~Date~~: 15-06-2026.

NON-ENCUMBRANCE CERTIFICATE

TO WHOM IT MAY CONCERN

This is to certify that I have conducted a legal scrutiny and search of the land records, including a computer search of records at the relevant Registration Offices, in respect of the property detailed below, related to **Project "ARNAB PHASE- II"**.

Description of Property / Project Land:

ALL THAT the piece and parcel of Bastu Land (After Conversion) measuring more or less **25Cottah-1Chittak-35Sq.Ft.**(Approx.) in R.S. Dag No.- 1630, Appertaining to R.S. Khatian No.- 307, R.S. Dag No.- 1631, Appertaining to R.S. Khatian No.- 307, R.S. Dag No.- 1632, Appertaining to R.S. Khatian No.- 1089(KHANDA), L.R. Khatian No.- 5942, of Mouza-Sonarpur, J.L. No.- 39, Under P.S. & A.D.S.R- Sonarpur, situated at Holding No.- 549, NatunPally(Paschim), Ward No.- 12, under Rajpur Sonarpur Municipality, P.S.- Sonarpur, District- 24 Parganas(South).

I have also inspected the original copy of municipal sanctioned Plan bearing its No. 012/EXT/RB/12/15 Dated 12/02/2026, Valid Upto- 12/02/2029.

I have inspected all relevant link deeds and records. During my search, I found that CHATTERJEE CONSTRUCTION, represented by its sole proprietor Anup Chatterjee is the true and absolute owner of the aforesaid land.

I hereby certify that the title of the aforesaid land/project appears to be free from all sorts of encumbrances, charges, liens, attachments, and pending litigations. The property has a clear, free, and marketable title.



DUKE BANERJEE

ADVOCATE

High Court at Calcutta

✓ Bar Association Room No 4F

WB 54/2009