



SKB & ASSOCIATES

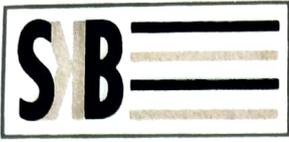
Solicitor & Advocates

CERTIFICATE OF NON-ENCUMBRANCE ON PROPERTY

THIS IS TO CERTIFY THAT M/S Om Towers Pvt. Ltd, M/S Charles Commercial Pvt. Ltd, M/S Tirupati Carrier Limited, M/S Tirupati Enclave Pvt. Ltd And M/S Shiv Niketan Limited are the absolute owners and **M/S Charles Commercial Pvt. Ltd** is the developer of **ALL THAT** piece and parcel of land containing an area of 324.20(Three Hundred Twenty Four point Two Zero) Decimal, more or less, situated at Mouza- Uttar kajirhat out of which **15 Decimal** comprised in R.S. & L.R. Dag no. 76 in Khatian no. 1243, **13 Decimal** comprised in R.S. & L.R. Dag no 77 in Khatian No. 1243, **27 Decimal** comprised in R.S. Dag & L.R. Dag No. 78 in Khatian No.1243, **44 Decimal** comprised in R.S. & L.R. Dag no. 79 in Khatian no. 53, 402, 452, 557, 639, **51.90 Decimal** comprised in R.S. & L.R. Dag No. 80 in khatian no. 125, 480, 697, 712, **24.40 Decimal** comprised in R.S. & L.R. dag No. 81 in khatian no. 24, **4.30 Decimal** comprised in R.S. & L.R. Dag No. 82 in Khatian No. 448, **5.10 Decimal** comprised in R.S. & L.R. Dag No. 83 in Khatian No. 10, **2.30 Decimal** comprised in R.S. & L.R. Dag no. 84 in Khatian No. 451, **0.40 Decimal** comprised in R.S. & L.R. Dag no. 85 in Khatian No. 668, 275, 74, 1051, **5.00 Decimal** comprised in R.S. & L.R. Dag no. 86 in Khatian No. 832, 775, 922, 906, 37, 935, 229, **66.20 Decimal** comprised in R.S. & L.R. Dag no. 87 in Khatian No. 832, 775, 922, 906, 37, 935, 229, **1.20 Decimal** comprised in R.S. & L.R. Dag no. 88 in Khatian No. 372, **17 Decimal** comprised in R.S. & L.R. Dag no. 88/1049 in Khatian No. 753, 682, 341, **6 Decimal** comprised in R.S. & L.R. Dag no. 89 in Khatian No. 289, **6 Decimal** comprised in R.S. & L.R. Dag no. 90 in Khatian No. 289, **26.80 Decimal** comprised in R.S. & L.R. Dag no. 91 in Khatian No. 24, **2.40 Decimal** comprised in R.S. & L.R. Dag no. 93 in khatian No. 1243, **6.20 Decimal** comprised in R.S. & L.R. Dag no. 94 in khatian No. 451, J.L. No. 22, Police Station Bishnupur, within the limits of Paschim Bishnupur Gram Panchayat area, A.D.S.R Bishnupur, District South 24 Parganas (hereinafter referred to

📍 Nicco House, 2 Hare Street, 4th Floor, Kol-700 001
7, Old Post Office Street, Ground Floor, Room 6, Kol-700 001
✉ info@skbassociates.in, ☎ 033 4064 6476, 033 2248 8796
🌐 www.skbassociates.in





as the "Said property") also we further certified that the said property has a clear & marketable title. Whereas one mortgage deed being no. 00922 for the year 2023, has been executed between the owners and Developer being the mortgagor with Bank of India being mortgagee in the office of DSR-IV, Alipore for the purpose of construction finance.

We cause the searching before 1) Registrar of Assurances, Kolkata, 2) District Sub-Registrar, South 24 Paraganas (Alipore), and 3) Additional District Sub-Registrar, Bishnupur, and inspected the record from the year 1994 to 2024 and subsequently it has been found that the abovementioned property has a clear marketable title. The said original copy of the deed is mortgaged with Bank of India.

Place: Kolkata

Date: 29th August, 2024

Yours faithfully
A circular blue ink stamp with the text "SKB & ASSOCIATES" around the top edge and "KOLKATA-1" in the center. A handwritten signature in blue ink is written across the stamp.

For SKB & Associates

Solicitor & Advocates

High Court, Calcutta