

Ref:

Date:- 19/03/26

To,

CHANDI REAL ESTATE PRIVATE LTD.,

Office at Near Sada Pukur, 2 No. Mohishila Colony,

Asansol, P.S. Asansol(S), P.O Ushagram,

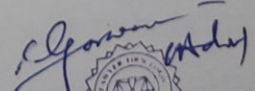
District: - Paschim Bardhaman

Non Encumbrances Certificate & Detailed Report on Title of CHANDI REAL ESTATE PRIVATE LTD., a Private Limited Company represented by its Director namely Bimalendu Ray And Seuli Ray

Ref: Entire project land area measuring 19.10 Decimal in Mouza- Asansol, within P.S Asansol, J.L No. 35, appertaining to C.S. Plot No. 260(P), 262 (P) corresponding to in R.S Plot No. 1547 & 1549, corresponding to L.R Plot no. 1753 & 1755 under L.R Khatian No. 2477 & 2478, Govt. L.O.P. 575 & 579 (P) situated within ward no. 19(Old) 86(New) of Asansol Municipal Corporation, Holding No. 19/20, wherein a nos. of flats along with parking spaces and commercial spaces shall be constructed in a multi-storied building known as "SATTYA NIHAR APARTMENT" (B+G+4) situated at 01 No. Mohishila Colony, Asansol, District:- Paschim Bardhaman.

Present owner of the said land is Sabita Homroy and Dipshikha Homroy.

I have caused necessary searches in the Addl. Sub Registry Office at Asansol for the period from 2013 to 2026 (copy attached) and have inspected the settlement records mutation and all other relevant documents in respect of the aforesaid property. My report is as follow:-


Enrollment No. 1434/350/2003
CHIRANJIT GOSWAMI
Advocate, Asansol Court

CHAIN OF TITLE

Whereas total land area measuring 19.10 Decimal in Mouza- Asansol, within P.S Asansol, J.L No. 35, appertaining to C.S. Plot No. 260(P), 262 (P) corresponding to in R.S Plot No. 1547 & 1549, corresponding to L.R Plot no. 1753 & 1755 under L.R Khatian No. 2477 & 2478, Govt. L.O.P. 575 & & 579 (P) situated within ward no. 19(Old) 86(New) of Asansol Municipal Corporation, Holding No. 19/20, wherein a nos. of flats along with parking spaces and commercial spaces shall be constructed in a multi-storied building known as "SATTYA NIHAR APARTMENT" (B+G+4) situated at 01 No. Mohishila Colony, Asansol, District:- Paschim Bardhaman is presently owned and possessed by Sabita Homroy and Dipshikha Homroy.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Sri Ashit Kumar Roy S/o Lt. Amrita Roy allotted homestead land measuring 04 (Four) cottah 04 (Four) chittak, bearing L.O.P. No. 579 (P), appertaining to C.S. Plot No. 260 (P) corresponding to R.S. Plot. No. 1549 (One thousand five hundred forty nine), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan, accordingly on 06/06/1995, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. I-45 for the year 1995, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Sri Ashit Kumar Roy S/o Lt. Amrita Roy and accept the same.

AND WHEREAS by virtue of said Regd. Instrument said Sri Ashit Kumar Roy S/o Lt. Amrita Roy became absolute owner in possession of the said land over which he raised and constructed a building upon the said land in accordance with a sanctioned building plan. While owning and possessing Sri Ashit Kumar Roy S/o Lt. Amrita Roy while owning and possessing died intestate leaving behind his wife Nihar Kana Home Roy, two sons namely Subrata Hom Roy and Debabrata Holme

Roy and four daughters namely Nibedita Dhar, Sadhana Dutta, Dipsikha Homroy and Sabita Homroy as his only legal heirs and successors and they jointly inherited the property in equal undivided 1/7th share each under the provisions of Hindu Succession Act, 1956.

AND WHEREAS thus Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy, Subrata Hom Roy S/o Lt. Ashit Kumar Roy, Debabrata Holme Roy S/o Lt. Ashit Kumar Roy, Nibedita Dhar W/o Ratan Ranjan Dhar D/o Lt. Ashit Kumar Roy, Sadhana Dutta W/o Pratush Dutta D/o Lt. Ashit Kumar Roy, along with Sabita Homroy and Dipshikha Homroy became absolute owner of schedule mentioned property and subsequently Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy, Subrata Hom Roy S/o Lt. Ashit Kumar Roy, Debabrata Holme Roy S/o Lt. Ashit Kumar Roy, Nibedita Dhar W/o Ratan Ranjan Dhar D/o Lt. Ashit Kumar Roy, Sadhana Dutta W/o Pratush Dutta D/o Lt. Ashit Kumar Roy transferred their 5/7th share, in Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan to Sabita Homroy and Dipshikha Homroy by dint of Regd. Deed of Gift being no. I-5341 for the year 2014 at ADSRO, Asansol out of love and affection.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Smt. Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy allotted homestead land measuring 05 (Five) cottah, bearing L.O.P. No. 575, appertaining to C.S. Plot No. 260 (P), 262 (P) corresponding to R.S. Plot. No. 1547 (One thousand five hundred forty seven), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan, accordingly on 22/08/01, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. I-17 for the year 2001, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Smt. Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy and he accept the same. Later Smt. Nihar Kana Home Roy W/o Lt. Ashit Kumar Roy while

owning and possessing transferred 05 (Five) cottah, bearing L.O.P. No. 575, appertaining to C.S. Plot No. 260 (P), 262 (P) corresponding to R.S. Plot. No. 1547 (One thousand five hundred forty seven), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan to Sabita Homroy and Dipshikha Homroy by dint of Regd. Deed of Gift being no. I-3460 for the year 2024 at ADSRO, Asansol out of love and affection.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Smt. Sabita Hom Roy was allotted homestead land measuring 01 (One) cottah 11 (Eleven) chittak, bearing L.O.P. No. 575 (P), appertaining to C.S. Plot No. 260 (P), 262 (P) corresponding to R.S. Plot. No. 1547 (One thousand five hundred forty seven), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan, accordingly, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. I-50 for the year 2011, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Smt. Sabita Hom Roy and she accept the same.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Smt. Dipshikha Hom Roy was allotted homestead land measuring 02 (Two) cottah 09 (Nine) chittak, bearing L.O.P. No. 579 (P), appertaining to C.S. Plot No. 260 (P) corresponding to R.S. Plot. No. 1547 (One thousand five hundred forty seven), within Mouza Asansol, J.L. No. 35, P.S. Asansol (South), Dist- Burdwan, accordingly, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. I-225 for the year 1997, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Smt. Dipshikha Hom Roy and she accept the same.


Enrolment No. - P-434/350/2003
CHIRANJIT GOSWAMI
Advocate, Asansol Court

AND WHEREAS by virtue of said Regd. Instrument said Sabita Homroy and Dipshikha Homroy became absolute owner of schedule mentioned property and subsequently they recorded their name in the L.R. Record of Right under khatian no. 2477 & 2478 and obtained parcha in their name. Later they also converted the land into Commercial Bastu vide conversion case no. CN/2024/2305/316 and obtained conversion certificate dated 15/06/24. Be it mentioned that they also obtained ADDA NOC vide memo no. ADDA/ASN/DP/2023/1994 dated 10/08/23. Now they wanted to develop the land into a multi-storied building for which they jointly also obtained Fire NOC issued by West Bengal Fire & Emergency Services dated 04/12/24. Subsequently they obtained sanctioned building plan from Asansol Municipal Corporation vide building Permit No. SWS-OBPAS/1101/20250173 dated 06/05/25.

AND WHEREAS be it mentioned that Sabita Homroy and Dipshikha Homroy are developing the said proposed building over land measuring 19.1 Decimal out of total 22 Decimal of land within Mouza Asansol, J.L.No. 35, appertaining to C.S. Plot No. 260(P), 262 (P), corresponding to R.S. Plot No 1547 & 1549 corresponding to L.R. Plot no. 1753 & 1755, Govt. L.O.P. 575 & 579 (P). Later Sabita Homroy and Dipshikha Homroy wanted to construct a multi storied building and appointed a developer namely CHANDI REAL ESTATE PRIVATE LTD., a Private Limited Company represented by its Director namely Bimalendu Ray And Seuli Ray and later the said land owners executed a Regd. development agreement being no. I- 5600 For the year 2025 at ADSRO, Asansol under certain terms and conditions. Again Sabita Homroy and Dipshikha Homroy also executed a Regd. development POA being no. I- 5613 For the year 2025 ADSRO, Asansol under certain terms and conditions. They paid ground rent upto date.

The classification of land is Commercial Bastu and SARFEASI Act shall be enforceable over the flat and parking space.

That it appears from the Khatian that the said land is classified as 'Commercial Bastu'.

I certify all ground rents payable in respect of the said property have been paid up to date.

That the present classification of land is "Commercial Bastu".

That land owner has paid ground rent to Govt. of West Bengal up to date.

On the North: - By Maya Bosh & others,

On the South: - By House of Mr. Dey & Rest portion of owners,

On the East : - By 28 ft. Wide Road, (1 No. Mohishila Colony Bye Lane)

On the West :- By House of Mr. Nath,

I hereby certify that the above mention land of Sabita Homroy and Dipshikha Homroy is free from all sorts of encumbrances, charges, liabilities, liens, lispendence and attachments of any kind whatsoever and the said property is absolutely clear, free and marketable.

It is also hereby certified that the above mention land is not it by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any clam of CMDA and CIT and it is fit for equitable mortgage.

That said property is neither vested nor it has been attached under the State or Central Govt. or in any local authority under land acquisition or requisition proceedings and from the Regd. Deed of Sale.

That the documents discussed above are complete and sufficient to cover, clear and marketable title and the tenancy law will not affect the Bank's right in eventually taking possession of the property as Mortgage and SARFAESI Act shall be applicable over the schedule property as the nature and character has been changed to non-agricultural land.

I have verified all documents and collected the certified copies of chain deed, on scrutiny of the documents referred to the above I have opinion that Sabita

Chiranjit Goswami

B.Com, LL.B, (B.U)

ADVOCATE

Member: - Asansol Bar Association

Residence cum Chamber

AS-7/33/II, Kalyanpur Housing,

Asansol-713305, District: - P.Burdwan

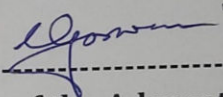
Mobile No. 08250540426

E-mail: cg_7332@yahoo.co.in

Homroy and Dipshikha Homroy resident of Asansol, Dist. Paschim Bardhaman, has acquired a good, indefeasible right, title and interest in the aforesaid property thereon.

It is further certified that I have verified from the Sub-Registry's office about the genuineness of the title deed(s) examined by me and that the same is (are) original and not duplicate or fake.

The receipts for the relevant searches are enclosed hereto.



Signature of the Advocate

Enrolment No.  5434/350/2003

CHIRANJIT GOSWAMI
Advocate, Asansol Court