

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: 31-05-2026

NON-ENCUMBRANCE CERTIFICATE

TOWHOM IT MAY CONCERN

I have personally inspected all Deeds, Chain Deeds, Record of Rights, B.L.R.O. Mutation, Municipality Mutation and Conversion certificates as provided by **Mr. Anup Chatterjee the sole Proprietor of CHATTERJEE CONSTRUCTION** related to **Project "ARNAB PHASE- II"** which is constructed upon Bastu Land (After Conversion) measuring more or less **25 Cottah-1 Chittak-35 Sq.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), of Mouza- Sonarpur, Under P.S. & A.D.S.R- Sonarpur, Ward No.- 12, Holding No.- 549, Natun Pally (Paschim), J.L. No.- 39 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.

After pursuing all the necessary documents in my opinion, the property is free from all encumbrances.


DUKE BANERJEE

ADVOCATE

High Court at Calcutta

Bar Association Room No. 184

WB 54/2009