



ADVOCATE

NISHA GUPTA

C/o Shyam Plaza

S.F. Road, Opp Hotel Amravati, 2nd Floor, Behind Prakash Jewellery
Siliguri, District – Darjeeling, W.B.

Email :- advocatenishagupta@gmail.com

Contact No. 89270-63386

Ref No.

Date

NON- ENCUMBRANCE CERTIFICATE

TO WHOM IT MAY CONCERN

This is to certify that the below scheduled landed property is not a subject matter of any monetary or legal dues such as mortgages, lien, charge or un-cleared loans with any financial institution or bank upto as per the search conducted by me on this present date. Furthermore, this landed property has also not been transferred in favour of any other person. This conclusion has been arrived on the basis of verifying original documents as presented before me by the owner of the property Md Shabir, Son of Late Mohammad Abdul Azim.

This conclusion has been arrived after detailed search been conducted in:

1. Record of Registry office has been searched on the online portal wherein the below mentioned landed property has not been transferred to any person till date.
2. An affidavit has been sworn upon declaring that this property is not subject matter of any mortgage, lien, charge or un-cleared loans with any financial institution or bank. Furthermore he have also sworn that this property has not been sold or is not a matter of sale to any person as of this present date.

The details of the documents verified and the schedule of the land are as follows:

1. Deed of Conveyance area measuring 05 katha 14 chhataks duly executed by Smt Sushila Devi Gupta and registered at the office of the District Sub-Registrar, Jalpaiguri and recorded in Book - I, bearing Document No. 02601 for the year of 2005.
2. Deed of Conveyance area measuring 04 katha duly executed by Smt Asha Jha and registered at the office of the District Sub-Registrar, Jalpaiguri and recorded in Book - I, bearing Document No. 1708 for the year of 2014.
3. Deed of Development Agreement duly executed between Md Shabir and Balajee Real Estate and registered at the office of the Additional District Sub-Registrar, Bhaktinagar and recorded in Book - I, bearing Document No. 7487 for the year of 2024.
4. Mutation copy issued by the office of B.L.&L.R.O. Rajganj in the name of Mohammad Sabir.
5. Building Plan approved from Siliguri Municipal Corporation vide Plan No. SWS-OBPAS/0104/2023/3314 Dated 04-April-2024
6. Land Use Certificate issued in favour of Mohammad Sabir to Develop the Project vide Memo No. 10457/SJDA being issued by Siliguri Jalpaiguri Development Authority.



CIVIL, CRIMINAL LAW PRACTITIONER



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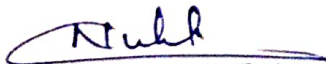
SCHEDULE OF TOTAL LAND

All that piece and parcel of vacant land measuring 04 Katha appertaining to and forming part of R.S. Plot No. 642 (Six Four Two) corresponding to L.R. Plot No. 49, of Sheet No. 08(R.S.) 47(L.R.) recorded in R.S. Khatian No. 208 corresponding to L.R. Khatian No. 454 of Mouza – Dabgram, Paragana - Baikunthapur, J.L. No. 02, P.S. Bhaktinagar, Ward No. 41 of Siliguri Municipal Corporation in the District of Jalpaiguri.

NOTE: THIS CERTIFICATE IS BEING ISSUED AT THE REQUEST OF THE CLIENT.

Thanking you,

Yours faithfully,


(NISHA GUPTA)



ADVOCATE / SILIGURI

Reg. No. F/1664/1752 Of 2013

CIVIL, CRIMINAL LAW PRACTITIONER