



NO ENCUMBRANCES CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that there is NO ENCUMBRANCE/s on the land for the Project **HAPPY PALACE** situated at Premises No. 31, Tanupukur Road, under Ward No. 92 of Borough - X of KMC, PS - Kasba, Kolkata - 700031, WB, India, as we have done Legal Searching, Court Searching and Due Diligences for the mentioned Parcel of Land and that the said property is not only free from all encumbrances but also free from charges, liens, lispendences, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title.

ALL THAT piece or parcel of "Bastu" Land measuring about 2 Kathas 14 Chattaks 0.58 Sq. Ft. more or less along with two storied old structures 4 measuring about 2000 Sq. Ft. more or less each Floor having an area of 1000 Sq. Ft. more or less standing there on comprised in Dag No.-351, under Khatian No.- 507 in Mouza- Dhakuria, J.L. No.- 18, R.S. No.- 5, Pargana- Khaspur, Touzi No.- 230, & 233, being known as Kolkata Municipal Corporation Premises No. 31, II Tanupukur Road, P.O.- Dhakuria, P.S.- Previously Tollygunge thereafter Jadavpur there after Kasba now Garfa, Kolkata -700031, within the ambit of Municipal ward no. 92, under Calcutta Municipal Corporation now known by the name of Kolkata Municipal Corporation, Assessee No.-21-092-25-0044-7, District South 24 Parganas, West Bengal, Sub Registration office Alipore, which is butted and bonded in the manner following:-

ON THE NORTH : Premises No.- 30C, Tanupukur Road.

ON THE SOUTH: Premises No.- 32, Tanupukur Road.

ON THE EAST: Premises No.- 1, R. N. Das Road..

ON THE WEST: 28 ft. Tanupukur Road.

SANTANU PAUL LLB, CS, Fin(M)

ADVOCATE

Date: 16-02-2026

F/2006/2397/2025