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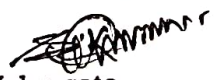
TO WHOM IT MAY CONCERN

NON ENCUMBRANCE CERTIFICATE

This is to certify that plot of land/property recorded in the name of Institute of International Trade having its office at Premises No. 6, Waterloo Street, 5th Floor, Room No.504, Post office & Police Station: Hare Street, Kolkata 700069, as Land Owner and thereafter was conveyed in to Bastu and the said Proposed land shall be developed by through developer named Larica Smart Home LLP and called the proposed project named as "SONAR BARI" comprised in R.S. Dag No. 1602, 1603, 1604, 1605, 1221, 1222, 1622, 1623, 1624 & 1625 corresponding to L.R. Dag No. 1618, 1619, 1620, 1621, 1224, 1225, 1640, 1641, 1642 & 1643, L.R. Khatian No. 1767, **Mouza - Kalikapur**, J.L. No. 95, Touzi No. 109, Pargana- Medanmolla, P.O. & Police Station-Sonarpur, Block : Sonarpur, under Kalikapur -I Gram Panchayat, Sonarpur Chakberia Road, District : South 24 Parganas, PIN: 743613, West Bengal is free from all encumbrances, claims, demands, and the same is not subject to any charge, impendence, attachment or any other process issued by the Court of Law or any concerned authority and the owner or the developer have not created any lien or trust in respect thereof and that no suit, writ, action or other proceeding is pending with respect to the said property and or there is no litigation pending against the land and the project in any court and or the project or any part thereof and that no notice of acquisition, requisition or vesting in respect of the said property from any authority whatsoever. The title deed of the said property is in possession of the Developer and the said property has not been earmarked for any other purpose by any other authority's as per searches on different portal of Govt /website., financial institution, and verification of Original Title Deed, Porcha, conversion certificate, till date.

Dated : This 13th day of June, 2025.

S.K. SHARMA,


Advocate
High Court, Calcutta
F/1364/1339/99