



NO ENCUMBRANCES CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that there is NO ENCUMBRANCE/s on the land for the Project **VERDANT UPVAN** at Premises No. P-112, Hemanta Muhopadhyay Sarani, under Ward No. 90 of Borough - VIII of KMC, PS - Rabindra Sarobar, PO - Sarat Bose Road, Kolkata - 700029, 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 the partly three-storied building, and partly four-storied building, each floor measuring an area of 2200 square feet more or less, and partly four-storied building, the fourth floor measuring an area of 800 square feet more or less, together with the piece or parcel of rent-free land thereunto belonging, on which or on part whereof the said structure is erected and built, containing by measurement an area of 5 (Five) Cottahs, 5 (Five) Chittacks and 44 (Forty-four) Square Feet, be the same a little more or less, being C.I.T. Scheme No. XLVIII, formed out of portions of old Premises Nos. 29A and 29B, Lake View Road, and 23, Monoharpukur 1st Lane, and comprised in Holding Nos. 206 and 200, Sub-Division and Division VI, Dihi Panchannagram, and being the premises originally known as Premises No. 112, Lansdowne Extension (now known as Premises No. P112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata - 700 029, within Ward No. 90 of the Kolkata Municipal Corporation with all easementary rights attached thereto butted and bounded in the following manner :

ON THE NORTH : Plot No.342, C.I.T. Scheme No. XVB;

ON THE SOUTH : Plot No.113 and 114 of C.I.T. Scheme No. XLVII ,

ON THE EAST : Plot No.115, C.I.T. Scheme No. XLVII;

ON THE WEST: 40'feet C.I.T. Road.

SANTANU PAUL LLB, CS, Fin(M)

ADVOCATE

Date: 14-07-2026

F/2006/2397/2025