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NIL ENCUMBRANCES CERTIFICATE

A piece and Parcel of Commercaill Bastu Land measuring an area of 35 Decimals Mouja- Bhadur J.L No-42 comprising in Plot No- RS+LR—1164 Khatian no-LR-2689,1664,3114 2121 & 3328 P.S-Andal District-Paschim Bardhaman West Bengal which butted and bounded as follow:-

North- Land Of Other South: Land Of Others
East: Land Of Others West- Road

Name and Address of the Land Owner/Borrower :

- (i) Koushik Mukherjee son of Sri Ujjal Kanti Mukherjee
- (ii) Ujjal Kanti Mukherjee son of Late Nemai Sebak Mukherjee
- (iii) Rekha Mukherjee wife of Ujjal Kanti Mukherjee
- (iv) Trina Mukherjee wife of Koushik Mukherjee all are resident of Andal North Bazar P.O+P.S-Andal District paschim Bardhaman
- (v) B Home Developer Pvt Ltd represnted by its Director Koushik Mukherjee Having its regd Office at Blue Bells apartment Gitanjali Park Andal More P.O+P.S-Andal District paschim Bardhaman

I have caused necessary searches -date in the Office Of B.L.& L.R .O Andal Office of District-Registrar Paschim Bardhaman & Additional District Sub Registry Office At -Ranignaj and have inspected all relevant documents and deeds relevant documents in respects of aforesaid property .

My Report is as follows:-

The aforesaid property as described above are free from all encumbrances and title of present owner has no cloud and I have not seen any charges liens lispences claims demand attachment or vested whatsoever over which present Project under and name styles is to erected Tower-11 Residency

It is further certified that I have verified from the Sub-Registrar's Office about the genuineness of the title deeds examined by me and that the same are original and not duplicate or fake. And no transfer held by present Owner .

JNANENDRA NATH SINHA

Advocate, Durgapur Court

Reg. No.- WB/468/80

Seal & Signature of Advocate

Date : 20.01.2026

Place : Durgapur

Jnanendra Nath Sinha (Senior Advocate ,Durgapur Court), House No -5/10, Mrityunjoy Housing Complex, Yurin Gagarin Path, P.O.- Durgapur-713212 , P.S.- New Township, District - Paschim Bardhaman (W.B)