

Non Encumbrance Certificate

Name: *Anand Real Development Private Limited Represented by one of its Directors Sri Anand Agarwal*

All that piece and parcel of land measuring an area of 4 decimal + 8 decimal = 12 decimal appertaining to C.S Plot No. 2238 & 2239 under C.S Khatian No. 349 corresponding to R.S Plot No. 4089 & 4101 under R.S Khatian No. 2685 & 2782 subsequently L.R. Plot No. 4454 & 4459 vide L.R. Khatian No. 2041 within Mouza Narsingbandh, J.L. No. 21 P.S. Hirapur, ADSR Office Asansol, Dist. Paschim Bardhaman. The Property is under limits of Asansol Municipal Corporation.

Schedule - 1 (Deed No. 847/2022)

ALL THAT piece and parcel of land measuring an area 4 decimal equivalent to 2.50 Kathas, along with 20 years old cemented floor two storied pucca building measuring covered area of 750 sq. ft. in the ground floor and measuring covered area of 750 sq. ft. in the first floor comprised in C.S Plot No. 2238 under C.S Khatian No. 349 corresponding to R.S Plot No. 4089 under R.S Khatian No. 2685 subsequently L.R. Plot No. 4454 vide L.R. Khatian No. 2041 within Mouza Narsingbandh, J.L. No. 21 P.S. Hirapur, ADSR Office Asansol, Dist. Paschim Bardhaman. The Property is under limits of Asansol Municipal Corporation, being Holding No. 330/23.

Bounded as under:

On or towards East by: By the land of Late Shyam Chandra.

On or towards West by: By the land of Rama Gupta.

On or towards North by: By the Apartment.

On or towards South by: By the Subhashpally Road, 25 feet.

Schedule - 2 (Deed No. 4290/2022)

ALL THAT piece and parcel of land measuring an area 8 decimal equivalent to 5 Kathas appertaining to C.S. Plot No. 2239 under C.S. Khatian No. 349, corresponding to R.S. Plot No. 4101 under R.S. Khatian No. 2782, along with a two storied pucca building measuring covered area of 3000 sq. ft. in the ground floor and measuring covered area of 1500 sq. ft. in the first floor comprised in C.S Plot No. 2239 under C.S Khatian No. 349 corresponding to R.S Plot No. 4101 under R.S Khatian No. 2782 subsequently L.R. Plot No. 4459 vide L.R. Khatian No. 2041 within Mouza Narsingbandh, J.L. No. 21 P.S. Hirapur, ADSR Office

Asansol, Dist. Paschim Bardhaman. The Property is under limits of Asansol Municipal Corporation, being Holding No. 329/22 vide Ward No. 41 (old) 79 (new).

Bounded as under:

On or towards East by: Land of thethen Gokul Chandra.

On or towards West by: Land of thethen Nripen Das Gupta presently House of Dr. Biplab Das Gupta.

On or towards North by: Land of thethen Suren Das.

On or towards South by: Subhashpally Main Road.

Name & Address of Title Holder:

Anand Real Dev. Pvt. Ltd, a Company, represented by one of its director namely Sri Anand Agarwal, Son of Sri Hari Narayan Agarwal.

Documents Scrutinized:

1. Photocopy of Regd. Deed of Sale being Deed No. 4290/2022 dated 05.05.2022 of ADSR Asansol executed by and between Sri Srikumar Gupta & others (Sellers) in favor of Anand Real Development Private Limited Represented by one of its Directors Sri Anand Agarwal (Purchaser).
2. Photocopy of Regd. Deed of Sale being Deed No. 847/2022 dated 29.03.2022 of DSR Paschim Bardhaman executed by and between Ranadip Chandra & Smt. Sikha Chandra (Sellers) in favor of Anand Real Development Private Limited Represented by one of its Directors Sri Anand Agarwal (Purchaser).
3. Photocopy of L.R. Porcha in the name of Anand Real Development Private Limited Represented by one of its Directors Sri Anand Agarwal in respect of L.R. Plot No. 4454 & 4459 vide L.R. Khatian No. 2041 dated 21.07.2025.
4. Photocopy of Khajna (land rent) in the name of Anand Real Development Private Limited Vide Receipt No. REVREC2025230512506 dated 19.11.2025.
5. Photocopy of Conversion Certificate in the name of Anand Real Development Private Limited vide Case No. CN/2025/2305/1503 dated 05.12.2025.
6. Photocopy of Conversion Certificate in the name of Anand Real Development Private Limited vide Case No. CN/2025/2305/1504 dated 28.11.2025.

Devolution of Title:

1. That the landed property mentioned above originally belonged to Ranadip Chandra, son of Rathindranath Chandra & Sikha Chandra, wife of Rathindranath Chandra and while holding and possessing the same they jointly sold and transferred the land measuring an area of 4 decimal equivalent to 2.50 Kathas, along with 20 years old cemented floor two storied pucca building measuring covered area of 750 sq. ft. in the ground floor and measuring covered area of 750 sq. ft. in the first floor appertaining to C.S. Plot No. 2238 under C.S. Khatian No. 349, corresponding to R.S. Plot No. 4089 under R.S. Khatian No. 2685, within Mouza- Narsinghbandh, J.L. No. 21, P.S. Hirapur, Chowki & ADSR office- Asansol, Dist- Paschim Bardhaman unto and in favor of Anand Real Dev. Pvt. Ltd, a Company, represented by one of its director namely Sri Anand Agarwal, Son of Sri Hari Narayan Agarwal by virtue of a Regd. Deed of sale being Deed No. 847/2022 dated 29.03.2022 of DSR office- Paschim Bardhaman.
2. That the another part of landed property mentioned above originally belonged to 1. Srikumar Gupta, 2. Milan Kanti Gupta 3. Sovan Lal Gupta, all sons of Late Niranjana Gupta and late Rama Gupta 4. Seuli Sengupta, wife of Sri Tirthankar Sengupta, daughter of Late Niranjana Gupta and late Rama Gupta and while holding and possessing the same they jointly sold and transferred the land measuring an area of 8 decimal equivalent to 5 Kathas appertaining to C.S. Plot No. 2239 under C.S. Khatian No. 349, corresponding to R.S. Plot No. 4101 under R.S. Khatian No. 2782, along with a two storied pucca building measuring covered area of 3000 sq. ft. in the ground floor and measuring covered area of 1500 sq. ft. in the first floor within Mouza- Narsinghbandh, J.L. No. 21, P.S. Hirapur, Chowki & ADSR office- Asansol, Dist- Paschim Bardhaman unto and in favor of Anand Real Dev. Pvt. Ltd, a Company, represented by one of its director namely Sri Anand Agarwal, Son of Sri Hari Narayan Agarwal by virtue of a Regd. Deed of sale being Deed No. 4290/2022 dated 05.05.2022 of ADSR office- Asansol.
3. That by way of such purchase above named Anand Real Dev. Pvt. Ltd, a Company, represented by one of its director namely Sri Anand Agarwal, Son of Sri Hari Narayan Agarwal acquired right title and ownership of the same and while holding and possessing the same got its name recorded in the L.R. Record of Rights in respect of L.R. Plot No. 4454 & 4459 vide L.R. Khatian No. 2041 and has been paying Khajna (land rent) thereto and also obtained Conversion

Certificate vide Case No. CN/2025/2305/1503 & CN/2025/2305/1504 of the said Plots.

I have caused necessary searches in respect of the aforesaid plot of land in the official website of Govt. of West Bengal, Directorate of Registration and Stamp Revenue, Finance (Revenue) Department for the year 2013 to 2026.

I hereby certify that the above mentioned property owned by Anand Real Development Private Limited Represented by one of its Directors Sri Anand Agarwal by freehold interest and it is free from all sorts of encumbrances, charges, liabilities, liens, lispendent and attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable so far searching as mentioned above made by me and papers and documents submitted before me.

The receipt for the relevant searches is enclosed herewith.



(Nabanita Banerjee)

Advocate

Dated: 27.04.2026