



NO ENCUMBRANCES CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that there is NO ENCUMBRANCE/s on the land for the Project **SANTINIKETAN** at HOLDING NO.- 73, W - RABINDRA NAGAR ROAD, WARD NO.- 30, J.L. NO.- 57, P.S.- NARENDRAPUR (NEW), SONARPUR (OLD), DISTRICT - 24 PGS(S) UNDER RAJPUR - SONARPUR MUNICIPALITY, Kolkata - 700153, 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 and parcel of land measuring **06 (Six) Cottahs 08 (Eight) Chittak** together with **700 Sq.ft.** Tin shaded structure standing thereon; lying and situated in being marked in R.S. Dag / **C.S. Dag No.- 416, 417 (P) & 418 (P)**, L.O.P. No. 1237 & 1236, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal** Ward No. **30** at Rajpur Sonarpur Municipal Holding No. **73 & 75**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; and the said land is delineated with **Red Border** annexed to site Plan or Map which is the part and Parcel of this **Deed of Exchange**. The said land has been more fully and particularly described in the annexed map /plan and depicted by the **Red** border lines and the said map /plan always will be considered as the part and parcel of this Indenture. Which has been butted and bounded in the following manner.-

On the North: **By L.O.P. 1238.**
On the South: **By 24' Feet wide Road.**
On the East: **By 16' Feet Wide Road.**
On the West: **By 12' Feet Wide Road.**

SANTANU PAUL LLB, CS, Fin(M)

ADVOCATE

Date: 04-02-2026

F/2006/2397/2025