

PIJUSH KANTI DAS

M. A., LL. B.

ADVOCATE

ASANSOL COURT



Cell : 9434849514

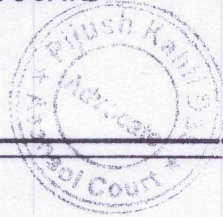
Residence : (0341) 225 3206

Court Road

P. O. Asansol

Dist. Paschim Bardhaman

Pin - 713304 (W.B.)



Date 23.02.2026

Non-Encumbrance Certificate

This is to certify that I have carefully examined the right, title and interest of the land more fully mentioned in the schedule hereinbelow owned by "Arati Construction" a partnership firm having its office at Court More, P.O. Asansol-4 P.S. Asansol(south) Dist- Paschim Bardhaman represented by its two partners(1) Sri Prasanta Banerjee S/o late Sambhunath Banerjee and (2) Sri Shankar Pradhan s/o late Harka Bahadur Pradhan relating to the immovable property owned by them more fully mentioned and described in the schedule below.

In this connection I have examined the Deed of Sale dtd. 23.7.25 being Deed no.8743 for the year 2025 of of Additional Registrar of ~~xxx~~ Assurances-II Kolkata executed by Smt.Jharna Mukherjee alias Jharna Mukhopadhyay w/o late Sudhir kumar Mukherjee in favour of ARATI CONSTRUCTION a partnership firm represented by its 2(two) partners namely Sri Prasanta Banerjee and Sri Shankar Pradhan on receipt of valuable consideration money as mentioned in the said Deed of sale and since their aforesaid purchase they have been all along owning and possessing the said property as its rightful owners thereof by paying Govt. rent to the State of West Bengal through B.L & L. R.O Bankura vide no.REVREC2025010108224 dt.4.9.25 and Mutation certificate no.BNKR/25-26/MU/000292/338489 issued by Bankura Municipality for Holding no.256/7 Street Nutanchati as residential House under Bankura Municipality.

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PKD or Anant

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SH KANTI DAS

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-2-

Date 23.02.2028

After a careful examination of the aforesaid documents I am of the opinion that "Arati Construction" has a good clear and marketable title in the said property and the same is free from all encumbrances or charges whatsoever.

Schedule of the property above
referred to.

In the District of Bankura, P.S. Bankura within mouza-Bankura JL no.211 all that land area 9(nine) katha ~~15~~ 15 (fifteen) chataks 15(fifteen) Sq.ft. comprised in R.S.plot no. 6432 and 8220 corresponding to L.R.plot no.327 L.R.Khatian no.148 including single storied pucca residential building measuring covered area 3000 Sq.ft being holding no.256/7 ward no.10 of Bankura Municipality.

Pijush Kanti Das

Advocate

Gen No 23/828/1978

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