

DEBASMITA MITRA

Advocate, High Court
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NON-ENCUMBRANCE LETTER

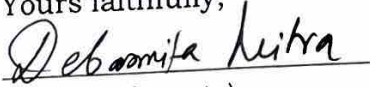
Whomsoever It May Concern

I, Debasmita Mitra, Advocate, enrolled with the Bar Council of West Bengal (Enrolment No. F/857/2015), having my office at DF-166, Street No.-316, Action Area-1, Newtown, Kolkata- 700156, do hereby state as under:

1. That I have examined the title documents, relevant records, and papers made available to me in respect of the property described hereunder:
ALL THAT piece and parcel of bastu Land measuring about 300.09 (Three hundred and zero nine) square meter be the same or little more or less, situated at Premises No. 10-0810, Plot No. 261 in Block No. AA IIIB, Category- HIGI-II, Action Area- IIIB, Pin Code-700160, P.S. New Town erstwhile Rajarhat, under the jurisdiction of New Town Kolkata Development Authority (NKDA),A.D.S.R. Rajarhat, New Town, Dist. North 24 Parganas of the Project named "Grove 10-810".
2. That upon examination of the said documents and records for the period from 2018 to 2023, and based on the information and declarations provided by the Land owner(s), I am of the opinion that the above-mentioned property is free from all encumbrances, such as mortgage, charge, lien, lease, attachment, lis pendens, litigation, acquisition proceedings, or any third-party rights whatsoever.
3. That no registered or known unregistered encumbrance has come to my notice affecting the title or possession of the said property as on the date of issuance of this letter.
4. This letter is issued based on the documents and information furnished to me and is limited to the scope of such examination. This opinion does not constitute a guarantee of title but is an independent professional opinion given in good faith.

This Non-Encumbrance Letter is issued at the request of Delta Consultants for registration of the project in RERA.

Yours faithfully,


(Advocate)

Enrolment No.: F/857/2015