



Date: 14.08.2025

### NO ENCUMBERANCES CERTIFICATE

On the basis of the instructions given, documents checked I do hereby declare, confirm and place on record that the Property mentioned in the Schedule below is free from all encumbrances, charges, liens, lispendens whatsoever and howsoever and the property has a good and marketable title and is owned by Royal Realty.

#### SCHEDULE

ALL THAT piece and parcel of bastu land measuring 3 Cottah 0 Chittak 0 sq.ft. be the same a little more or less, together with 100 sq.ft. tile shed structure standing thereon, situated at Mouza-Nayabad, J.L. No.25. Pargana -Khaspur, R.S. No.3, Touzi No.56, comprised R.S. & L.R. Dag No. 110 appertaining to R.S. Khatian No. 1, 139, 140, corresponding to L.R. Khatian No.2574, being KMC Premises No. 431/1, Nayabad, Assessee No. 31-109-08-4791-4, Kolkata-700 099, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No. 109. Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, with right to take electric, tap water, drainage etc. connection through the adjacent common passage, together with all easements rights and appurtenances thereto and the said land is clearly shown and delineated in the map or plan annexed hereto and depicted with Red border line therein, being butted and bounded as follows :-

On the North : 40'ft wide Road,

On the South: Land of Plot No. 7 & 8

On the East: Land of Sri Partha Majumder,

On the West : Land of Sri Basu Das Majumder