

Ref. :

Date : 13/03/25

To

The Real Estate Regulatory Authority (RERA),

West Bengal.

Sub : Incumbency report for RERA Registration of Land.

Respected Sir/Madam.

I, Saikat Mitra, Advocate having my office at Halisahar, Dr. N.C. Bose Road, P.O. & P.S. Halisahar, Dist. North 24 Parganas, Pin code – 743134, W.B. do hereby certify that I have conducted a legal due diligence and title verification of the land situated at Holding no. 71, Mitrapara Road, P.O. & P.S. Naihati, Pin code – 743134, admeasuring 941.24 sq.mt., bearing Resa No. 21, Sabek Khatian no. 241, 636, corresponding to Hal L R Khatian no. 11547, 11548 and 12267, R S Dag no. 1458 and 1459 corresponding to L R Dag no. 2373 and 2374, located in Naihati, Dist. North 24 pgs, West Bengal, proposed for real estate development by the developers namely (i) Sri Jadunath Chakraborty and (ii) Smt. Jayati Chakraborty (Partners) of M/S UMA CONSTRUCTION having their office at 7/A, Halisahar, Nabanagar Road no. VI, P.O. Nabanagar, P.S. Halisahar, Dist. North 24 pgs, Pin code - 743136, W.B.

Upon examination of the title documents, revenue records and other relevant legal papers, I certify that.

1. The said land is free from encumbrances, mortgages, liens, charges or any third party claims as per the latest revenue records and searches conducted in the sub-registrar's office.
2. The title of the property is clear, marketable and legally valid, held by (i) Sri Sankar Kumar Sen, (ii) Sri Sanjay Kumar Sen and (iii) Sri Saibal Kumar Sen through Gift deed, registered as document no. I- 150701360 Dated 10.02.2016.

Saikat Mitra
LL.B
(Advocate)

Enrol. No. WB-211/2003

Barasat Judges & Barrackpore Court

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RESIDENCE & CHAMBER

Balidaghata Main Road,

P.O. + P.S. : Halisahar, Dist- North 24 Parganas

Pin- 743134, (W.B.)

Mobile + Whatsap : 9830052405

Ref. :

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3. No pending litigations, disputes or encroachments have been found concerning the said land as per the records verified.
4. The land use classifications is residential as per the relevant development plan/ master plan/ zoning regulations.
5. The land is not under any government acquisition or restriction under applicable land laws.

Based on the above findings, I hereby provide this incumbency report in compliance with the real estate (Regulations and Development) Act, 2016, for the purpose of RERA registration of the project proposed to be developed on the aforesaid land.

The report is issued to the best of my knowledge and belief, relying upon the documents and records examined.

List of attachments:

1. Certified copy of the Gift deed.
2. Search report from the Sub-Registrar's office.
3. Latest revenue records (Parcha).
4. Holding tax receipt .
5. Land use certificate from the planning authority (sanction plan).

Yours truly,

Saikat Mitra

(Advocate)

Saikat Mitra
LLB
(Advocate)
Enrol No. WB-211/2003
Barrackpore Court