

# RAJESH LASKAR

## Advocate

Office at 111, Postal Park, P.O & P.S- Bansdroni, Kolkata-  
700070

Contact No. 8910845995

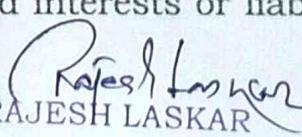
To

**The Authority,  
West Bengal Real Estate Regulatory Authority (WB-RERA),  
Kolkata.**

## CERTIFICATE

I, **RAJESH LASKAR**, Advocate enrolled with the Bar Council of West Bengal Enrollment No. **WB/294/2009** having my office at **111, Postal Park, P.O & P.S- Bansdroni, Kolkata- 700070**, do hereby certify as follows:

1. That I have examined the original title deeds, relevant documents, records, and papers relating to the land. and project known as "TIRUPATI GARDEN", situated at Premises No. 186, Niranjan Pally B Block, Ward No. 113, Borough-XI, Kolkata-700070, within the jurisdiction of Kolkata Municipal Corporation.
2. That I have examined the Mother Deed, all chain deeds, boundary declaration deeds, strip of land deeds. splayed comer deed, Power of Attorney, Record of Rights (ROR), and other relevant title documents pertaining to the said property.
3. That upon such examination and based on the records made available to me, I hereby certify that the said property is free from all encumbrances, charges, liens, lis pendens, claims, demands, attachments, litigations, disputes, acquisitions, notifications, court cases, injunctions, orders, mortgages, easements, trusts, leases, licenses, tenancy rights, vested interests or liabilities whatsoever and howsoever in nature.

  
**RAJESH LASKAR**  
 Advocate  
 WB 294 / 2009

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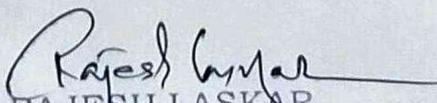
## Advocate

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700070

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4. That the said property is not subject to any mortgage, whether registered or unregistered, nor subject to any charge in favour of any bank, financial institution, authority or individual.
5. That no notice of acquisition, requisition, attachment, or any adverse claim from any authority or third party is pending or subsisting against the said property as on date.
6. That the title of the Owner/Promoter in respect of the said land is clear, free, valid, subsisting and marketable, and the Owner/ Promoter has a lawful and transferable right, title and interest in the said property.
7. That based on my examination of documents and records, the said land is fit for development and registration under the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder.
8. This certificate is issued for the purpose of submission before WB-RERA in connection with registration of the above-mentioned real estate project and may be relied upon for the said purpose.

  
RAJESH LASKAR  
Advocate  
WB 294 / 2009

# RAJESH LASKAR

## Advocate

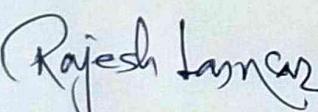
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700070  
Contact No. 8910845995

### DECLARATION

I, declare that this certificate is issued after due verification of records made available to me and to the best of my professional knowledge and belief.

Place: Kolkata

Date: 20.12.25

  
N.B. 294/09.  
Signature of Advocate

Name: **RAJESH LASKAR**

Enrollment No. **WB/294/2009**

Address: **111, Postal Park, P.O & P.S- Bansdroni,**  
**Kolkata- 700070**

Contact No. **8910845995**

**Seal:** RAJESH LASKAR  
Advocate  
WB 294 / 2009