

NON ENCUMBRANCE DECLARATION

I, Ravi Khaitan, s/o Late Nirmal Kumar Khaitan, being representative for the Promoter M/s DTC Projects Pvt Ltd., having its registered office at 1, Netaji Subhas Road, Kolkata – 700001, do solemnly declare and certify that,

DTC Projects Pvt Ltd., the developer of the said land, along with several Land Owners has entered into a Joint Development Agreement, registered at A.R.A –I, in Book No. 1, Volume No. 10, Pages from 882 to 920, Being No. 03631 for the year 2015, another Joint Development Agreement, registered at A.R.A –I, in Book No. 1, Volume No. 1901-2018, Pages from 330635 to 330808, Being No. 190108008 for the year 2018 and another Joint Development Agreement, registered at A.R.A –II, in Book No. 1, Volume No. 1902-2023, Pages from 65032 to 65091, Being No. 190201806 for the year 2023 and lastly another Joint Development Agreement, registered at A.R.A –II, in Book No. 1, Volume No. 1902-2025, Pages from 95518 to 95569, Being No. 190202370 for the year 2025

The said Land is situated over several Dags as mentioned herein, at Diamond harbour Road, Joka, Kolkata-700104.

It, is hereby declared and certified that, as per Records, the said Land is duly mutated and converted in favour of the respective Land Owners. The said Land is found to be free from all encumbrances and the owners are in absolute possession of the Land. Above all, the Ground Rent payable against this property, has been paid by the Land Owners uptodate.

Detail of the Land Schedule is mentioned as below:

Dag No.	Mouza (J.L)	Purchased Area
11	Daulatpur (79)	11.00
12	Daulatpur (79)	73.00
13	Daulatpur (79)	245.00
16	Daulatpur (79)	57.00
17	Daulatpur (79)	67.00
18	Daulatpur (79)	40.00
19	Daulatpur (79)	22.00
21	Daulatpur (79)	23.00
24	Daulatpur (79)	67.00
25	Daulatpur (79)	272.00

26	Daulatpur (79)	148.00
51	Daulatpur (79)	33.00
52	Daulatpur (79)	5.00
53	Daulatpur (79)	6.00
54	Daulatpur (79)	8.00
55	Daulatpur (79)	212.00
56	Daulatpur (79)	83.00
57	Daulatpur (79)	62.00
58	Daulatpur (79)	70.00
59	Daulatpur (79)	5.60
67	Daulatpur (79)	33.00
86	Daulatpur (79)	4.20
87	Daulatpur (79)	64.00
88	Daulatpur (79)	66.00
89	Daulatpur (79)	71.00
92	Daulatpur (79)	9.32
93	Daulatpur (79)	6.15
94	Daulatpur (79)	1.25
96	Daulatpur (79)	75.00
97	Daulatpur (79)	47.00
98	Daulatpur (79)	73.00
99	Daulatpur (79)	10.00
709	Hanspukuria (120)	45.00
		2,014.52

For DTC PROJECTS PVT LTD

 DTC PROJECTS PVT. LTD.

Authorised Signatory
Authorised Signatory