

NO ENCUMBERANCES CERTIFICATE

We hereby declare, confirm and place on record that, to the best of our knowledge, information and belief and based upon the deeds, documents, records and particulars made available for inspection and upon searches conducted in the relevant registration records as on date, the Property more fully described in the Schedule hereunder written is free from all encumbrances, charges, liens, lis pendens, attachments, acquisitions, requisitions, court injunctions, claims and demands whatsoever and howsoever, and that the Vendors have a good and marketable title thereto.

Provided however that this declaration is based solely upon the documents and information produced before us and the searches conducted in the relevant public records, and no independent investigation has been undertaken in respect of matters not reflected in such records, including but not limited to unregistered interests, oral arrangements, tenancies, licences, possession claims, revenue entries, acquisition proceedings, governmental notifications, or defects arising from fraud, suppression, impersonation, clerical inaccuracies or non-updation of public records.

It is further clarified that the searches conducted are subject to the accuracy, completeness and updation of the records maintained by the concerned governmental and statutory authorities and no absolute warranty or guarantee of title is intended or implied hereby.

SCHEDULE

ALL THAT piece and parcel of Bastu Land admeasuring more or less 20 Cottahs 9 Chhittaks 4 Sq.ft., more or less as per physical measurement 20 Cottahs 9 Chhittaks and 2 Sq. ft., more or less at Mouza Gorkhara, JL no. 22, LR Dag no. 496 under LR Khatian no. 211, 252, 179 and 231, Ward no. 10 of the Rajpur Sonarpur Municipality, Holding no. 389, PS Sonarpur, District South 24 Parganas and the said property is butted and bounded as follows:

ON THE NORTH: 8 foot wide road

ON THE SOUTH: Partly premises 16 foot wide road

ON THE EAST: PWD road

ON THE WEST: Dag no. 496



Advocate,

High Court Calcutta

Enrolment no. 949/2020