

Ref. :

Date :

22nd October, 2025

NON-ENCUMBRANCE CERTIFICATE

I have perused the title of the land comprised in the Project "Vinayak 21 Acres", being ALL THAT the piece and parcel of land admeasuring 1876 (one thousand eight hundred seventy six) decimals, more or less, comprised in R.S. Dag Nos. 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120 & 121 corresponding to L.R. Dag Nos. 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 83, 84, 85, 86, 87, 88, 89, 93, 90, 91, 92, 94, 95, 96, 97, 100, 98, 99, 102, 101, 104, 103, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114 & 115 respectively, R.S. Khatian Nos. 654, 367, 555, 532, 615, 661, 223, 643, 132, 128, 184, 185, 181, 562, 182, 186/1, 512, 391, 416, 403, 629, 188, 189, 630, 521, 629, 630, 187, 409, 557, 391 appertaining to L.R. Khatian Nos. 4105, 4106, 4119, 4120, 4121, 4122, 4176, 4177, 4205, 4276, 4277, 4331, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4404, 4405, 4408, 4418, 4419, 4625, 4626, 4628, 4632, 4761, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4795, 4972, 4974, 4780, 4978, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4974, 4975, 4978 and 5319, situate at Mouza Jirangaicha, J.L. No. 25, Police Station Kashipur, within the jurisdiction of Bhagawanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas. [Said Land]

I have found that (1) UMESH KYAL, (2) UMA KYAL, (3) ANURAG KYAL, (4) SWETA KYAL, (5) UMESH KYAL & OTHERS [HUF], (6) ANURAG KYAL HUF, (7) SEEMA KYAL, (8) BALKRISHAN KYAL, (9) BALKRISHAN KYAL & OTHERS HUF, (10) PRITI KYAL, (11) RISHI KYAL, (12) UNNATH KYAL, (13) RISHI KYAL HUF, (14) RAHUL KYAL, (15) SAKHSHI KYAL, (16) RAHUL KYAL HUF, (17) GOVINDRAM KYAL & OTHERS HUF, and (18) KYAL DEVELOPERS PRIVATE LIMITED are the joint absolute owners of the Said Land comprised in the said Project.

On the basis of searches conducted by lawyers and associates at the concerned offices of Registrar and also in the courts having jurisdiction of the Said Land, I hereby certify that there are no encumbrances in respect of the Said Land or any part thereof.

I have further perused the records with the Ministry of Corporate Affairs and have not found any charge registered in respect of the Said Land by the land owner company.

Alamgir Reza

ALAMGIR REZA
ADVOCATE
ALIPUR JUDGES COURT
KOLKATA - 700 027