

NON ENCUMBRANCE CERTIFICATE

**NAME OF THE PRESENT LAND OWNER OF THE SCHEDULE
MENTIONED PROPERTY:**

- 1) **SMT. BABI DAS**, W/O- Late Paresh Das, aged about 62 years, AADHAAR No. 7337 4155 2943, PAN No AEFPD8470A, by faith Hindu, Occupation House Wife, residing at Vill- Nona Kamarshala, P.O. & P.S.- Uluberia, Dist Howrah, Pin-711315, W.B. (2) **SRI SOUVIK DAS**, S/O- Late Paresh Das, aged about 35 years, AADHAAR No. 6593 0422 1012, PAN No. BFLPD6536H, by faith Hindu , Occupation Service, residing at Vill- Nona Kamarshala, P.O. & P.S.- Uluberia, Dist Howrah, Pin-711315, herein referred to as "**LAND OWNER**".

**NAME OF THE DEVELOPER OF THE SCHEDULE MENTIONED
PROPERTY:**

M/S. ROYAL CONSTRUCTION (Trade Licence Reg. No. 0917P05824206694, Pan: ABKFR3786P), a Registered Partnership Firm under As far Sec-14 of Indian Partnership Act, 1932, having its registered office at Vill- Bahirgangarampur, P.O. & P.S.- Uluberia, Dist-Howrah, Pin-711316, W.B, represented by its partners namely (1) **1) SRI SURAJIT BANERJEE**, S/O- Sri Brojo Gopal Banerjee, by faith Hindu, aged- about 43 years, Aadhaar No. 2206 9098 0357, PAN No: ARXPB1688H, Voter Id No. HLJ1489228, Occupation: Advocate, residing at Nona Saradapalli, Uluberia, Howrah, Pin-711315, W.B. 2) **NASIMADDIN MALLICK**, S/O- Mohinoddin Mallick, by faith Muslim, aged-

about 32 years, Aadhaar No. 4643 1178 1494, PAN No: CBTPM9962M, Voter Id No. AZQ1250430, Occupation- Business, residing at Bahirgangarampur, Uluberia, Howrah-711316, W.B., herein referred to as "DEVELOPERS".

NON-ENCUMBRANCE CERTIFICATE & DETAILED REPORT ON TITLE SCHEDULE

ALL THAT the piece and parcel of vacant Bastu land total measuring an area about 9.97 decimals, the same or a little more or less, situated in District: Howrah, Police Station: Uluberia, at Sizberia, Uluberia, within the Municipal limits of Ward No-26 of Uluberia Municipality, at Mouza Uluberia, J.L. NO-109, recorded in R.S. Dag No. 610, and L.R. Dag No. 750, L.R. Khatian: 4123 & 479, within the jurisdiction of the Additional District Sub Register Office Uluberia, District Register Office Howrah, and butted and bounded as under:

ON THE NORTH: Dag No.- 610 & Land of Avijit Hazra & others

ON THE SOUTH: 20ft Common Passage & Municipal Public Road

ON THE EAST: 6' Common Passage

ON THE WEST: Pukur Par & Pukur (Dag No.- 609)

OBSERVATION:

I, Marufa Parveen conducted a Title search report regarding the schedule mentioned property. I have caused necessary searches in the Office of A.D.S.R. - Uluberia, A.D.S.R. & D.S.R. -Howrah, District - Howrah & A.R.A. - I, II, III, IV, Kolkata, I have not found any adverse entry in respect of aforesaid land /property.

I have also caused necessary searches in the name of **Sri Surajit Banerjee & Nasimaddin Mallick** from 2014 to 2025, in the Court of LD. Civil Judge at Howrah District Court, I have not found any adverse entry in respect of the said land/property and no Title Suit or Money Suit has been filed against the aforesaid captioned Land/Property.

DOCUMENT PERUSED AND SCRUTINIZED:

1. Development Agreement, being no. 050507268/2024 for the year 2024, registered at A.D.S.R. Uluberia, recorded in Book No. I, Volume No. - 0505-2024, Pages from 134660 to 134707.
2. Development Power of Attorney, being no. 050507286/2024 for the year 2024, registered at A.D.S.R. Uluberia, recorded in Book No. I, Volume No. - 0505-2024, Pages from 134989 to 135013.
3. Mutation Certificate in respect of Premises No. 1789D/31D/17D/18D, Sijberia.
4. Tax Receipt, dated 30-01-2025 issued by Uluberia Municipality.
5. Sanction Plan vide UM/BLDG/PLAN No. 30, dated 30-10-2024 sanctioned Uluberia Municipality.

Date: 07/02/2026

Place: Howrah

Signature of the Advocate



MARUFA PARVEEN

[Advocate]