



NO ENCUMBRANCES CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that there is NO ENCUMBRANCE/s on the land for the Project **AK TOWERS** at MOUZA - BISHARPARA, J.L. NO. - 5, R.S KHATIAN NO. - 518 & 538, L.R KHATIAN NO. - 4503, 4502, R.S & L.R DAG NO. (IN DEED) - 807, 808 & 809, R.S & L.R DAG NO. (SANCTIONED PROJECT AREA) - 807 & 809, HOLDING NO. - 129 (759), M. A. SARANI, WARD NO. - 01, UNDER NORTH DUM DUM MUNICIPALITY, P.S.- AIRPORT, KOLKATA-700051, WB, India, as we have done Legal Searching, Court Searching and Due Diligences for the mentioned Parcel of Land and that the said property is not only free from all encumbrances but also free from charges, liens, lispendences, claims, demands, attachments, Mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title.

ALL THAT piece and parcel of land measuring an area of 09 (nine) cottahs 14 (fourteen) chittaks be the same a little more or less with a tile shed of 100 sq.ft. lying situate under MOUZA BISHARPARA, J.L.-05, Re. Sa. No. 89, Touzi No. 172, R.S. and L.R. Dag No. 809, 808 and 807 respectively being R.S. Khatian No. 538, 518 and 44, L.R. Khatian No. 1495, 403, 1553 and 607 respectively under North Dum Dum Municipality bearing Holding No. 129 (759), Ward No. 01, M.A. Sarani, Kolkata 700051, under-P.S. Airport, A.D.S.R.O. at Bidhannagar (Salt Lake City), District-North 24 Parganas. L.R. Khatian No. 607, 1553, 1) R.S. and L.R. Dag No. 807, area 07 cottahs 04 chittaks 12 sq.ft. = 5232 sq.ft., L.R. Khatian No. 403, 2) R.S. and L.R. Dag No. 808, area 09 chittaks 31 sq.ft.=436 sq.ft., L.R. Khatian No. 1495 3) R.S. and L.R. Dag No. 809, area 02 cottahs 02 sq.ft. =1442 sq.ft. Total area of land 09 (nine) cottahs 14 (fourteen) chittaks or 16.2938 decimal more or less. and the blue print/site plan coloured RED' would be treated as the part of the deed of conveyance, butted and bounded as under:

ON THE NORTH : Jiban Krishna Banerjee and Municipal Road;

ON THE SOUTH : 23' ft. wide M.A. Sarani;

ON THE EAST : Kamaluddin Laskar and Municipal Road;

ON THE WEST: Ram Chandra Sinha and others;

SANTANU PAUL LLB, CS, Fin(M)

ADVOCATE

Date: 16-04-2026

F/2006/2397/2025