

**K.ROY & ASSOCIATES**  
LAW FIRM

अधिकार - सेवा - सुरक्षा



+91 8170965177



+91 9474735177

kroyand  
associates  
@gmail.comkroyand  
associates.comC10, 1st Floor,  
DR. B.R.  
Amedkar  
Bipanan  
Kendra,  
Hill Cart Road,  
Pradhan Nagar,  
Siliguri,  
Darjeeling,  
Pin -734001.**TO WHOM IT MAY CONCERN**

I, Abhinandan Gurung, Advocate, enrolled with the Bar Council of West Bengal, bearing Enrollment No. F/4208/4455/2025, having my office at C - 10, 1<sup>st</sup> Floor, Dr. B.R. Ambedkar Bipanan Kendra, Pradhan Nagar, Hill Cart Road, Siliguri, Pin No - 734003, do hereby solemnly affirm and declare as follows:

1. That I have, at the request of my client(s), conducted a thorough search and examination of the relevant title deeds, Records of Rights (R.S. & L.R.), Khatian extracts, Dag particulars, and other connected revenue and municipal records as available with the concerned authorities in respect of the land more fully described hereunder.
2. That the land and premises on which the proposed real estate project namely "**SWAPNANEER**" is intended to be developed is lying and situated at:

**Holding No.: 277 (517) Nabajiban**  
**Ward No.: 01**  
**Municipal Authority: North Dum Dum**  
**Airport**  
**R.S./L.R. Dag No.: 676**  
**Bisharpara**  
**R.S. Khatian Nos.: 1069, 217**  
**L.R. Khatian Nos.: 4412, 4415 & 4416**  
**Parganas (North)**

**Mouza: Bisharpara**  
**J.L. No.: 05**  
**Police Station:**  
**Post Office:**  
**PIN: 700158**  
**District: 24**

3. That upon due scrutiny and verification of the documents and records made available to me, and on the basis of searches conducted in the offices of the appropriate authorities, I hereby certify that the aforesaid land and premises **is free from all encumbrances, charges, liens, lispendens, claims, attachments, mortgages, acquisitions, or any other third-party rights, interests, or demands of whatsoever nature** as on the date of issuance of this certificate.
4. That the title to the said land and premises is clear, valid, free, and marketable, and no litigation, dispute, acquisition proceeding, or adverse claim is subsisting or pending in respect thereof, to the best of my knowledge, information, and belief.
5. That this Certificate is issued on the basis of the title documents, revenue records, and information produced before me and the searches conducted in the ordinary course of my professional duty, and the same is granted **for the purpose of submission before the concerned authority in connection with the proposed project "SWAPNANEER."**

Page 1 of 2

  
**ABHINANDAN GURUNG**  
Advocate



K.ROY & ASSOCIATES  
LAW FIRM

अधिकार - सेवा - सुरक्षा



+91 8170965177



+91 9474735177



kroyand  
associates  
@gmail.com



kroyand  
associates.com

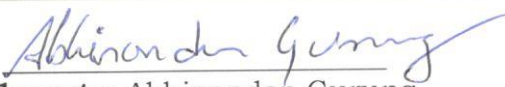


C10, 1st Floor,  
DR. B.R.  
Amedkar  
Bipanan  
Kendra,  
Hill Cart Road,  
Pradhan Nagar,  
Siliguri,  
Darjeeling,  
Pin -734001.

# K.ROY & ASSOCIATES LAW FIRM

6. That this declaration is made bona fide and is true and correct to the best of my knowledge, information, and belief, and nothing material has been suppressed therefrom.

**Issued on this 07 day of March, 2026 at Kolkata.**

**Signature:** 

**Name of Advocate:** Abhinandan Gurung.

**Enrollment No.:** F/4208/4455/2025

**Address:** C - 10, 1<sup>st</sup> Floor, Dr. B.R. Ambedkar Bipanan Kendra,  
Pradhan Nagar, Hill Cart Road, Siliguri, Pin No - 734003.

**Contact No.:** 9064031170

**ABHINANDAN GURUNG**  
Advocate