



50176

From the chamber of Mr. Dhar
Through Mr. Ankan Mitra

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Date-13.04.2026

TO WHOM IT MAY CONCERNED

(NO EMCUMBRANCES CERTIFICATE)

This is to certify that being instructed by our client Evangel India Infrastructure Private Limited and the Land Lord / Lady 1) Sri Shyamal Poddar and Sri Amal Poddar being owner of the under Scheduled part of land by virtue of their un interrupt physical possession arising from their purchase on the part of said Scheduled land vide their Title Deed no. Book-I-2232 of 2002 registrar u/s 7(2) , Coochbehar 2) Smt. Mousumi Poddar Wife of Sri Shyamal Poddar vide her Title Deed No. 2569 of 2013 of Additional DSR Sadar , Coochbehar on the part of said land 3) Smt. Sharmistha Poddar wife of Sri Amal Poddar vide her title deed no. Book-I-2568 of 2013 of Additional District Sub Registrar Coochbehar on the part of said land



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and thereby togetherly comprising an area of 7 kathas 8 Dhur Bastu land as developing by the said Evangel India Infrastructure Private Limited vide the development agreement being Book-I-080108259/2019 executant between the parties , I have caused search before the respective jurisdictional office of the DSR Coochbehar and Additional DSR Coochbehar for 24 years each commencing from 2nd day of January 2002 to up to date for serial no.1 . I have also caused search for sl. No.2 and 3 in those 2 offices January 2013 to up to date .During my said search I could not find any other entry to the concerned online records of the said offices other then the aforesaid 3 entrees in the name of said 1) Shyamal Poddar and Amal Poddar 2) Mousumi Poddar , 3) Sharmistha Poddar regarding their respective title deeds mentioned herein above .

Apart, I have also found the entry of the aforesaid Development Agreement between the clients above including their related power of attorney being Book-I-8276 of 1999 Dated 11.11.2019 of DSR Coochbehar .



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Therefore in my opinion the said land is free from all encumbrances having with good rights, title and interest accordingly and thereby bellow Schedule land is marketable one .

LAND SCHEDULE

District: Cooch Behar. P.S.: Kotwali, Mouza : Sahar Cooch Behar, J.L. No. 130, Sheet No. 8, L. R. Khatian No. 19047, 19048, 19049 & 19050
Land Measuring : 7 Katha 8 dhur, L. R. Plot No. 10312.

BUTTED AND BOUNDED

To the North : House of Shukla Rani Ghosh & Others, **To the South** : Land of Sekhar Sarkar & Others, **To the East** : Government Road i.e. Biswa Singha Road, **To the West** : Land of Dipal Bhowmick & Others

Ankhan rtr
Sho. cala

Enrollment No. WB/894/2008