



RAKESH CHAKRABORTY

Advocate, Sub Divisional Court at Durgapur
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Empanelled with State Bank of India, Bank of India, Mahindra & Mahindra Financial Services Ltd., Ujjivan Small Finance Bank Ltd., Jana Bank.

Ref. No.: Trace/R.A/0118/2025.

Date: 13.02.2025.

NON ENCUMBRANCES CERTIFICATE

Tracing of Title: - As per submitted documents and Whereas Mukesh Kumar Jain, Rakesh Kumar Jain, Anguri Devi, Anup Devi Jain, sold 47 Decimal of land to Mrinal Kanti Mukherjee vide Deed of Sale Being No.: 1185 for the year 1990 regd. before the ADSR Raniganj, and 49 Decimal of land to Archana Mukherjee by a Deed of Sale Being No.: 1187 for the year 1990 regd. before the ADSR Raniganj, and 47 Decimal of land to Veena Kumari @ Jyoti Chawla by a Deed of Sale Being No.: 1189 for the year 1990 regd. before the ADSR Raniganj.

Whereas the said Mrinal Kanti Mukherjee sold 8 Decimal of land to Sanjay Kumar by a Deed of Sale Being No.: 184 for the year 2017 regd. before the ADSR Raniganj. And, the said Mrinal Kanti Mukherjee and Archana Mukherjee sold 78 Decimal of land to Sikha Mondal and Barkha Lalchandani by a Deed of Sale Being No.: 4019 for the year 2002 regd. before the ADSR Raniganj. Thereafter Archana Mukherjee sold 10 Decimal of land to Kalo Baran Mondal by a Deed of Sale Being No.: 305 for the year 2009 regd. before the ADSR Raniganj. And, the said Veena Kumari @ Jyoti Chawla gifted 47 Decimal of land to Ashok Kumar by two regd. Deeds Being Nos.: 2672/2015 and 2673/2015 regd. before the ADSR Raniganj. Aftermath of which the owners herein namely Kalo Baran Mondal, Ashok Kumar, Sikha Mondal, Barkha Lalchandani, & Sanjay Kumar have recorded the property in the LR ROR being LR Khatian Nos – 3992, 4092, 4689, 4690, 4734 and more-fully described in the Schedule hereunder written and hereinafter called the Schedule property as said Owners are now in actual and physical possession of all that pieces and parcels of the land as below schedule & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable, having indefeasible right, title and interest over the said property citing the said share of land as morefully delineated hereunder and also with transferrable right, title and interest therein.

Whereas by Development Agreement vide Deed No.: I-7493 / 2023 executed before the office of the A.D.S.R. Raniganj entered into by and between the Land Owner and the Developer

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**Managing Partner, “AR & Associates” (A Regd. Legal Consultancy Firm), Stall No.: G-13,
Durgapur Commercial Estate, City Centre, Durgapur, Pin – 713216, PS: Durgapur, Dist.:
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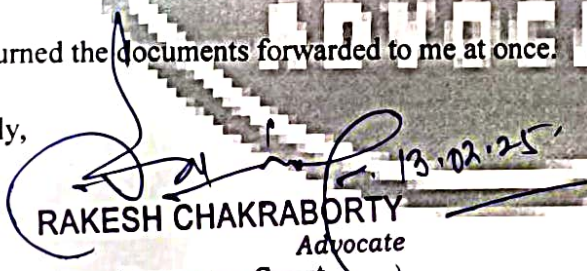
namely Aayra Infrastructure, therein; the Land Owners permitted and granted exclusive right to the Developer to build, construct, erect and complete buildings at the said premises for mutual benefit and for the consideration and on the terms and conditions therein contained. Aftermath of which have executed Development POA after Development Agreement among the same landowners and developer regd. vide Deed No.: I-2712/2024 executed before the office of the A.D.S.R. Raniganj.

Whereas with an intention of development of the said schedule below property and accordingly have furthermore started the construction work for erecting multi storied building consisting of 3 blocks namely A, B, & C residential flats, commercial spaces, parking, etc. named and styled as AAYRA CROWN, after getting development permission / NOC from the ADDA vide Ref. No.: ADDA/DGP/DP/2023/0841 Dated 03/05/2023, Conversion to the said Plot to Commercial Bastu allowed vide Conversion Case Nos – CN/2023/2301/476, CN/2023/2301/473, CN/2023/2301/474, CN/2023/2301/472, CN/2023/2301/470, and Fire Safety Recommendation from the Office of the DFO, WBF&ES dated 18.09.2024 vide Memo No.: FSR/211862406300003387.

I certify that the landowners namely - Kalo Baran Mondal, Ashok Kumar, Sikha Mondal, Barkha Lalchandani, & Sanjay Kumar have got clear absolute and marketable title over the property shown above free from all encumbrances, charge or claims as per the document(s) submitted before me.

I've returned the documents forwarded to me at once.

Sincerely,


RAKESH CHAKRABORTY

Advocate

Durgapur Court
Member, Durgapur Bar Assn.
Reg. No.-WB/1006/2013

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