

Suman Bez ADVOCATE

Pleader Commissioner, Empanel Translator of
Hon'ble Supreme Court of India, Associate
Government Pleader, Empanel Advocate of
Eastern Railway
At BURDWAN DISTRICT JUDGES' COURT BURDWAN



Chamber & Residence
Aludanga, Sadhanpur, Burdwan
P.O. & P.S -Burdwan
Dist. Purba Bardhaman
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Ref:-

Date –

NON-ENCUMBRANCE & TITLE CERTIFICATE

TO WHOM IT MAY CONCERN

I, **Mr. Suman Bez, Advocate**, Enrolment No. **F/361/2011**, practicing at **Burdwan District Judges' Court**, do hereby certify as follows:

1. That at the request of my client, I have carefully examined the title deeds, chain of documents, records of rights, mutation records, municipal records, and other relevant documents relating to the immovable property more fully described in the Schedule hereunder written (hereinafter referred to as "*the said property*").
2. That upon due examination and verification of the aforesaid documents and records, I am satisfied that the owners of the said property have derived valid, lawful, and subsisting title thereto by inheritance and registered instruments and that such title has been duly perfected by mutation in the Land Records as well as in the records of Burdwan Municipality.
3. That the said property is absolutely free and clear from all encumbrances of any nature whatsoever, including but not limited to:
 - charges,
 - liens,
 - lis pendens,
 - claims or counterclaims,
 - demands,
 - attachments (court or revenue),
 - mortgages (legal, equitable or otherwise),
 - leases or tenancies,
 - trusts,
 - acquisition or requisition proceedings, and
 - any vested right, interest, title or claim whatsoever or howsoever arising.
4. That no suit, appeal, revision, execution proceeding, arbitration, or any other litigation is pending or threatened before any court, tribunal, or authority in respect of the said property or any part thereof.
5. That there are no arrears of land revenue, municipal taxes, or statutory dues outstanding against the said property, nor has any notice been issued by any Government, Municipal, Revenue, or Statutory Authority affecting the title, possession, or enjoyment of the said property.

6. That the said property is in lawful, peaceful, and uninterrupted possession of the owners/promoter and is not affected by any adverse claim or third-party interest.
7. That upon overall consideration of the documents examined and information made available, the said property has a clear, free, valid, subsisting, and good marketable title, fit and proper for development, sale, transfer, conveyance, and registration.

OPINION

Accordingly, I am of the clear legal opinion that the aforesaid property is:-

Not only free from all encumbrances but also free from all charges, liens, lis pendens, claims, demands, attachments, mortgages, and vested rights whatsoever or howsoever in nature, and the said property has a clear, free, and good marketable title.

This certificate is issued on the basis of documents produced before me and declarations made, which I believe to be true and correct, and is issued for all lawful purposes.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land with structure at R.S. Plot No. 14, bearing R.S. Khatian No. 26, L.R. Plot No. 20, corresponding to L.R. Khatian Nos. 2574, 2575, 2576 & 2577, Class – *Bastu*, measuring 3049.2 sq. ft. (7 decimals / 4.235 Kathas), situated at Municipal Holding No. 67, Mahalla Bongpur, Ward No. 18, within Burdwan Municipality, P.S. Burdwan, District Purba Bardhaman, West Bengal, with boundaries as described in the relevant agreements.

Drafted by me & typed in my office:

Mr. Suman Bez

(Advocate)

Enrollment. No. F/361 of 2011

Burdwan District Judges' Court