

Date: 1.7.2026

To
The Manager
UCO Bank
Sitarampur Branch
P.S Sitarampur, P.S Kulti,
Dist Paschim Bardhaman.

Sub:- Non Encumbrances Certificate and detailed report in respect of the property owned & possessed by Sri. Rajendra Kr Gupta s/o Lt. Premchand Gupta & Smt. Sova Gupta w/o Sri. Rajendra Kr Gupta for their project loan.

Ref: All that commercial Bastu land measuring 21 decimal for proposed construction of G+IV. multistoried building consisting of several self contained flats, parking space etc. known as "SHREE SHYAM ENCLAVE" stands on RS/LR plot No 1173, 1174 & 1175 under LR khatian nos. 2096 & 3252, Mouza Kulti, JL no 16, P.S Kulti, Dist Paschim Bardhaman W.B-713343 at Kulti Hill colony near College More within AMC ward No 64.

The property is butted & bounded as such:-

On the East:- vacant land of Ajay Bansal.

On the West: vacant land & residential House of P.K Mishra & Ajay Kr Shaw.

On the North: 22 feet Road.

On the South: residential House of Tapas Bhattacharjee.

Present owner of the said property Sri. Rajendra Kr Gupta s/o Lt. Premchand Gupta & Smt. Sova Gupta w/o Sri. Rajendra Kr Gupta both resident of New Road, G.T Road, P.O & P.S Kulti, Dist Paschim Bardhaman-713343, construction to be made by developer under name & style "SHREE SHYAM ESTATE" having its office at "SHIVAM ENCLAVE" New Road, Kulti, P.O & P.S Kulti, Dist Paschim Bardhaman-713343 represented by it sole prop. Sri. Rajendra Kr Gupta s/o Lt. Premchand Gupta.

Date: 1.7.2026

Dear Sir,

I have examined the original Regd. title deed Nos. 2082 for the year 2003, title deed No 09288 for the year 2011 & original Gift deed No 09287 for the year 2011 of ADSR office Asansol & other documents in original relating to the said property & give my search report & Non-Encumbrances certificate in respect of the aforesaid property.

During my search for the period of last 30 years, it reveals that RS record of settlement was prepared in the year 1956 & lastly record was modified in LR settlement from the year 1971.

I have caused necessary searches at ADSR office Asansol, Kulti for the period 1995 to 30.6.26 through Dist Paschim Bardhaman & Concern Court last 12 years dt. 30.6.26 & also inspected other relevant documents relating to the said property.

My report is as follows:-

The land measuring 3 Bigha 2 katha out of 1 acre 85 1/3rd decimal situated in RS/LR plot No 1173, 1174 & 1175 under RS khatian No 343, Mouza Kulti, P.S Kulti, Dist Burdwan belongs to Smt. Sova Gupta w/o Sri. Rajendra kr Gupta of New Road, Kulti, who purchased the said land from Nanda Lal Maji & Sri. Dina Nath Maji both sons of Lt. Sasti Charan Maji of West Rangamatia, Rupnarayanpur by Regd. sale deed No 2082 for the year 2003 dt. 7.3.2003 of ADSR office Asansol.

The land measuring 25 decimal in RS/LR plot No 1173 and land measuring 12 decimal in RS/LR plot No 1174 and also other plots of land in Mouza Kulti under khatian No 2095, P.S Kulti, Dist Burdwan belongs to Mr. Mahendra Prasad Gupta and his name had been recorded in Govt. record of rights under LR khatian No 2095. Mr. Mahendra Prasad Gupta while owning & possessing the said land situated in said plot, khatian & Mouza then he had sold & transferred 2 katha land out of 25 decimal in RS/LR plot No 1173 and 2 katha land out of 12 decimal in RS/LR plot No 1174 total 4 katha land under LR khatian No 2095, MOUza Kulti, JL No 16, P.S Kulti, Dist Paschim Bardhaman in favour of Smt. Sova Gupta w/o Sri. Rajendra Kr Gupta, Kulti by Regd. sale deed No 9258 for the year 2011 dt. 28.9.11 of ADSR office Asansol.

By virtue of such two title deeds Smt. Sova Gupta became sole owner of land measuring 3 Bigha 2 katha + 4 Katha = 3 Bigha 6 katha situated in said plot, khatian & Mouza.

Becoming owner of said land Smt. Sova Gupta mutated her name in Govt. record being RS/LR plot No 1173 measuring 0.15 acres, being RS/LR plot No 1174 measuring 0.09 acres and RS/LR plot No 1175 measuring 0.06 acres. Under LR khatian No 2096, Mouza Kulti, JL No 16, P.S Kulti, Dist Paschim



Date: 1.7.2026

Bardhaman. Be it mentioned here in LR record the said land has been recorded as "Bahal".

Thereafter Smt. Sova Gupta converted the land measuring 0.1000 acres & 0.0300 acre out of 0.15 acres in RS/LR plot No 1173, converted the land measuring 0.0200 acres out of 0.06 acres in RS/LR plot No 1175 under LR khatian No 2096, Mouza Kulti from "Bahal" to "commercial Bastu" vide conversion case No CN/2023/2308/532 dt. 13.9.23 measuring 0.01000 acres. & conversion case No CN/2023/2308/354 dt. 19.9.23 measuring 0.0300 acres. & measuring 0.0200 acres & paid ground rents to the revenue dept. Govt. of W.B.

The land measuring 25 decimal situated in RS/LR plot No 1173 & land measuring 13 decimal situated in RS/LR plot No 1174 and also other plots of land under LR khatian No 2094, Mouza Kulti, JL No 16, P.S Kulti, Dist Burdwan belongs to one Smt. Rama Devi Gupta w/o Sri. Munna Lal Gupta & her name had been recorded in LR record of rights under LR khatian No 2094, Mouza Kulti which was duly published on 5.1.2005.

Smt. Rama Devi Gupta while owning & possessing the said land situated in said plot, khatian & Mouza then he had sold & transferred 2 katha land in RS/LR plot No 1173 & 2 katha land in RS/LR plot No 1174 under LR khatian No 2094, Mouza Kulti, P.S Kulti, Dist Burdwan in favour of Sri. Rajendra Kr Gupta S/o Sri. Prem Chand Gupta of New Road, Kulti by Regd. sale deed No 9287 for the year 2011 of ADSR office Asansol. By virtue of such purchase Sri. Rajendra Kr Gupta became absolute owner of said land situated in said plot, khatian & Mouza.

Becoming owner of said land Sri. Rajendra Kr Gupta mutated his name in LR record of rights being LR plot No 1173 measuring 0.03 acres & LR plot No 1174 measuring 0.03 acre under LR khatian No 3252, Mouza Kulti, JL No 16, P.S Kulti, Dist Paschim Bardhaman. Be it mentioned here in LR record the said land has been recorded as "Bahal".

Thereafter Sri. Rajendra Kr Gupta converted the said two plots from "Bahal" & "Commercial Bastu" vide conversion case No CN/2023/2308/533 dt. 13.9.23 & paid ground rents to the revenue dept. Govt. of W.B upto 1430 B.S on 3.9.23.

Sri. Rajendra Kr Gupta & Smt. Sova Gupta jointly got ADDA NOC vide memo No ADDA/ASN/DP/2023/1981 dt. 9.8.23 for proposed institution of commercial Housing project (Flat, Apartments, Housing complex) etc. upon the RS/LR plot No 1173, 1174 & 1175 under LR khatian nos. 3252 & 2096 Mouza Kulti, P.S Kulti, Dist Paschim Bardhaman having development land area 1457.39 sq.ft.

Sri. Rajenda Kr Gupta & Smt. Sova Gupa jointly got AMC approved plan vide building permit No SWS-OBPAS/1101/2024/0060 dt. 8.4.24 for proposed construction of G+IV multistoried building consisting of several self contained

Date: 1.7.2026

flats, parking space etc. upon the said plots, khatian & mouza having land area 21 decimal. The said plan is valid, legal & enforceable in Law.

Rajendra Kr Gupta & Smt. Sova Gupta jointly got NOC vide memo No FSR/211862506300018123 dt. 30.10.25 from WB. Fire & emergency services.

Sri. Rajendra Kr Gupta & Smt. Sova Gupta while owning & possessing the commercial Bastu land situated in RS/LR plot No 1173 under LR khatian No 3252, Mouza 03 dec, RS/LR plot No 1174 under LR khatian No 3252 measuring 3 dec, RS/LR plot No 1173 under LR khatian No 2096 measuring 13 dec & RS/LR plot No 1175 under LR khatian No 2096 measuring 02 dec. total 21 decial, Mouza Kulti, JL No 16, P.S Kulti, Dist Paschim Bardhaman within AMC ward No 64 then they have jointly executed one Regd. development construction agreement being No 2160 for the year 2024 dt. 15.5.24 at ADSR office Kulti in favour of "SHREE SHYAM ESTATE" a sole proprietorship firm having its office at "SHIVAM ENCLAVE" New Road, P.O & P.S Kulti-713343, Dist Paschim Bardhaman represented by its sole proprietor Sri. Rajendra Kr Gupta to develop the said land by raising multistoried building (G+IV) in accordance with the AMC approved plan at its own cost. The name of the proposed G+IV (Five) multistoried residential cum commercial building known as "SHREE SHYAM ENCLAVE". Be it mentioned here in Development agreement in schedule "B" there in specifically mentioned owners allocation.

That the aforesaid land owners also executed one Regd. general power of attorney being No 2178 for the year 2024 dt. 15.5.24 at ADSR office Kulti in favour of "SHREE SHYAM ESTATE" represented by its sole prop. Sri. Rajendra Kr Gupta stating interalia that "SHREE SHYAM ESTATE" represented by its sole prop. Sri. Rajendra Kr Gupta as our lawful constituted attorney & land owners empowered the said attorney to develop the said land by raising G+IV multistoried building consisting of several self contained flats, parking space etc. in accordance with the AMC approved plan & to sell out the said flats, parking space in favour of intending purchaser/purchasers & to execute proposed sale deed/deeds in favour of said purchaser/purchasers. Save & except owner's allocation as mentioned in development agreement.

That on physical verification it appears the construction of G+IV multistoried building is going on upto ground floor & part of first floor in accordance with the AMC approved plan as well as sketch map drawn by land surveyor. The said sketch map is enclosed here with for your kind perusal.

I hereby certify that the above mentioned property i.e land measuring 21 decimal with under construction G+IV multistoried building owned & possessed by Rajendra Kr Gupta & Smt. Sova Gupta is free from all sorts of

Date: 1.7.2026

encumbrances, Charges, liabilities, liens, liendens & attachment of any kind whatsoever & the said property is absolutely clear, free & marketable.

It is also hereby certified that the above mentioned land is not affected by any restriction of Urban land (Ceiling & Regulation) Act 1976 & the same is not under any claim of ADDA, AMC & the property i.e land measuring 21 decimal with under construction G+IV multistoried building owned & possessed by **Rajendra Kr Gupta & Smt. Sova Gupta** is fit for equitable mortgage for project loan. SARFAESI Act is applicable upon the proposed mortgage Property.

I have obtained certified copy of Regd. title deed No 09288 & Gift deed No 09287 for the year 2011 from ADSR office Asansol & compared the same with original deeds & found the title deed & gift deed are original & genuine.

The following documents are required for project loan.

1. Regd. title deed No 2082 for the year 2003 dt. 7.3.2003 of ADSR office Asansol (original)
2. Certified copy of egd. title deed No 2082 for the year 2003 of ADSR office Asansol (certified copy)
3. Regd. title deed No 9288 for the year 2011 dt. 28.9.11 of ADSR office Asansol (original)
4. Certified copy of Regd. title deed No 9288 for the year 2011 obtained from ADSR office Asansol on 19.6.26 (certified copy)
5. LR parcha dt. 14.6.23 (original) in the name of Sova Gupta.
6. Conversion certificate dt. 13.9.23 & 19.9.23 In the name of Sova Gupta (original)
7. Ground rent receipt dt. 3.9.23 online) in the name of Sova Gupta.
8. Regd. Gift deed no 9287 for the year 2011 dt. 28.9.2011 of ADSR office Asansol (original)
9. Certified copy of Regd. title deed No 9287 for the year 2011 obtained from ADSR office Asansol on 19.6.26 (certified copy)
10. LR parcha dt. 14.6.23 (original) in the name of Rajendra Kr Gupta
11. Conversion certificate dt. 13.9.23 (original) in the name of Rajendra Kr Gupta
12. Ground rent receipt dt. 3.9.23 (online)
13. ADDA NOC dt. 9.8.23 (online)
14. AMC Building permit dt. 8.4.24 (online)
15. NOC from W.B Fire & emergency services dt. 30.10.25 (online)



Date: 1.7.2026

16. Regd. development agreement No 2160 of 2024 dt. 15.5.24 of ADSR office Kulti (original)
17. Regd. general power of attorney No 2178 of 2024 dt. 15.5.24 of ADSR office Kulti (original)
18. Sketch map drawn by land surveyor (zerox)
19. Last 30 years searching from ADSR office Asansol, Kulti, DSR Paschim Bardhaman through Dist Paschim Bardhaman dt. 30.6.26 (online)
20. Court searching last 12 years dt. 30.6.26 (online)

Thanking you

Yours faithfully,

Maloy Kumar Burman
(Maloy Kumar Burman)

Advocate

98 NO WB-780/1982

Maloy Kumar Burman
Advocate
Asansol, West Bengal

Particulars	Documents	Original Submitted to the Bank by client	Certified copy obtained from Sub Registrars Office by the Bank.
1. Document No. deed of sale	2082 for the year 2003 of ADSR office Asansol	Original	Certified copy obtained from ADSR Asansol.
2. Document Date		7.3.2003	7.3.2003
3. Type of Document A. Book No. B. Volume C. Pages		Deed of Sale I X68 153 to 157	Deed of Sale I X68 153 to 157
4. Seller A. Nam B. Language of Signature		Nanda Lal Maji & Dina Nath Maji Bengali	Nanda Lal Maji & Dina Nath Maji Bengali
5. Purchaser A. Name B) Language of Signature		Sova Gupta Not required at that time	Sova Gupta Not required at that time
6. Witness Particular (Last page)		1. Abhay Chandra Maji 2. Sibapada Mondal	3. Abhay Chandra Maji 4. Sibapada Mondal
7. Witness Particular identifying the Seller/Purchaser (1 st page reverse)		Abhay Chandra Maji	Abhay Chandra Maji
8. Market Value Assessed by sub registrar		Rs. 1,50,000/-	Rs. 1,50,000/-
9. Schedule of the property		Within Dist Burdwan, P.S Kulti, Chowky & ADSR office Asansol, Mouza Kulti, JL No 16, RS khatian No 343, Plot No 1173 land measuring 1acre 11 decimal. Plot No 1174 measuring 62 decimal. Plot No 1175 measuring 12 1/3rd decimal total area of land measuring 1 acre 85 1/3rd decimal out of which sold area of land 3 Bigha 2 katha. The property is butted & bounded as such:- On the East:- vacant land of Ajay Bansal. On the West:- vacant land & residential House of P.K Mishra & Ajay Kr Shaw.	Within Dist Burdwan, P.S Kulti, Chowky & ADSR office Asansol, Mouza Kulti, JL No 16, RS khatian No 343, Plot No 1173 land measuring 1acre 11 decimal. Plot No 1174 measuring 62 decimal. Plot No 1175 measuring 12 1/3rd decimal total area of land measuring 1 acre 85 1/3rd decimal out of which sold area of land 3 Bigha 2 katha. The property is butted & bounded as such:- On the East:- vacant land of Ajay Bansal. On the West:- vacant land & residential House of P.K Mishra & Ajay Kr

		On the North: 22 feet Road. On the South: residential House of Tapas Bhattacharjee	Shaw. On the North: 22 feet Road. On the South: residential House of Tapas Bhattacharjee
10.	Registration date and time	Dt. 1.3.2002 time not mentioned	Dt. 1.3.2002 time not mentioned
11.	Registration fees paid	Rs. 480.50/-	Rs. 480.50/-
12.	No. of stamp papers	3	3
13.	Stamp details		
	A. Stamp value	Rs. 4000/-	Rs. 4000/-
	B. Stamp paper Purchaser name	Sova Gupta 1465,1466,1467	Sova Gupta 1465,1466,1467
	C. Serial Numbers		
	D. Stamp vendor	Pawan Kr Dawn	Pawan Kr Dawn
14.	Signature Comparison of District Sub registrars office Asansol	Not visible	Not visible
15.	Form 1A details		
16.	Document writer's name	Sibpada Mondal	Sibpada Mondal

Note : It is pointed out that the numbers and other particulars, as contained in the certified copy, should tally with those appearing on the original title deed. It is advised that in case any particulars in the above chart do not tally, then the matter should be immediately taken up with the Advocate/Borrower and investigated in detail. The certified copy of title deed, as well as original title deed, along comparison chart, duly signed by Credit in Charge as well as Branch Manager should be kept with the loan documents and relative entry should be made in the security ledger as well.

CHO.Law.09.2010-11 ANNEXURE

[Handwritten signature]
[Stamp: Assistant Registrar, Asansol]

Particulars	Documents	Original Submitted to the Bank by client	Certified copy obtained from Sub Registers Office by the Bank.
Document No. deed of gift	09287 for the year 2011 from ADSR office Asansol	Original.	Certified copy already been obtained from ADSR office Asansol,
2. Document Date		28.9.2011	28.9.2011
3. Type of Document A. Book No. B. Volume C. Pages		Deed of Gift 1 27 4852 to 4867	Deed of Gift 1 27 4852 to 4867
4. Donor A. Nam B. Language of Signature	of	Rama Devi Gupta English	Rama Devi Gupta English
5. Donee A) Name B) Language of Signature		Rajendra Kumar Gupta English	Rajendra Kumar Gupta English
6. Witness Particular (Last page)		1. Munnu Lal Gupta.	1. Munnu Lal Gupta.
7. Witness Particular identifying the Seller/Purchaser (1 st page reverse)		2. Sibapada Mondal Munnu Lal Gupta.	2. Sibapada Mondal Munnu Lal Gupta.
8. Market Value Assessed by sub registrar		RS-3,14,734/-	RS-3,14,734/-
9. Schedule of the property		Within Dist Burdwan, P.S Kulti, ADSR office Asansol, Mouza Kulti, JL No 16, LR khatian No 2094, Plot No 1173 class "Bahal" area 2 katha. Plot No 1174 Class "Bahal" area 2 katha total measuring 4 katha, proposed use of gifted land "Bastu" The property is butted & bounded as such:- On the East:- vacant land of Ajay Bansal. On the West: vacant land & residential House of P.K Mishra & Ajay Kr Shaw.	Within Dist Burdwan, P.S Kulti, ADSR office Asansol, Mouza Kulti, JL No 16, LR khatian No 2094, Plot No 1173 class "Bahal" area 2 katha. Plot No 1174 Class "Bahal" area 2 katha total measuring 4 katha, proposed use of gifted land "Bastu" The property is butted & bounded as such:- On the East:- vacant land of Ajay Bansal. On the West: vacant land & residential House of P.K Mishra & Ajay Kr Shaw.

		On the North: 22 feet Road. On the South: residential House of Tapas Bhattacharjee	On the North: 22 feet Road. On the South: residential House of Tapas Bhattacharjee
10.	Registration date and time	Dt. 25.9.2011 at 18:20 hrs.	Dt. 25.9.2011 at 18:20 hrs.
11.	Registration fees paid	Rs. 3461/-	Rs. 3461/-
12.	No. of stamp papers	3	3
13.	Stamp details		
	A. Stamp value	Rs. 1600	Rs. 1600
	B. Stamp paper Purchaser name	Rama Devi Gupta 888	Rama Devi Gupta 888
	C. Serial Numbers	Name is invisible	Name is invisible
	D. Stamp vendor	Ananda Mohan Sikdar	Ananda Mohan Sikdar
14.	Signature Comparison of ADSR office Asansol		
15.	Form 1A details		
16.	Document writer's name	Sibpada Mondal	Sibpada Mondal

Note : It is pointed out that the numbers and other particulars, as contained in the certified copy, should tally with those appearing on the original title deed. It is advised that in case any particulars in the above chart do not tally, then the matter should be immediately taken up with the Advocate/Borrower and investigated in detail. The certified copy of title deed, as well as original title deed, along comparison chart, duly signed by Credit in Charge as well as Branch Manager should be kept with the loan documents and relative entry should be made in the security ledger as well.

CHO.Law.09.2010-11 ANNEXURE

[Signature]
 Anurag Kumar Derman
 Advocate
 Asansol Court

ANNEXURE-C

Particulars	Documents	Original Submitted to the Bank by client	Certified copy obtained from Sub Registrars Office by the Bank.
1. Document No. deed of sale	09288 for the year 2011 of ADSR office Asansol	Original	Certified copy obtained from ADSR Asansol on 19.6.26
2. Document Date		28.9.2011	28.9.2011
3. Type of Document		Deed of Sale	Deed of Sale
A. Book No.		1	1
B. Volume		27	27
C. Pages		4868 to 4886	4868 to 4886
4. Seller			
A. Nam		Sri. Mahendra Prasad Gupta	Sri. Mahendra Prasad Gupta
B. Language of Signature		Hindi	Hindi
5. Purchaser			
A. Name		Sova Gupta	Sova Gupta
B) Language of Signature		English	English
6. Witness Particular (Last page)		1. Munnulal Gupta 2. Sibapada Mondal	3. Munnulal Gupta 4. Sibapada Mondal
7. Witness Particular identifying the Seller/Purchaser (1 st page reverse)		Munnulal Gupta	Munnulal Gupta
8. Market Value Assessed by sub registrar		Rs. 3,14,734/-	Rs. 3,14,734/-
9. Schedule of the property		Within Dist Burdwan, P.S Kulti, ADSR office Asansol, Mouza Kulti, JL No 16, LR khatian No 2095, Plot No 1173 class "Bahal" area 2 katha. Plot No 1174 Class "Bahal" area 2 katha total measuring 4 katha, proposed use of land "Bastu" The property is butted & bounded as such:- On the East:- vacant land of Ajay Bansal. On the West: vacant land & residential House of P.K Mishra & Ajay Kr Shaw. On the North: 22 feet Road. On the South: residential House of Tapas	Within Dist Burdwan, P.S Kulti, ADSR office Asansol, Mouza Kulti, JL No 16, LR khatian No 2095, Plot No 1173 class "Bahal" area 2 katha. Plot No 1174 Class "Bahal" area 2 katha total measuring 4 katha, proposed use of land "Bastu" The property is butted & bounded as such:- On the East:- vacant land of Ajay Bansal. On the West: vacant land & residential House of P.K Mishra & Ajay Kr Shaw. On the North: 22 feet Road. On the South: residential

		Bhattacharjee	House of Tapas Bhattacharjee
Registration date and time		Dt. 25.9.2011 time 17:25 Hrs	Dt. 25.9.2011 time 17:25 Hrs
Registration fees paid		Rs. 3461/-	Rs. 3461/-
No. of stamp papers		5	5
Stamp details			
A. Stamp value		Rs. 18,900/-	Rs. 18,900/-
B. Stamp paper Purchaser name		Sova Gupta	Sova Gupta
C. Serial Numbers		611	611
D. Stamp vendor		Issued by Treasury office	Issued by Treasury office
14. Signature Comparison of District Sub registrars office Asansol		Ananda Mohan Sikdar	Ananda Mohan Sikdar
15. Form 1A details			
16. Document writer's name		Sibpada Mondal	Sibpada Mondal

Note : It is pointed out that the numbers and other particulars, as contained in the certified copy, should tally with those appearing on the original title deed. It is advised that in case any particulars in the above chart do not tally, then the matter should be immediately taken up with the Advocate/Borrower and investigated in detail. The certified copy of title deed, as well as original title deed, along comparison chart, duly signed by Credit in Charge as well as Branch Manager should be kept with the loan documents and relative entry should be made in the security ledger as well.

CHO.Law.09.2010-11 ANNEXURE

Sanjay Kumar Barman
 Sanjay Kumar Barman
 Asansol Court