

MANOJ KUMAR KEDIA, ADVOCATE

OFFICE : 32, Vidyasagar Road, Khalpara, Siliguri-734005

Phone: 0353-2053904(O), 9832016171(M)

NON-ENCUMBRANCE CERTIFICATE

This is to certify that I have verified the title of the below schedule property along with the chain of title and it is found **"MAA KAMAKHYA DEVELOPERS"**(P. A. No. ABQFM1358L), a partnership firm, having its office at C/o Ashok Jindal, Opposite Tata Croma, Beguntary More, Jalpaiguri, P.O. & District- Jalpaiguri, P.S. Kotwali, PIN 735101, in the State of West Bengal, represented by one of its partner **SRI SANJAY KUMAR SINGHANIA**(P. A. No. AIBPS5047A)(Aadhaar No. 4966 4084 8134) S/O Late Shankarlal Singhanian, Hindu by Religion, Business by Occupation, Indian by Nationality, residing at Model Town-I, Pranami Mandir Road, Siliguri, P.O-Sevoke Road, P.S-Bhaktinagar, Dist-Jalpaiguri, Pin-734001, in the State of West Bengal, have acquired a valid title over the schedule mentioned property by virtue of Deed of Conveyances, 1. by virtue of Deed of Conveyance, recorded in Book No. I, CD Volume No. 0701-2021, Pages from 93523 to 93556, being Document No. 070103985, for the year 2021, registered at Addl. District Sub-Registry Office Jalpaiguri & 2. by virtue of Deed of Conveyance, recorded in Book No. I, CD Volume No. 0701-2021, Pages from 93584 to 93610, being Document No. 070103986, for the year 2021, registered at Addl. District Sub-Registry Office Jalpaiguri and the said **"MAA KAMAKHYA DEVELOPERS"** also recorded the said land in its name in the record of rights at the Office of B. L. & L. R. O Jalpaiguri and shall ever since one New L. R. Khatian No. 269 was framed in the name of said **"MAA KAMAKHYA DEVELOPERS"** and shall ever since the said **"MAA KAMAKHYA DEVELOPERS"** have became the owner in possession of the below mentioned schedule property.



Manoj

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That the said "MAA KAMAKHYA DEVELOPERS", has valid title over the same and I have caused proper searching in the Registry Offices and it is found that the property mentioned in the schedule below is free from all encumbrances & charges whatsoever.

SCHEDULE

(DESCRIPTION OF THE LAND)

All that piece or parcel of land measuring **3.7847(Three Point Seven Eight Four Seven)** Kathas, appertaining to R. S. Plot Nos. **91 & 92** corresponding to L. R. Plot Nos. **235, 236, 259, 260, 261, 262, 263, 271 & 272**, recorded in R. S. Khatian No. **2/4** corresponding to L. R. Khatian No. **269**, situated at Mouza-KHARIYA, Pargana-Baikunthapur, under R. S. Sheet No. **13** corresponding to L. R. Sheet No. **81**, P.S-JALPAIGURI, within Jalpaiguri Municipality in Ward No. **25**, bearing Holding Nos. **52/54/106, 52/53/106 & 52/57/106**, Addl. District Sub-Registry Office Jalpaiguri, Dist-Jalpaiguri.

The above schedule land is butted and bounded as follows:-

By the North: Land of "Basbhum Builders & Promoters Private limited

By the South: 15 Ft. wide Non Metal Road

By the East: River Karala

By the West: 15 Ft. wide Non Metal Road



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That he said "MAA KAMAKHYA DEVELOPERS", does not have any encumbrance on its above mentioned property.

And, have not taken any project loan or mortgage loan till date on its on its above mentioned property, located at Mouza-KHARIYA, Pargana-Baikunthapur, under R. S. Sheet No. 13 corresponding to L. R. Sheet No. 81, P.S-JALPAIGURI, within Jalpaiguri Municipality in Ward No. 25, bearing Holding Nos. 52/54/106, 52/53/106 & 52/57/106, Addl. District Sub-Registry Office Jalpaiguri, Dist-Jalpaiguri, from any bank or financial institution.

Place: Siliguri

Date:

For



Manoj Kedia

(Authorised Signatory)