

C.K. DEORA & COMPANY
Solicitors & Advocates

10, Old Post Office Street
Kolkata : 700 001
Phones : 22439229/40650110
Email: ck.deora2013@gmail.com

Non-Encumbrance Certificate

- A) By a registered Indenture of Conveyance dated 19.12.2006, registered with Additional District Sub-Registrar, Durgapur in Book No. I, Volume No. 55 to 67, Being No. 6987 for the year 2006, M/s. Sukhsagar Hirise (P) Ltd., the Promoter herein acquired by absolute purchase from one Shyamal Kumar Acharya all that the piece and parcel of land admeasuring 7 Decimal equivalent to 4 Cottahs 3 Chittacks 20 Square Feet comprised in and being part of R.S. Dag No. 1300 (L.R. Dag No. 1317) vide R.S. Khatian No. 246 (L.R. Khatian No. 1999 at Mouza - Bhirangi, J.L. No. 119, P.S. - Faridpur, District - Paschim Bardhaman.
- B) By another registered Indenture of Conveyance dated 12.12.2006 registered with Additional District Sub-Registrar, Durgapur in Book No. I, Volume No. 255, Pages 68 to 85, Being No. 6988 for the year 2006, M/s. Sukhsagar Hirise (P) Ltd. acquired by absolute purchase from one Snehangshu Mukherjee all that the pieces and parcels of several lands admeasuring 146 Decimal equivalent to 88 Cottahs 5 Chittacks 12 Square Feet comprised in and being part of R.S. Dag No. 1294, 1298, 1299, 1296, 1297 and 1320 vide respective R.S. Khatian Nos. 1235, 1596, 149, 225 corresponding to L.R. Dag Nos. 1318, 1328, 1329, 1330, 1331, 1332, 1333 and 1334 all vide L.R. Khatian Nos. 1936 all situate at Mouza - Bhirangi, J.L. No. 119, P.S. - Faridpur (Durgapur), District - Paschim Bardhaman.



- C) The Promoter applied to the Block Land & Land Reforms Officer, Faridpur/Durgapur for mutation of its name and vide Mutation Case Nos. 1978 and 1979 both of 2007, entire of such land admeasuring 153 Decimal has been mutated in the name of Sukhsagar Hirise (P) Ltd. vide L.R. Khatian No. 7456.
- D) Thereafter, the said M/s. Sukhsagar Hirise (P) Ltd. the Promoter herein by a registered Deed of Sale dated 10.06.2009 registered with ADSR, Durgapur in Book No. I, Volume No. 9, Pages 3710 to 3733, Being No. 03449 for the year 2009 sold a portion of the land acquired by it being 4.23 Decimal out of L.R. Dag No. 1333 and 0.51 Decimal out of L.R. Dag No. 1329, 1330 and 1331 thus aggregating to 4.74 Decimal and thus the abovenamed Promoter was left with an area of land as purchased or acquired by it as aforesaid admeasuring 148.26 Decimal and/or equivalent to 89 Cottahs 10 Chittacks and 32 Square Feet which is the subject matter of development by construction of a housing complex.
- E) Pursuant to the application dated 01.12.2014 made by the Promoter such land has been converted from its previous classification of "Baid" or "Shali" to "Housing Complex" by an order dated 03.02.2015.
- F) Pursuant to the application of the Promoter a Building Plan being Plan No. CB/421/20 of 2021-2022 dated 05.05.2022 of the Durgapur Municipal Corporation has duly sanctioned for construction and development of the Housing Complex in respect of the subject land.
- G) The Promoter has applied to the Competent Authority in order to register the above project under the provision of Real Estate (Regulation



& Development) Act, 2016 and the Rules framed thereunder and the same is under the process.

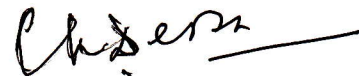
- H) As per the Sanctioned Plan, the Promoter is entitled to erect two numbers of highrise towers upon the said land in aggregate comprising of 206 Apartments and other Commercial Areas, apart from the other utility, amenities and car parking areas in respect of the said land.
- I) Thus the title of the said Promoter M/s. Sukhsagar Hirise (P) Ltd. in respect of the Scheduled Land is free, clean and marketable as per the documents produced and till now the Promoter has not pledged the said land for obtaining any Project Loan from any Bank or Financial Institution.

SCHEDULE OF THE SAID LAND

ALL THAT housing complex land admeasuring 1 Acre 48.26 Decimal at Mouza - Bhirangi, P.S. - Faridpur, J.L. No. 119, District - Paschim Bardhaman situate within Durgapur Municipal Corporation vide L.R. Khatian No. 7456 now amalgamated comprised in L.R. Dag Nos. 1317, 1318, 1328, 1329, 1330, 1331, 1332, 1333 and 1334.

Dated : 24.11.2022

For C.K. Deora & Co.


Advocate

