



SKB & ASSOCIATES

Solicitor & Advocates

CERTIFICATE OF NON-ENCUMBRANCE ON PROPERTY

THIS IS TO CERTIFY 1) M/s SMJ Eximp Ltd. 2) M/s Charles Commercial Pvt. Ltd. 3) Tirupati Enclave Pvt. Ltd. 4) Tirupati Carriers Limited 5) Shiv Niketan Limited are the absolute owners and M/S PCB ENTERPRISE PVT. LTD has the right of development of ALL THAT piece and parcel of contiguous and adjacent plots of Bastu vacant land **104.10 (One Hundred Four point One Zero) Decimal**, more or less, situated at Mouza- Uttar Kajirhat out of which 03 Decimal comprised in R.S. & L.R. Dag no. 51/1127 in Khatian no. 1500, 7.80 Decimal comprised in R.S. & L.R. Dag no 52 in Khatian No. 465, 44 Decimal comprised in R.S. Dag& L.R. Dag No. 65 in Khatian No.1232,854, 26.60 Decimal comprised in R.S. & L.R. Dag no. 66 in Khatian no. 285, 16.50 Decimal comprised in R.S. & L.R. Dag No.68 in khatian no. 990, 3.70 Decimal comprised in R.S. & L.R. dag No. 69 in khatian no 188,604, 2.50 Decimal comprised in R.S. & L.R. Dag No. 445 in Khatian No. 1232, J.L. No. 22, Police Station Bishnupur, within the limits of Paschim Bishnupur Gram Panchayat area, A.D.S.R Bishnupur, District South 24 Parganas (hereinafter referred to as the "Said property") also we further certified that the said property is free from all encumbrances and has a clear marketable title.

We cause the searching before 1) Registrar of Assurances, Kolkata, 2) District Sub-Registrar, South 24 Paraganas (Alipore), and 3) Additional Diristrict Sub-Registrar, Bishnupur, and inspected the record and subsequently it has been found that the abovementioned property is free from all encumbrances & has a clear marketable title.

Place: Kolkata

Date: 17th December, 2024



**For SKB & Associates
Solicitor & Advocates
High Court, Calcutta**

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