

90/1, Pipe Road, Chiria More, Barrackpore, 24 Pgs. (N)

Kolkata - 700 120, West Bengal

Mobile : 9831252702

E-mail : bhagatconstruction@ymail.com

bhagatconstruction74@gmail.com

GSTN : 19AGVPB4287H1ZV

NO ENCUMBRANCES CERTIFICATE

I, **Mr. Birendra Bhagat (Pan No. AGVPB4287H)**, son of Munilal Bhagat, by faith Hindu, by occupation – Business, by Nationality – Indian, residing at 90/1, pipe Road, Chiria More, Barrackpore, 24Parganas(N), P.O – Barrackpore, P.S – Titagarh, Kolkata – 700 120, Proprietor of **BHAGAT CONSTRUCTION** a proprietorship firm having its office at 90/1, pipe Road, Chiria More, Barrackpore, 24Parganas(N), P.O – Barrackpore, P.S – Titagarh, Kolkata – 700 120, **have taken three plot of land from three different person mentioned hereinafter :**

WHEREAS Basudev Dey is the owner of ALL THAT the piece and parcel of “Bagan” land containing by admeasuring an area of **1 (one) Cottahs 8 (eight) Chittack 4 (four) Sq.ft** comprised in R.S/L.R Dag No. 19, and “Bastu” land containing by admeasuring an area of **3(three) Chittack 15 (fifteen) Sq.ft** comprised in R.S/L.R Dag No. 19/732 and “Danga” land containing by admeasuring an area of **2 (two) Cottahs 15(fifteen) Chittack 15 (fifteen) Sq.ft** comprised in R.S/L.R Dag No. 20, i.e. in total Land **measuring 4 (four) Cottahs 10 (ten) Chittak 34(thirty four) Sq.ft** more or less, along with 100 Sq.ft tali Shade structure thereon **as demarcated Plot No. C-1**, L.R Khatian No. 1441, lying and situate at Mouza- Chato Chandpur, Re, Sa No. 122, Touzi No. 2998, J.LNo. 43, P.S- Rajarhat, under Rajarhat Bishnupur 2no. Gram Panchayat, Dist – 24Parganas(N) Kolkata – 700 135, by way of Deed of Conveyance (in Bengali) duly registered on 19/05/2014 at the office of A.D.S.R Rajarhat, recorded in Book No. I, Volume No. 9, Pages from 4435 to 4455, being No. 05612 for the year 2014.

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(2)

AND WHEREAS said Basudev Dey executed a registered Development agreement on 13th August 2018 with present Developer **BHAGAT CONSTRUCTION** for developing the aforesaid plot of land, under some terms and conditions more fully described in the said Development Agreement which duly registered on 13/08/2018 at A.D.S.R Rajarhat, Newtown, recorded in Book No. I, Volume No. 1523-2018, pages from 308974 to 309005, being No. 09306 for the year 2018.

AND WHEREAS said Basudev Dey executed a registered Development Power of Attorney in favour of **Mr. Birendra Bhagat** the Developer herein which duly registered on 13/08/2018 at A.D.S.R Rajarhat, Newtown, recorded in Book No. I, Volume No. 1523-2018, pages from 329064 to 329082, being No. 09938 for the year 2018.

AND WHEREAS said Brahma Pada Sarkhel is the owner of ALL THAT the piece and parcel of "Bagan" land containing by admeasuring an area of **4 (four) Cottahs 4 (four) Chittack 42 (fourty two) Sq.ft** comprised in R.S/L.R Dag No. 19, and "Bastu" land containing by admeasuring an area of **5(five) Chittack 36 (thirty six) Sq.ft** comprised in R.S/L.R Dag No. 19/732, i.e. in total Land measuring **4 (four) Cottahs 10 (ten) Chittack 33(thirty three) Sq.ft** more or less, along with 100 Sq.ft Tali Shade Structure **as demarcated Plot No. A-1**, L.R Khatian No. 1440, lying and situate at Mouza- Chato Chandpur, Re, Sa No. 122, Touzi No. 2998, J.LNo. 43, P.S- Rajarhat, under Rajarhat Bishnupur 2no. Gram Panchayat, Dist – 24Parganas(N) Kolkata – 700 135, by way of Deed of Conveyance (in Bengali) duly registered on 19/05/2014 at the office of A.D.S.R Rajarhat, recorded in Book No. I, Volume No. 9, Pages from 4394 to 4413, being No. 05610 for the year 2014,

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(3)

AND WHEREAS said Brahma Pada Sarkhel executed a registered Development agreement on 13th August 2018 with present Developer **BHAGAT CONSTRUCTION** for developing the aforesaid plot of land, under some terms and conditions more fully described in the said Development Agreement which duly registered on 13/08/2018 at A.D.S.R Rajarhat, Newtown, recorded in Book No. I, Volume No. 1523-2018, pages from 308892 to 308922, being No. 09309 for the year 2018.

AND WHEREAS said Brahma Pada Sarkhel executed a registered Development Power of Attorney in favour of **Mr. Birendra Bhagat** the Developer herein which duly registered on 13/08/2018 at A.D.S.R Rajarhat, Newtown, recorded in Book No. I, Volume No. 1523-2018, pages from 329045 to 329063, being No. 09935 for the year 2018.

AND WHEREAS said Tapas Chanda is the owner of ALL THAT the piece and parcel of "Bagan" land containing by admeasuring an area of **3 (three) Cottahs 11 (eleven) Chittack 4 (four) Sq.ft** comprised in R.S/L.R Dag No. 19, and "Bastu" land containing by admeasuring an area of **15(fifteen) Chittack 30 (thirty) Sq.ft** comprised in R.S/L.R Dag No. 19/732 i.e. in total Land measuring **4 (four) Cottahs 10 (ten) Chittak 34(thirty four) Sq.ft** more or less, along with 100 Sq.ft Tali Shade Structure as demarcated Plot No. **B-1**, L.R Khatian No. 1439, lying and situate at Mouza- Chato Chandpur, Re, Sa No. 122, Touzi No. 2998, J.LNo. 43, P.S- Rajarhat, under Rajarhat Bishnupur 2no. Gram Panchayat, Dist – 24Parganas(N) Kolkata – 700 135, by way of Deed of Conveyance (in Bengali) duly registered on 19/05/2014 at the office of A.D.S.R Rajarhat, recorded in Book No. I, Volume No. 9, Pages from 4414 to 4434, being No. 05611 for the year 2014,

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(4)

AND WHEREAS said Tapas Chanda executed a registered Development agreement on 13th August 2018 with present Developer **BHAGAT CONSTRUCTION** for developing the aforesaid plot of land, under some terms and conditions more fully described in the said Development Agreement which duly registered on 13/08/2018 at A.D.S.R Rajarhat, Newtown, recorded in Book No. I, Volume No. 1523-2018, pages from 308923 to 308953, being No. 09308 for the year 2018.

AND WHEREAS said Tapas Chanda executed a registered Development Power of Attorney in favour of **Mr. Birendra Bhagat** the Developer herein which duly registered on 13/08/2018 at A.D.S.R Rajarhat, Newtown, recorded in Book No. I, Volume No. 1523-2018, pages from 329146 to 329164, being No. 09936 for the year 2018.

AND WHEREAS The present owners Basudev Dey, Brahma Pada Sarkhel and Tapas Chanda herein amalgamated their respective plot of land into a single plot of land in total measuring **14 (fourteen) Cottahs 0 (Zero) Chittack 11 (Eleven) Sq.ft more or less** be the same little more or less, demarcate as **Plot No. A-1, B-1 & C-1**, comprised in **R.S/L.R Dag No. 19, 19/732, and 20, L.R Khatian No. 1439, 1440, & 1441**, lying and situate at Mouza- Chato Chandpur, Re, Sa No. 122, Touzi No. 2998, R.S Touzi – 10, J.LNo. 43, P.S- Rajarhat, under Rajarhat Bishnupur 2no. Gram Panchayat, Dist – 24Parganas(N) Kolkata – 700 135, and the said land is free from all sort of encumbrance and have no litigation, requisition and acquisition over the said property.

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