

Date: 20.04.2023.

NON ENCUMBRANCE SEARCH CERTIFICATE :-

The following documents were produced before for verification and /or investigation of Right, Title and interest of the Schedule noted Land/ property for issuance of Non Encumbrance Certificate.

- 1) One Deed of Partition being no. 2234 for the year 1975. of District Registrar Howrah.
- 2) Purchas in the name of i) Bablu Kumar Das.ii) Geeta Rani Das, iii) Ani Basak.
- 3) Rent Receipt.
- 4) Gram Panchyet tax. Receipts of Duila.
- 5) Development Agreement being no.051303853 for the year 2021 of D.S.R ii-Howrah.
- (6) Development Power of Attorney After Registered Development Agreement being no. 05130 3856, for the year 2021. of D.S.R.II Howrah.
- (7) One Boundary Declaration being no. 051301555 for the year 2020. of D.S.R. II. Howrah.
- 8) Building Sanction Plan being no 210/032/ HZP/PS.dated 29.09.2022 in the name of Vendors by Howrah Zila Parishad.
- 9) searching for the year 2007 to 2023 of All form Dagnos. R.s. 524, 528,533 & 534, and L. R. Dag nos. 529,533, 538, & 539, respectively.

RKK
Adv.

Sri Rabin Kumar Karmakar

B. Com., LL. B.
Advocate
Howrah Judges' Court

Residence & Chamber :
Podrah Shibtala
P. O. + Vill. - PODRAH
Dist. - HOWRAH - 711 109
☎: 660-3483 (Off.)
(11 A.M. to 4 P.M.)

Date: 20.04.2023

I hereby also certify that the Schedule noted property is not subject to any restriction of Urban Ceiling Act, 1973. After going through carefully over the above stated documents as supplied to me. I hereby certify and declare that Bablu Kumar Das, Geeta Rani Das and Ani Basak are the joint owners and occupiers of schedule noted property measuring about 33.24 Decimals by way of inheritance. The above Stated three owners entered into an Agreement for Development with UNIKUE CONHEIGHT PVT. LTD and gave Development Power of Attorney which are duly executed and Registered before appropriate authority. and the same is mentioned cartier. After execution of Agreement one Boundary Declaration of was executed and registered before the D.S.R. II. Howrah being no. 1555 for the year 2022. After declaration of Boundary the building Plan being no 210/032/HZP/ PS. dated 29.09. 2022 is sanctioned by Howrah Zila Parishad in respect of Schedule noted property. I am of the opinion that the Schedule noted property is free from all encumbrances, charges Liabilities, liens and Lispendents, attachments of any kind what so-ever and the said unikue Conheight PVT.LTD. has started making construction according to Sanction Plan and the Said Schedule noted property has an absolute, clear, free and marketable title. and the present owners have right to use, any Kind of Handover and/or transfer and to construct over the said schedule noted property as per their Intention and Sweet will.

RNK
Adv.

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I hereby also certify that the Schedule noted property is not subject matter of any Suit Subject to any restriction of Urban Land (Celling and Regulation) Act, 1976 and the same is not under any claim of CMDA or H.I.T or any other statutory authority and is free from all sorts of encumbrances.

The Xerox of all relevant documents and papers are attached here with for verification.

Schedule of Property

All that piece and parcel of Bastu lands having an care area of 33.24 Decimale (more or less) lying and situated within R.S. Dag nos. 524, 528, 533 and 534, L. R. Dag nos 529, 533, 538 and 539 respectively within Mouza- Duilya, J.L. NO.-35, P.S. Sankrail, District Howrah.

Butted and Bounded as follows:-

on the North:- R.S. Dagnos. 534. L. R. Dag no. 539, respectively
on the South:-R.S.NOS. 528 & 524. LR. Dagnos. 533&529
respectively on the East: 23-0" feet wide Road and R.S. Dagnos
531&532. on the West:- 6'0" feet wide Common Passage and
R.S. Dag no. 524 & L. R. Dagno 529 respectively.

Advocate

Rabin Kumar Karmakar
Dated the 20th day of April, 2023.