

Ref. :

Date : 05/4/2023

**TO WHOM IT MAY CONCERN**

**Non Encumbrance certificate**

in respect of land under project described in schedule below

**Developer /Promoter:**

1. Mr. Bhim Raj Agarwala, S/o-Late Baluram Agarwala of village-Jamda, P.O. and P.S. Jhargram, Dist- Jhargram, Pin-721507.
2. Mrs. Jolly Agarwal, W/o-Mr. Rakesh Agarwal, of village- Jamda, P.O. & P.S.- Jhargram, Dist-Jhargram, Pin- 721507.
3. Mrs. Satyabhama Agarwala, W/o- Mr. Bhim Raj Agarwala of village-Jamda, P.O. and P.S. -Jhargram, Dist- Jhargram, Pin-721507.
4. Mr. Rajesh Kumar Ringsia, S/o-Mr. Santosh Kumar Ringsia of village- Raghunathpur, P.O. and P.S.- Jhargram, Dist-Jhargram, Pin- 721507.
5. Mrs. Sunita Ringsia, W/o-Mr. Rajesh Kumar Ringsia of village- Raghunathpur, P.O. and P.S.- Jhargram, Dist-Jhargram, Pin- 721507.
6. Mr. Ankit Kumar Jhavar, S/o- Mr. Bijoy Ratan Jhavar of village- Bachurdoba, P.O. and P.S.- Jhargram, Dist-Jhargram, Pin- 721507.
7. Mrs. Gayatri Devi Jhavar, W/o-Mr. Bijoy Ratan Jhavar of village-Bachurdoba, P.O. and P.S.- Jhargram, Dist-Jhargram, Pin- 721507.

All partners of "Laxmi Real Estate"- a partnership firm situate at super Market stall no-7 at village-Raghunathpur, P.O.and P.S.-Jhargram, District Jhargram, Pin- 721507.

**Land Owners:**

1. Mr. Ram Bhagaban Gupta, S/o-Late Shyam Swarup Gupta of village-Balaramdihi, P.O. and P.S.-Jhargram, Dist-Jhargram, Pin-721507.
2. Mr. Balaram Gupta, S/o-Late Shyam Swarup Gupta of village- Balaramdihi, P.O. and P.S.-Jhargram, Dist-Jhargram, Pin-721507.
3. Mr. Rajesh Gupta, S/o-Late Shyam Swarup Gupta of village- Balaramdihi, P.O. and P.S.-Jhargram, Dist-Jhargram, Pin-721507.

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4. Mrs. Premlata Goenka, W/o-Late Muralilal Goenka of 1-7-510/E/3 Zamisthanpur, Gemini Colony, Musheerabad, Hyderabad, Andhra Pradesh, Pin- 500020.
5. Mrs. Madhu Ruia, W/o-Late Rajkumar Ruia of 100/4E Cossipur Road, Kolkata-700002.

**Deeds and documents perused and inspected by me**

1. Registered gift deed no-7647/1972 of the office of the Sub Registrar Jhargram.
2. Registered Sale Deed No- 73/1979 of the office of the Sub Registrar Jhargram.
3. L.R. R.O.R. record being khatian No-272 of mouza-Balaramdihi, J.L. No-369, P.S.-Jhargram, Dist-Paschim Medinipur in the name of Smt. Radha Debi, W/o-Shyam Swarup.
4. L.R.R.O.R. record being khatian no-312 of mouza-Balaramdihi, J.L. No-369, P.S.-Jhargram, District-Paschim Medinipur the name of Shyam Swarup Gupta, S/o-Harduari
5. L.R. R.O.R. records being khatian Nos-987, 988, 989, 990 and 991 of mouza-Balaramdihi, J.L. No-369, P.S.-Jhargram, District-Jhargram in the names of Balaram Gupta, Rajesh Gupta, Premlata Goenka, Madhu Ruia and Ram Bhagaban Gupta respectively.
6. Municipal tax payment receipt for the year 2021-2022 of holding no-230(201+202) in the names of Premlata Goenka, Madhu Ruia and Balatam Gupta and others.
7. Land revenue receipts paid up to 1428 Bengali year by the land owners individually.
8. Mutation certificate no-133/2021-22, dt-07/10/2021 issued by Jhargram Municipality.
9. Registered deed of partnership being no-07/2020 registered before the office of the A.D.S.R, Jhargram.
10. Registered Development Agreement No-3243/2022 of the office of the D.S.R., Jhargram in between the aforesaid land owners and Promoter /Developer.
11. Registered Development Power of Attorney after registered development agreement No- 3251 /2022 of the office of the D.S.R., Jhargram executed by the aforesaid land owners and promoter / Developer .
12. Sanctioned plan, site plan issued by the Jhargram Municipality.
13. Building permission letter issued by the Jhargram Municipality No being SWS -OBPAS /1501/2023/2025, dt-22.03.2023.
14. Two scale Map of the land under project measuring an area of 19.75 decimal .

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15. Searching slips from the Courts concerned revealing no suit /execution case is filed or pending for a period of last 13years in respect of the schedule land under project.
16. Searching reports in the Sub-Registrar office at Jhargram for the period of last 13 years in respect of land under project.

**My Report**

The land described in the Schedule below previously belonged to Shyam Swarup Gupta and Radha Debi who were parents of the present land owners. The present land owners got and acquired the schedule land under project by virtue of inheritance as legal heirs of their parents. The said land is un partitioned among the land owners. At present the land owners have entered into development agreement with the aforesaid promoter / Developer.

Perusing the documents as mentioned above my considered opinion is that the aforesaid and above named land owners have got clear and marketable title in the land under project described in the schedule below and **the said land is free from encumbrance .**

**SCHEDULE OF LAND UNDER PROJECT**

District-Jhargram , P.S.-Jhargram , Municipality-Jhargram , Mouza- Balaramdihi, J.L. NO- 369. L.R. Khatian Nos- 987,988,989,990,991, L.R. plot No-56 , R.S. Plot No- 29 Area 19.75 decimal , Nature -Bastu.

**Butted and bounded**

To the North- Land of R.S. Plot No- 28  
To the South - Land of R.S. Plot No- 30  
To the East -Land of R.S Plot No- 29  
To the West-SH5

Thanking you;

Yours faithfully

*Pradip Sarkar*