

## NON ENCUMBRANCE DECLARATION

I, Dinesh Jalan, s/o Sri Satya Narayan Jalan, Director of M/s DTC Projects Pvt Ltd., having its registered office at 1, Netaji Subhas Road, Kolkata - 700001, do solemnly declare and certify that,

DTC Projects Pvt Ltd., the developer of the said land, along with several Land Owners has entered into a Joint Development Agreement, registered at ARA-I, in Book-I, Volume No. 10, Pages from 882 to 920, Being No. 03631 for the year 2015, second Joint Development Agreement, registered at ARA-I, in Book No. I, Volume No. 1901-2018, Pages from 330635 to 330808, Being No. 08008 for the year 2018 and third Joint Development Agreement, registered at ARA-II, in Book No. I, Volume No. 1902-2023, Pages from 65032 to 65091, Being No. 01806 for the year 2023.

The said Land is situated over several Dags as mentioned herein, at Mouza Daulatpur, J.L No. 79, Block-Bishnupur - I, South 24 Parganas under Gram Panchayat - Kulerdari, West Bengal.

It is hereby declared and certified that, as per Records, the said Land is duly mutated and converted in favour of the respective Land Owners. The said Land is found to be free from all encumbrances and the owners are in absolute possession of the Land, save and except one litigation pending before the Court of the Ld. 6th Judge (Junior Division) at Alipore, District South 24 Parganas being T.S. No. 109 of 2015 (Entaz Ali Sardar Vs. Landis Gyr Ltd. &Ors.) with respect to Dag Nos. 11 & 13 within Daulatpur Mouza. Above all, the Ground Rent payable against this property has been paid by the Land Owners up-to-date.

Detail of the Land Schedule is mentioned as below:

<u>Mouza (J. L.)</u>	<u>Dag No.</u>	<u>Area (Decimal)</u>
Daulatpur (79)	12	74.50
Daulatpur (79)	13	52.00
Daulatpur (79)	25	8.70
Daulatpur (79)	55	11.313

Daulatpur (79)	56	67.186
Daulatpur (79)	57	35.998
Daulatpur (79)	58	34.754
Daulatpur (79)	87	63.939
Daulatpur (79)	88	65.999
Daulatpur (79)	89	71.009
Daulatpur (79)	96	74.979
Daulatpur (79)	97	39.952
Daulatpur (79)	98	62.778
Daulatpur (79)	99	4.281
	<b>Total</b>	<b>667.389</b>

For DTC Projects Pvt Ltd.



Director