

Ref	Date	Phone No. (033) 2672-4631
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11<sup>th</sup> October, 2018

**NO ENCUMBRANCES CERTIFICATE**

Re: ALL THAT total 65 (Sixty Five) Decimals Bastu Land i.e. 11 Decimals Land in R.S. Dag No. 388 & L.R. Dag No. 655, 1 Decimal in R.S. Dag No: 700 & L.R. Dag No. 659, 7 Decimals Land in R.S. Dag No. 703 & L.R. Dag No: 658, and 46 Decimals Land in R.S. Dag No: 704 & L.R. Dag No 660 and All that 5 Decimals Doha of R.S. Dag No. 709 & L.R. Dag No. 657, all under L.R. Khatian No. 1594 and R.S. Khatian Nos. 312, 233, 592 & 597, within Mouza - Majapur, J.L. No: 26, P.S. Sankrail, District- Howrah under Mashila Gram Panchayat.

Present Owner: AAR ESS HOMES PRIVATE LIMITED  
Developer: EVER BLINK HI RISE PRIVATE LIMITED

I have caused necessary searching in respect of the above property in the office of the District Registrar at Howrah and Additional District Sub - Registrar at Ranihat since 1980. I have also inspected the Deeds, Mutation Certificate, Khazna, Receipts, Parcha, etc relating to the aforesaid property.

**Details of Title :**

- By virtue of Sale Deed registered at Howrah Registry Office, the present Owner purchased of the aforesaid property and he has been acquiring and enjoying the said property till this date.
- By virtue of the above, the present Owner became absolutely seized and possessed of and / or otherwise well and sufficiently entitled to and rightful Owner of the said property.
- By virtue of the deeds and documents submitted by the present Owner, the aforesaid present Owner is the rightful Owner of the said property and I am satisfied about the title and possession of the present Owner.

I hereby certify that the above mentioned property is free from all sorts of encumbrances, charges, liabilities, liens and lispendent, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subject to any restriction of urban Land (Ceiling and Regulation ) Act, 1976 and the same is not under any claim of the KMDA and the CIT and any other authority and is fit for equitable mortgage.

Saumen Sekhar Ghosh

ADVOCATE

SAUMEN SEKHAR GHOSH

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