

Rabin Kumar Karmakar
Advocate
Addl. Panel Prosecutor
Howrah District
Howrah Judges' Court

Residence & Chamber :
Podrah Shibtala
P.O. - Podrah
Howrah - 711 109
☎ : (033) 2641-1483 (O)
(11 A.M. to 4 P.M.)
: (033) 2644-5324 (R)
98749-22137 (M)

Date : 19.9.2020

NON ENCUMBRANCE CERTIFICATE

The following documents were produced before me for verification and/or investigation of Right, Title and Interest of the Schedule noted land/property for issuance of a Non-Encumbrance Certificate.

- 1) Deed of Sale being No. 1475 for the year 1998 of Additional District Sub-Registrar, Ranihat, Howrah by which Tapan Kumar Khara became the owner and occupier of 02 Cottahs 04 Chittaks land appertaining to R.S. Dag No. 308/1331, L.R. Dag No. 346, Present Khatian No. 3613, within Mouza- Podrah, P.S. Sankrail, District- Howrah- 711109.
- 2) i) Sri Nirmal Kumar Bandopadhyay, ii) Smt. Nira Mukherjee, iii) Smt. Ira Panja, iv) Smt. Dhira Majumdar, v) Sri Sukumar Bandopadhyay got the ancestral property as legal heirs.
- 3) Deed of Amalgamation cum Declaration dated 03.10.2018 executed by all the abovenamed persons before District Sub-Registrar-I, Howrah, West Bengal vide Deed No. 050104741 for the year 2018, registered in Book No. I, Volume No. 0501-2018, Page from 144199 to 144230, Being No. 050104741 for the year 2018 in which total area of land is 19 Cottahs 06 Chittaks 30 Sq.ft.
- 4) Parcha.
- 5) Rent Receipts.
- 6) Panchayet Tax.

RKK
Adv.

Rabin Kumar Karmakar
Advocate
Addl. Panel Prosecutor
Howrah District
Howrah Judges' Court

2

Residence & Chamber :
Podrah Shibtala
P.O. - Podrah
Howrah - 711 109
☎ : (033) 2641-1483 (O)
(11 A.M. to 4 P.M.)
: (033) 2644-5324 (R)
98749-22137 (M)

Date : 19.9.2020.

- 7) Building Sanction Plan from Howrah Zilla Parishad vide Memo No. 406/032/HZP/EP dated 07.02.2019.
8. Search receipts collectively of both the Registry Office of D.S.R. Howrah and Additional District Sub-Registry Office, Ranihati.
9. 3 (three) different Development Agreement and Power of Attorneys between -
 - i)a) Nirmal Kumar Bandopadhyay, b) Nira Mukherjee, c) Ira Panja, d) Dhira Majumder and Unikue Con-height Pvt. Ltd., also Power of Attorney.
 - ii) Development Agreement between Sukumar Bandopadhyay and Unikue Con-height Pvt. Ltd. also Power of Attorney.
 - iii) Development Agreement between Tapan Kumar Khara and Unique Con-height Pvt. Ltd. also Power of Attorney.

After going through carefully over the above stated documents as supplied to me. I hereby certify and declare that Nirmal Kumar Bandopadhyay, Nira Mukherjee, Ira Panja, Dhira Majumder, Sukumar Bandopadhyay and Tapan Kumar Khara are the joint owners and occupiers of the Schedule noted property. Who previously amalgamated their property measuring about 19 Cottahs 06 Chittaks 30 Sq.ft. land through their Attorney Md. Sajid, son of Late Md. Hanif and Masud Ali Laskar, son of Late Hazi Harun, Rashid Laskar. All the above stated owners and occupiers have entered into Agreements for Development of the above stated property and gave Power of Attorney which are duly executed and registered before D.S.R.-I, Howrah. Prior to such Agreement

RKK
Adv.

Rabin Kumar Karmakar
Advocate
Addl. Panel Prosecutor
Howrah District
Howrah Judges' Court

3

Residence & Chamber :
Podrah Shibhala
P.O. - Podrah
Howrah - 711 109
☎ : (033) 2641-1483 (O)
(11 A.M. to 4 P.M.)
: (033) 2644-5324 (R)
98749-22137 (M)

Date : 19.9.2020

for Development the above stated owners and occupiers have sanctioned a Building Plan by their Attorney. After going through all the related papers 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 dependencies, attachments of any kind whatsoever and the said Unikue Con-height Pvt. Ltd. has started making construction according to Sanctioned 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 or transfer and to construct over the said schedule noted property as per their intention and sweet will.

I hereby also certify that the schedule noted property is not subject matter of any suit or subject to any restriction of Urban Land (Ceiling 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 copy of all relevant documents and papers are attached herewith for verification.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Bastu land about 19 Cottahs 06 Chittaks 30 Sq.ft. be the same a little more or less comprised within R.S. Khatian No. 568 and 427, R.S. Dag NBos. 308, 308/1331, L.R. Khatian Nos. 899, 2024, 2020 and 3613, L.R. Dag Nos. 346 and 320 within Mouza- Podrah,

RKK
Belw.

Rabin Kumar Karmakar

Advocate

Addl. Panel Prosecutor

Howrah District

Howrah Judges' Court

4

Residence & Chamber :

Podrah Shibtala

P.O. - Podrah

Howrah - 711 109

☎ : (033) 2641-1483 (O)

(11 A.M. to 4 P.M.)

: (033) 2644-5324 (R)

98749-22137 (M)

Date : 19.9.2020

J.L. No. 38, Police Station- Sankrail, District- Howrah, Pin- 711109, within the jurisdiction of Additional District Sub-Registry Office at Ranihati, District Sub-Registry Office at Howrah. Butted and bounded as follows :-

- On the North : 4 feet wide common passage;
On the South : 4 feet wide common passage, L.R. Dag No. 346, 320.
On the East : 4 feet wide common passage.
On the West : 17 feet wide passage.

Rabin Kumar Karmakar

Advocate.

Dated- 19th day of September, 2020