

Ref. No.

Date. 20/2/21

Encumbrances Certificate

I have examined the Original & certified copy of Title Deeds relating to the schedule property / (ies) and other documents of title referred to in the Opinion are valid evidence of Right, title, Interest and possession and I further certify that : 1.Alip Kr Mitra & 2.Dilip Kr Mitra both S/O Dulal Ch Mitra of Nagendranagar,Krishnagar, P.S. Kotwali, Dist. Nadia have acquired a valid, clear and marketable title to the property in the schedule and MITRATA firm have every right to Devolop and Transfer the same as Power of Attorney holder and as Devoloper Confirming party and the said property is **free from all other encumbrances and attachments** as per searching receipts issued by registration offices and also as per court information slips.

2. I have examined the documents in detail , taking into the account all the Guidelines in the check list vide Annexure B and the other relevant factors and undertake to re-examine the title deeds as and when produced

3. I confirm having made a search in the Land / Revenue records and I found that the schedule property has been mutated in the name of the present owner Alip Kr Mitra & 2.Dilip Kr Mitra.LRROR stands in the name of the present owner namely Alip Kr Mitra & 2.Dilip Kr Mitra .I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Panchayet Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable).

4. Following scrutiny of Land Records / Revenue Records , relative Title Deeds ,Certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) , I hereby certify the genuineness of the Title Deeds.

5. There are no other **mortgage/charges/encumbrances** whatsoever as could be seen from the Encumbrances Certificate for the period from 1989 to 2020 pertaining to the Immovable Property / (ies) covered by above said Title Deeds. **The property appears to be free from all other encumbrances and attachments.**

Somnath Dutta
Somnath Dutta
Advocate

Judges Court, Krishnagar, Nadia.

Enrollment No. F1072/913/06

Somnath Dutta

Advocate

Krishnagar Judge's Court

Empaneled Advocate for State Bank of India

: Chamber :

C.N. Ghosh Lane, Golapati,

Krishnagar, Nadia.

Mobile - 8900179074 / 9083968287

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SCHEDULE OF THE PROPERTY

In the Dist of Nadia, under P.S Kotwali, within Mouza 93 Goari holding no.54 Baranashi Roy Road of ward no.22 within Krishnagar Municipality the following property:

<u>Khatian no.</u>	<u>Plot No.</u>	<u>Area</u>
RS 404,405,302	RS & LR 671	29.00 Dec
1477	RS & LR 672	01.00 Dec
LR 1382	RS & LR 673	01.00 Dec
1383	RS & LR 674	02.00 Dec
	Total	33.00 Dec

Somnath Dutta

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Advocate

Judges' Court, Krishnagar, Nadia.

Enrollment no. F10 72/913/06