

Residence & Chamber: 74/2A, Abinash Chandra Banerjee Lane, Kolkata-700010 • 9681191214 • 7003853020

### NON ENCUMBRANCE CERTIFICATE

NAME OF THE PRESENT LAND OWNER OF THE SCHEDULE MENTIONED PROPERTY:

SRI SISIR MUKHERJEE @ SRI SISIR KUMAR MUKHERJEE, son of Late Asit Ranjan Mukherjee, by Occupation- Business, by Nationality - Indian, by Faith - Hindu, residing at 8/1, Woozir Choudhury Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata - 700 067, herein referred to as "LAND OWNER".

#### NAME OF THE DEVELOPER OF THE SCHEDULE MENTIONED PROPERTY:

M/S. RENUKA INFRA TELECOM PRIVATE LIMITED (CIN NO.: U74999WB2017PTC221589, Pan: AAICR3648E), a Private Limited Company Incorporated under the Indian Companies Act 1956-2013, having its registered office at 12/1, Ariff Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata -700 067, represented by its Directors namely (1) SRI SOURAV DUTTA, son of Sri Shyamal Kumar Dutta Sri Shymal Dutta and (2) SRL SHYAMAL KUMAR DUTTA & SRL SHYAMAL, son of Late Sudhir Dutta, both by Occupation - Business, both by Falth - Hindu, both by Nationality-Indian, both are residing at 20/1, Bidhan Nagar Road, Flat No. D-2/11, VIII-M, Housing Co-operative Society, Second Floor, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata -700 067, herein referred to as "DEVELOPER".

### NON-ENCUMBRANCE CERTIFICATE & DETAILED REPORT ON TITLE SCHEDULE

All That piece and parcel of Land (Used as Residential) measuring about **07** (Seven) Cattahs **07** (Seven) Chattaks **15** (Fifteen) Sq.Ft, along with a Proposed G+IV Storied Residential Building, along with all easements, appurtenances and common rights of the KMC main road on the eastern side of the said Land, which is lying, situate at and being Premises No. 35/2G, Adhar Chandra Das Lane (Prior to amalgamated of others five number premises being Premises Nos. 35/2H, 35/2J, 35/2K, 35/2L and 35/2M, Adhar Chandra Das Lane), P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata-700 067, under the K.M.C. Ward No. 013, Borough No. III, Assesse No. 11-013-01-0057-0, in the suburbs of the town of Calcutta and

Olle. Sourediple Saka Advocate Calcutta High Court

# Souradipta Saha LLB

Calcutta High Court

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comprised under Dihi: Panchannogram, Touzi No. 1298/2833, Division No. 2, Sub-Division No. 9, Holding No. 17, Mouza: Ultadanga and District: South 24-Parganas, butted and bounded as the following manner

On The North By: Premises No. 35/2, Adhar Chandra Das Lane;

On The South By: Premises No. 35/2N, Adhar Chandra Das Lane;

On The East By :16-10" wide Adhar Chandra Das Lane (KMC Black Metal Road);

On The West By: Premises No. 17, Jaharlal Dutt Lane

### OBSERVATION:

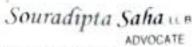
I, Souradipta Saha conducted a Title search report regarding the schedule mentioned property. I have caused necessary searches in the Office of A.D.S.R. - Sealdah, D.S.R. -South 24 Parganas, District - South 24 Parganas & A.R.A. - I, II, III, IV, Kolkata, I have not found any adverse entry in respect of aforesaid land /property.

I have also caused necessary searches in the name of **SRI SISIR MUKHERJEE** @ **SRI SISIR KUMAR MUKHERJEE** from 2014 to 2025, in the Court of LD. Civil Judge at Sealdah District Court, I have not found any adverse entry in respect of the said land/property and no Title Suit or Money Suit has been filed against the aforesaid captioned Land/Property.

### Document Perused and Scrutinized:

- Development Agreement, being no. 2226 for the year 2023, registered at A.D.S.R. Sealdah, recorded in Book No. I, Volume No. – 1606 – 2023, Pages from 61409 to 61475.
- Development Power of Attorney, being no. 2227 for the year 2023, registered at A.D.S.R. Sealdah, recorded in Book No. I, Volume No. – 1606 – 2023, Pages from 61268 to 61291.
- General Power of Attorney, being no. 2225 for the year 2023, registered at A.D.S.R. Sealdah, recorded in Book No. 1, Volume No. – 1606 – 2023, Pages from 61376 to 61391.
- Mutation Certificate in respect of Premises No. 35/2H, Adhar Chandra Das Lane.

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Calcutta High Court

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Residence & Chamber 74-2A. Abinash Chandra Banerjee Lane, Kolkata-700010

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- Mutation Certificate in respect of Premises No. 35/2G, Adhar Chandra Das Lane.
- Mutation Certificate in respect of Premises No. 35/2J, Adhar Chandra Das Lane
- Mutation Certificate in respect of Premises No. 35/2L, Adhar Chandra Das Lane
- Mutation Certificate in respect of Premises No. 35/2M, Adhar Chandra Das Lane.
- Mutation Certificate in respect of Premises No. 35/2G, Adhar Chandra Das Lane. (The Amalgamated 35/2G)
- 10. Mutation Certificate in respect of Premises No. 35/2K, Adhar Chandra Das Lane.
- 11. Tax Receipt, dated 24-06-2025 issued by Kolkata Municipal Corporation.
- 12 Sanction Plan vide B.P. No. 2025030029, dated 12-07-2025 sanctioned by Kolkata Municipal Corporation.

Date: 01/09/2015

Place: Kolkata

Signature of the Advocate SOURADIPTA SAHA

[Advocate]



## Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

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Deed Registered to A.D.S.K. SSALDAN

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Dead Registered In: A.O.S.R. SEALOAN

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### Property Type & Transaction

Property Type Lend Transaction (0136) Sale. Descriptions Process of Adversey often Programmed Development Agreement

Properly Type: Lend Transaction (9901) Declaration, Declaration releting to immorable property.

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#### Other Details

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