

SANJUKTA RAY
ADVOCATE

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

Mobile: 9830248307
Email: sanjukray@gmail.com

Dated: 04.05.2022

To

1. Devyansh Properties Private Limited
2. Jeen Mata Home Builders Private Limited
3. Musaddi Builders Private Limited
4. Priyanshi Properties Private Limited
5. Vanya Buildcon Private Limited
6. Priyanshi Realcon Private Limited
7. Musaddi Realtors Private Limited
8. Vanya Griha Nirman Private Limited

All having Office at:
10/C, Ho-Chi-Minh Sarani,
Ground Floor,
Kolkata - 700071.

Non Encumbrances Certificate & Detailed Report on Title

Schedule of the Property: ALL THAT piece and parcel of land containing an area of **2 Bighas 11 cottahs 05 chittaks 22.5 sq. ft.** or **84.865 satak** be the same a little more or less together, comprised in Mouza Bally, R.S. Dag No. 2901, 2902, 2019, L.R. Dag No. 5311, 5312, R.S. Khatian No. 9619, 9620, 9621, 9622, 9623, 9624, 2196, L.R. Khatian No.43076, under P.S. Bally, Durgapur - Avaynagar -II, Gram Panchayet, Additional District Sub Registrar Howrah, in the District - Howrah, Pin Code 711205.

Present Owners of the said Property:

1. Devyansh Properties Private Limited
2. Jeen Mata Home Builders Private Limited
3. Musaddi Builders Private Limited
4. Priyanshi Properties Private Limited
5. Vanya Buildcon Private Limited
6. Priyanshi Realcon Private Limited
7. Musaddi Realtors Private Limited
8. Vanya Griha Nirman Private Limited

Place and period of searching: Necessary searches have been conducted at:

- (i) The Office of Dist. Sub Registrar Howrah-I, Dist. Sub-Registrar Howrah-II, Additional District Sub-Registered Howrah and Registrar of Assurances Kolkata for the period 2008 to 2022.
- (ii) Index -II of the above Mouza Bally, R.S. Dag No. 2901, 2902, 2019, L.R. Dag No. 5311, 5312, R.S. Khatian No. 9619, 9620, 9621, 9622, 9623, 9624, 2196, L.R. Khatian No.43076, under P.S. Bally, Durgapur - Avaynagar -II, Gram Panchayet, Additional District Sub

Sanjukta Ray.
Advocate

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Registrar Howrah, in the District - Howrah, Pin Code 711205,
Owners - Devyanish Properties Pvt. Ltd. and 7 others.

- (iii) The Court of the 1st Civil Judge (Jr. Div.), Howrah in respect of any Title Suit from the year 2011 to 2022 in the names of, Himmat Lal Chopra as the proprietor of Sree Durga Saw Mill, Jayanti Lal Chopra, Natwar Lal Chopra.
- (iv) The Court of 2nd Civil Judge (Sr. Div.), Howrah in respect of any Title Suit from the year 2011 to 2022 in the names of, Himmat Lal Chopra as the proprietor of Sree Durga Saw Mill, Jayanti Lal Chopra, Natwar Lal Chopra.
- (v) Office of the BL&LRO at Howrah.

My report is as follows: I have perused and considered the copies of the relevant documents pertaining to the above premises and my report is as follows:

THAT Devyanish Properties Private Limited, Jeen Mata Home Builders Private Limited, Musaddi Builders Private Limited, Priyanshi Properties Private Limited, Vanya Buildcon Private Limited, Priyanshi Realcon Private Limited, Musaddi Realtors Private Limited and Vanya Griha Nirman Private Limited being 8 companies, each represented by their respective Directors purchased the aforesaid **2 Bighas 11 cottahs 05 chittaks 22.5 sq. ft. or 84.865 satak** of land from Himmat Lal Chopra, being the sole proprietor of Shree Durga Saw Mill, Jayanti Lal Chopra and Natwar Lal Chopra by way of a Deed of Conveyance dated 13th December, 2019 Registered at the Office of the District Sub-Registrar - II, Howrah and recorded in Book No. I, Volume No.0513-2019, Pages from 229397 to 229467, Being No.051307082 for the year 2019 upon payment of a valuable consideration of Rs.2,70,00,000/-.

That the said 8 Companies after purchasing the above land have mutated their respective names in the records of the BL&LRO, Howrah.

From the available records from the searches made in the Registry Offices being Dist. Sub Registrar Howrah-I, Dist. Sub-Registrar Howrah-II, Additional District Sub-Registered Howrah and Registrar of Assurances Kolkata for the period 2008 to 2022, I have found the following Deeds:

- (i) Gift Deed No. I-050206575 for the year 2015 in the Office of the ADSR Howrah (Gift from Jetha Lal Chopra to Jayanti Lal Chopra with regard to 5 cottahs) dated 20.11.2015.
- (ii) Gift Deed No. I-050204576 for the year 2018 in the Office of the ADSR Howrah (Gift from Jetha Lal Chopra to Jayanti Lal Chopra with regard to 9 cottahs) dated 27.06.2018.

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- (iii) Deed of Declaration in respect of 9 Cottahs being Deed No.I-050200808 for the year 2018 before ADSR Howrah dated 05.11.2018.
- (iv) Gift Deed No.I-050204146 for the year 2018 in the Office of the ADSR Howrah (Gift from Jayanti Lal Chopra to Natwar Lal Chopra to with regard to 18 cottahs 6 chittaks 22.5 sq. ft.) dated 13.06.2018.
- (v) Sale Deed Being No.I-051307082 for the year 2019 in the Office of the District Sub-Registrar - II, Howrah (Sale of land by Himmat Lal Chopra, Jayanti Lal Chopra and Natwar Lal Chopra in favour of the present Owners with regard to 2 Bighas 11 cottahs 05 chittaks 22.5 sq. ft. or 84.865 satak) dated 13.12.2019.
- (vi) Development Agreement or Construction Agreement for the said land being Deed No.I-90403991 for the year 2022 before ARA-IV, Kolkata dated 04.03.2022.

There are a number of other deeds also found before Dist. Sub Registrar Howrah-I, Dist. Sub-Registrar Howrah-II, Additional District Sub-Registered Howrah and Registrar of Assurances Kolkata for the period 2008 to 2022 which find mention in the search receipts which are enclosed herewith.

From the court search in the Court of the 1st Civil Judge (Jr. Div.), Howrah in respect of any Title Suit from the year 2011 to 2022 in the names of, Himmat Lal Chopra as the proprietor of Sree Durga Saw Mill, Jayanti Lal Chopra, Natwar Lal Chopra and the Court of 2nd Civil Judge (Sr. Div.), Howrah in respect of any Title Suit from the year 2011 to 2022 in the names of, Himmat Lal Chopra as the proprietor of Sree Durga Saw Mill, Jayanti Lal Chopra, Natwar Lal Chopra, it appears that there are no Title Suits pending in the names of, Himmat Lal Chopra as the proprietor of Sree Durga Saw Mill, Jayanti Lal Chopra and Natwar Lal Chopra.

There are no cases filed by or against Himmat Lal Chopra as the proprietor of Sree Durga Saw Mill, Jayanti Lal Chopra, Natwar Lal Chopra in the Debts Recovery Tribunal Kolkata I, II & III as per the available records in all the three Tribunals.

The BL&LRO records show that the above mentioned property has been recorded in the names of the owners Devyansh Properties Private Limited, Jeen Mata Home Builders Private Limited, Musaddi Builders Private Limited, Priyanshi Properties Private Limited, Vanya Buildcon Private Limited, Priyanshi Realcon Private Limited, Musaddi Realtors Private Limited and Vanya Griha Nirman Private Limited or their authorized representatives/Directors.

Opinion: On the basis of the searches made and the copies of documents produced before me, I hereby certify that the abovementioned property in the names of Devyansh Properties Private Limited, Jeen Mata Home Builders Private Limited, Musaddi Builders Private Limited,

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Advocate Page 3

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Priyanshi Properties Private Limited, Vanya Buildcon Private Limited, Priyanshi Realcon Private Limited, Musaddi Realtors Private Limited and Vanya Griha Nirman Private Limited is as such free from all sorts of encumbrances, charges, liabilities, liens, lispendens of any kind whatsoever and the said property is clear, free and marketable. The sale deed by which the owners have purchased the property is valid and genuine.

Following receipts are enclosed:

- (1) Search Receipts from Dist. Sub Registrar Howrah-I, Dist. Sub-Registrar Howrah-II, Additional District Sub-Registered Howrah and Registrar of Assurances Kolkata for the period from 2008 to 2022.
- (2) Court Search receipts in the names of Himmat Lal Chopra as the proprietor of Sree Durga Saw Mill, Jayanti Lal Chopra, Natwar Lal Chopra from the Court of the 1st Civil Judge (Jr. Div.), Howrah in respect of pendency of any Title Suit from the year 2011 to 2022 and the Court of 2nd Civil Judge (Sr. Div.), Howrah in respect of pendency of any Title Suit from the year 2011 to 2022.
- (3) BL&LRO receipts from the Official Website of the Government.

Yours faithfully,

Sanjukta Ray
Sanjukta Ray
Advocate.

Encl: As above.

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- (3) BL&LRO receipts from the Official Website of the Government.

Encl: As above.

Yours faithfully,
Sanjukta Ray
Sanjukta Ray
Advocate.