

KANODIA & CO.

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June 5, 2024

ENCUMBRANCE CERTIFICATE

We have perused the title of the project land comprised in the project “Vinayak Amara”, being ALL THAT the piece and parcel of land measuring 198.7 (One Hundred and Ninety Eight Point Seven) Decimal , more or less, comprised in portion of R.S/L.R. Dag Nos. 902, 903, 904, 905, 906, 907, 908, 909, 910 and 911, recorded in L.R. Khatian Nos. 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5524, 5525, 5968, 5969 and 5970 in Mouza Patharghata, R.S. No. 225, J.L No. 36, Touzi No. 172, Kolkata 700135, Police Station Rajarhat (presently Newtown), within the jurisdiction Patharghata Gram Panchayat, Sub Registration District Rajarhat, District North 24 Parganas.

We have found that the said land is owned by (1) Greenhigh Nirman Pvt. Ltd. (2) Greenarena Residency Pvt. Ltd. (3) Goldenyatra Complex Pvt. Ltd. (4) Evership Realty Pvt. Ltd. (5) Auroshakti Infracon Pvt. Ltd. (6) Nabhya Developers Pvt. Ltd. (7) Nayajiwan Developers Pvt. Ltd. (8) Nishok Projects Pvt. Ltd. (9) Nistha Realcon Pvt. Ltd. (10) Sapnankur Infracon Pvt. Ltd. (11) Siddhibhumi Developers Pvt. Ltd. (12) Sonartari Infrastructure Pvt. Ltd. (13) Subhlife Township Pvt. Ltd. (14) Swarnabarsa Projects Pvt. Ltd. (15) Sapnankur Complex Pvt. Ltd. (16) Siddhibhumi Realcon Pvt. Ltd. (17) Sishirkanya Buildon Pvt. Ltd. (18) Sophisticated Residency Pvt. Ltd. (19) Swapnabhumi Nirman Pvt. Ltd. (20) Swarnabarsa Realcon Pvt. Ltd. (21) Moontree Realcon Pvt. Ltd. (22) Ahibaram Developers Pvt. Ltd. (23) Jibanjyoti Abasan Pvt. Ltd. (24) Arrowspace Realcon Pvt. Ltd. (25) Happylife Enclave Pvt. Ltd. (26) Somansh Residency Pvt. Ltd. (27) Bonus Tradelink Pvt. Ltd. (28) Visualization Projects Pvt.Ltd. and (29) Nutriway Complex Pvt. Ltd. (30) Muslima Khatun and (31) Md. Sahabuddin Molla are the joint absolute owners of the Said Land comprised in the said Project.

On the basis of searches conducted by junior lawyers and associates at the concerned offices of the Registrar and also in the courts having jurisdiction of the said land, we hereby certify that there are no encumbrances in respect of the said land or any part thereof.

We have further perused the records with the Ministry of Corporate Affairs and have not found any charge registered in respect of the said land by any of the land owner companies.

For Kanodia & Co.,

(Aditya Kanodia)
Partner

