

SATARUPA BASU (B.A.L.L.B.)

MOB: 9147114912/ 9836434333.

Advocate

E-mail id: satarupa.adv@gmail.com

ALIPORE JUDGES' COURT,
KOLKATA- 700027.

RESIDENCE/CHAMBER

Raynagar,
Madhyapara, P.O &
P.S. Bansdroni,
Kolkata-700070.

Date: 27/02/2023

Non Encumbrance Certificate and detailed report on title

Ref. : An area of land admeasuring more or less **426.43 decimals** [(the split up of the holding no. and land being :- **Holding No. 153** comprising land area measuring more or less **85 Cottahs 6 Chittak 9 Sq.ft.** (the split up of the land being :- 2 Cottahs 14 Chittaks 30 Sq.ft. in R.S. Dag No. 51, 13 Cottahs 12 Chittaks 39 Sq.ft. in R.S. Dag No. 52, 9 Cottahs 1 Chittak 8 Sq.ft. in R.S. Dag No. 53, 14 Cottahs 00 Chittaks 13 Sq.ft. in R.S. Dag No. 54, 14 Cottahs 11 Chittaks 8 Sq.ft. in R.S. Dag No. 56, 24 Cottahs 8 Chittaks 12 Sq.ft. in R.S. Dag No. 57, 6 Cottahs 5 Chittaks 34 Sq.ft. in R.S. Dag No. 58) in R.S. Dag Nos. 51, 52, 53, 54, 56, 57 & 58 under R.S. Khatian Nos. 60/2, 2509 & 2510, **Holding No. 154** comprising land area measuring more or less **87 Cottahs 7 Chittaks 38 Sq.ft.** (the split up of the land being :- 18 Cottahs 2 Chittaks 15 Sq.ft. in R.S. Dag No. 8, 9 Cottahs 1 Chittak 8 Sq.ft. in R.S. Dag No. 9, 8 Cottahs 7 Chittaks 22 Sq.ft. in R.S. Dag No. 10, 26 Cottahs 9 Chittaks 20 Sq.ft. in R.S. Dag No. 20, 19 Cottahs 1 Chittak 7 Sq.ft. in R.S. Dag No. 51, 2 Cottahs 14 Chittaks 35 Sq.ft. in R.S. Dag No. 52, 2 Cottahs 4 Chittaks 31 Sq.ft. in R.S. Dag No. 57, 14 Chittaks 35 Sq.ft. in R.S. Dag No. 58) in R.S. Dag Nos. 8, 9, 10, 20, 51, 52, 57 & 58 under R.S. Khatian Nos. 61, 2510, 52/18, 2495 & 60/2, **Holding No. 155** comprising land area measuring more or less **85 Cottahs 3 Chittaks 13 Sq. ft.** (the split up of the land being :- 1 Cottah 1 Chittak 22 Sq.ft. in R.S. Dag No. 52, 21 Cottahs 5 Chittaks 40 Sq.ft. in R.S. Dag No. 54, 38 Cottahs 1 Chittak 32 Sq.ft. in R.S. Dag No. 55, 9 Cottahs 3 Chittaks 38 Sq.ft.

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in R.S. Dag No. 56, 15 Cottahs 6 Chittaks 16 Sq.ft. in R.S. Dag No. 58]] in R.S. Dag Nos. 52, 54, 55, 56 & 58 under R.S. Khatian Nos. 14, 60/2, 2509 & 2510, lying and situate at Mouza- Rajpur, J.L. No. 55, Touzi No. 250, R.S. No. 109, Pargana- Medanmolla, comprised in C.S. & R.S. Dag Nos. 8, 9, 10, 20, 51, 52, 53, 54, 55, 56, 57 and 58 appertaining to C.S. & R.S. Khatian Nos. 14, 60/2, 61, 2495, 2509, 2510, 52/18, now within the limits of the Rajpur-Sonarpur Municipality Ward No. 26, Holding Nos. 153, 154 & 155, School Road, under P.S. & A.D.S.R. office at Sonarpur, District South 24-Parganas

Present owners of the said plot: **M/S. NEPAL TRADECOM PRIVATE LIMITED, M/S. AMBALIKA HOUSING PRIVATE LIMITED, M/S. MRITTIKA BUILDERS PRIVATE LIMITED.**

I have caused necessary searches in the Additional District Sub- Registry Office at Sonarpur, District Sub- Registry at Alipore and Additional Registrar of Assurances at Calcutta for the period from 2000 to 2023 through online and have inspected BL & LRO Mutation Certificate and all other relevant documents in respect of the aforesaid Property.

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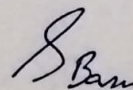
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My report is as follows:

The said **M/S. NEPAL TRADECOM PRIVATE LIMITED**, became the owner of Sali and Danga land totalling an area of **131 decimals** situated and lying at Mouza- Rajpur, J.L. No. 55, Pargana- Medanmolla, Touzi No. 250, R.S. No. 109, in C.S. and R.S. Dag No. 53, 54, 55 and 58 under C.S. and R.S. Khatian No. 14, 60/2, 2510 appertaining to P.S. and A.D.S.R. Sonarpur, Ward No. 26 under Rajpur-Sonarpur Municipality, Dist: 24 Parganas South by dint of purchase and by deed of conveyance registered on 16/01/2009 at D.S.R.- IV, Alipore, South 24-Parganas in Book-I, CD Volume No. 24, pages from 3354 to 3368, Being no. 00353 for the year 2009, **plus** Deed of Conveyance registered on 16/01/2009 at D.S.R.- IV, Alipore, South 24-Parganas in Book-I, CD Volume No. 24, Pages from 3404 to 3417, Being No. 00355 for the year 2009 **plus** Deed of Conveyance registered on 21/08/2009 at D.S.R. IV, Alipore, South 24-Parganas in Book No. I, CD Volume No. 15, Pages 1823 to 1837, Being No. 4811 for the year 2009 **plus** Deed of Conveyance registered on 21/08/2009 at D.S.R. IV, Alipore, South 24-Parganas in Book No. 1, CD Volume No. 15, Pages 1838 to 1852, Being No. 4812 for the year 2009 **plus** Deed of Conveyance registered on 20/01/2011 at A.D.S.R. Sonarpur, South 24-Parganas in Book No. I, CD Volume No. 2, Pages 1756 to 1775, Being No. 00648 for the year 2011 **plus** Deed of Conveyance registered on 20/01/2011 at A.D.S.R. Sonarpur, South 24-Parganas in Book No. I, CD Volume No. 2, Pages 1736 to 1755,



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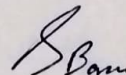
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being No. 00649 for the year 2011 **plus** Deed of Conveyance registered on 21/01/2011 at A.D.S.R. Sonarpur, South 24 Parganas in Book No. I, CD Volume No. 2, Pages 1716 to 1735, Being No. 00650 for the year 2011 **plus** Deed of Conveyance registered on 20/01/2011 at A.D.S.R. Sonarpur, South 24 Parganas in Book No. I, CD Volume No. 2, Pages 1679 to 1698, Being No. 00654 for the year 2011, subsequently executed and registered a Deed of Declaration, which was duly registered on 30/04/2014 before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. IV, CD. Volume No. 2, Pages from 3830 to 3840, Being No. 01149 for the year 2014 and executed by the said vendors and duly corrected the said Deed of Conveyance being No. 00353 for the year 2009, Deed of Conveyance being No. 00355 for the year 2009, Deed of Conveyance being No. 00648 for the year 2011 and Deed of Conveyance being No. 00650 for the year 2011.

The said **M/S. AMBALIKA HOUSING PRIVATE LIMITED** became owner of Sali and Danga land totaling an area of **164.63 Decimal** situated and lying at Mouza- Rajpur, J.L. No. 55, Pargana- Medanmolla, Touzi No. 250, R.S. No. 109, C.S. and R.S. Khatian No. 69 appertaining khanda Khatian No. 2509, 72 appertaining khanda Khatian No. 2510 and 60/2 appertaining to C.S. and R.S. Dag No. 51, 52, 53, 54, 56, 57 and 58, P.S. and A.D.S.R. Sonarpur, Ward No. 26 (24) under Rajpur Sonarpur



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Municipality, Dist: 24 Parganas South by purchase by dint of Conveyance Parganas South by purchase by dint of Deed of Conveyance dated 16/01/2009, registered at D.S.R.- IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 25, Pages from 1943 to 1959, Being No. 07264 for the year 2010 **plus** Deed of Conveyance dated 24/12/2008, registered at D.S.R.- IV, Alipore, South 24-Parganas in Book No. I, CD Volume No. 14, Pages from 3507 to 3520, Being No. 04200 for the year 2011 **plus** Deed of Conveyance dated 12/01/2011, registered at A.D.S.R., Sonarpur, South 24-Parganas, in Book No. I, CD Volume No. 1, Pages from 4272 to 4287, Being No. 00306 for the year 2011 **plus** Deed of Conveyance registered on 12/01/2011 at A.D.S.R. Sonarpur, South 24 Parganas in Book No. I, CD Volume No. 1, Pages 4255 to 4271, Being No. 0314 for the year 2011, **plus** Deed of Conveyance dated 12/10/2010 registered at D.S.R. IV, Alipore, South 24 Parganas in Book-I, CD Volume No. 27, Pages 1336 to 1351, Being No. 7906 for the year 2010, **plus** Deed of Conveyance dated 12/10/2010 registered at D.S.R. - IV, South 24 Parganas in Book-I, CD Volume No. 27, Pages 1352 to 1367, Being No. 07907 for the year 2010, **plus** Deed of Conveyance dated 12/10/2010, registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 27, Pages 1304 to 1319, Being No. 7904 for the year 2010 **plus** Deed of Conveyance dated 12/10/2010 registered at D.S.R. IV, Alipore, South 24 Parganas in Book-I, CD Volume No. 27, Pages 1368 to 1384, Being No. 07908 for the

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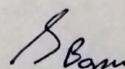
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year 2010 **plus** Deed of Conveyance dated 12/10/2010 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 27, Pages 1320 to 1335, Being No. 7905 for the year 2010 **plus** Deed of Conveyance dated 16/01/2009 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 25, Pages 1960 to 1975, Being No. 7265 for the year 2010 **plus** Deed of Conveyance dated 12/10/2010 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 27, Pages 1288 to 1303, Being No. 07903 for the year 2010 **plus** Deed of Conveyance dated 12/10/2010 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 27, Pages 1385 to 1400, Being No. 07909 for the year 2010, subsequently a Deed of Declaration, which was duly registered on 30/04/2014 before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. IV, CD. Volume No. 2, Pages from 3841 to 3848, Being No. 01148 for the year 2014 executed by the said vendor and duly corrected the said Deed of Conveyance being No. 07904 for the year 2010, Deed of Conveyance being No. 07905 for the year 2010 and Deed of Conveyance being No. 07909 for the year 2010.

The said **M/S MRITTIKA BUILDERS PRIVATE LIMITED** became owner of Sali and Danga land totaling an area of **130.8 Decimal** situated and lying at Mouza-Rajpur, J.L. No. 55, Pargana- Medanmolla, Touzi No. 250, R.S. No. 109, C.S. and R.S. Khatian No. 2495, 72 appertaining



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khanda Khatian No. 2510, 52/18, 61 and 60/2 appertaining to C.S. and R.S. Dag No. 8, 9, 10, 20, 57 and 58, P.S. and A.D.S.R. Sonarpur, Ward No. 26 (24) under Rajpur-Sonarpur Municipality, Dist: 24-Parganas South by purchase by dint of Deed of Conveyance dated 21/08/2009 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 15, Pages 2144 to 2158, Being No. 4764 for the year 2009 **plus** Deed of Conveyance dated 21/08/2009 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 15, Pages 2159 to 2174, Being No. 4767 for the year 2009, **plus** Deed of Conveyance dated 30/06/2010 registered at A.D.S.R. Sonarpur, South 24 Parganas in Book No. I, Being No. 7815 for the year 2010, **plus** Deed of Conveyance dated 30/06/2010 registered at A.D.S.R. Sonarpur, South 24 Parganas in Book No. I, CD Volume No. 20, Pages 5569 to 5584, Being No. 07813 for the year 2010 **plus** Deed of Conveyance dated 21/08/2009 registered at D.S.R. IV, Alipore, South 24 Parganas in Book No. I, CD Volume No. 15, Pages 2129 to 2143, Being No. 04763 for the year 2009, **plus** Deed of Conveyance dated 30/06/2010 registered at A.D.S.R. Sonarpur, South 24 Parganas, in Book No. I, CD Volume No. 20, Pages 7382 to 7398, Being No. 07810 for the year 2010 **plus** Deed of Conveyance dated 30/06/2010 registered at A.D.S.R. Sonarpur, South 24 Parganas in Book No. I, CD Volume No.20, Pages

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7364 to 7381, Being no. 07809 for the year 2010, **plus** Deed of Conveyance dated 21/08/2009 registered at D.S.R. Alipore, South 24 Parganas in Book No. I, CD Volume No. 15, Pages 2218 to 2232, Being No. 4766 for the year 2009 and subsequently a Deed of Declaration dated 07/07/2010 registered at A.D.S.R. Sonarpur, South 24 Parganas in Book No. IV, CD Volume No. 3, Pages 951 to 961 being No. 01345 for the year 2010 executed by the said vendors and duly corrected the said Deed of Conveyance being No. 4766 for the year 2009 **plus** Deed of Conveyance dated 30/06/2010 registered at A.D.S.R. Sonarpur, South 24 Parganas in Book No. I, CD Volume No. 20, Pages 7399 to 7416, being No. 07812 for the year 2010.

For the municipal holding purpose, the said **M/S. NEPAL TRADECOM PRIVATE LIMITED** sold, conveyed and transferred ALL THAT piece and parcel of undivided and un-demarcated land measuring more or less 7 Chattaks unto and in favour of M/S. AMBALIKA HOUSING PRIVATE LIMITED and M/S. MRITTIKA BUILDERS PRIVATE LIMITED by and under a Deed of Sale which was duly registered on 30/04/2014, before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, C.D. Volume No. 8, Pages from 6419 to 6436, Being No. 04235 for the year 2014.

For the municipal holding purpose, the said **M/S. AMBALIKA HOUSING PRIVATE LIMITED** sold, conveyed and transferred ALL THAT

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piece and parcel of undivided and un-demarcated land measuring more or less 7 Chattaks by and under a Deed of Sale which was duly registered on 30/04/2014, before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, CD. Volume No. 8, Pages from 6399 to 6418, Being No. 04237 for the year 2014.

For the municipal holding purpose the said **M/S. MRITTIKA BUILDERS PRIVATE LIMITED** sold, conveyed and transferred **ALL THAT** piece and parcel of undivided and un-demarcated land measuring more or less 7 Chattaks by and under a Deed of Sale which was duly registered on 30/04/2014, before the office of the A.D.S.R. at Sonarpur and recorded in Book No. I, CD. Volume No. 8, Pages from 6381 to 6398, Being No. 04242 for the year 2014.

I hereby state that the above mentioned land of **M/S. NEPAL TRADECOM PRIVATE LIMITED, M/S. AMBALIKA HOUSING PRIVATE LIMITED, M/S. MRITTIKA BUILDERS PRIVATE LIMITED**, is free from all encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has salable and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and

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the same is not under any claim of the KMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Satarupa Basu
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Advocate
Alipore Judges' Court
Kolkata-700 027