

NON ENCUMBRANCE CERTIFICATE

I. SECTION 'A' – DEFINITIONS:

The term or expression used in this Certificate shall have the meaning assigned to them as follows:

(a) **"said Property"** shall mean:

- (i) the landed property measuring 687.8097 Decimal (equivalent to 6.878097 acre) more or less situate and lying at and comprised of R.S. and L.R. Dag Nos. 1162, 1168, 1169, 1171, 1174, 1175, 1176, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206 and 1207 all in Mouza Kalikapur, J.L. No.40, Police Station - Rajarhat, in the District of North 24-Parganas;
- (ii) the landed property measuring 40.1903 Decimal (equivalent to 0.401903 acre) more or less situate and lying at and comprised of R.S. and L.R. Dag Nos. 104, 112, 113, 115, 138 and 139 all in Mouza Ganragari, J.L. No.37, Police Station - Rajarhat, in the District of North 24-Parganas;

all lying adjacent and contiguous measuring **728** Decimal (equivalent to **7.28** acre) more or less (and all morefully described in **Annexure A** hereto).

(b) **"Owner"** shall mean **Arch Griha Nirman Private Limited**, a Company within the meaning of The Companies Act, 2013, having its registered office at 99A, Park Street, Police Station and Post Office - Park Street, Kolkata - 700016, District - Kolkata.

II. SECTION 'B' – INSTRUCTIONS:

The Owner, in the years 2022 and 2023, instructed me to cause necessary searches in respect of the said Property in the concerned departments of the State Government and the Courts having jurisdiction over the said Property and give my Non Encumbrance Certificate of the Owner thereto and details of the encumbrances, if any created by them on the said Property.



III. SECTION 'C' - SEARCH REPORT:**1. Registration Offices:**

1.1 I caused to be made searches of the relevant Index-II in respect of the said Property at the registration offices having jurisdiction to register instruments in respect thereof, being (a) Additional District Sub-Registrar, Bidhannagar for the years 1985 to 2012, (b) Additional District Sub-Registrar, Rajarhat for the years 2012 to 23.05.2022, (c) District Registrar, Barasat for the years 1985 to 19.05.2022, (d) Registrar of Assurances, Kolkata for the years 1985 to 2001, (e) Additional Registrar of Assurances-II, Kolkata for the years 2002 to 25.05.2022, (f) Additional Registrar of Assurances-IV, Kolkata for the years 2015 to 28.05.2022.

1.2 **Comment:** I, however, like to specifically mention that:

- (a) any document which has been presented for registration, but registration whereof is kept in abeyance for want of assessment of market value by the registering authority and/or payment of deficit stamp duty and deficit registration fee and/or otherwise, does not reflect in the searches to have been registered as the same are kept pending by the registering authority;
- (b) while causing to be made searches, relevant Index-II for several years were found torn or partly torn or damaged and searches for those years could not, as such, be carried out;
- (c) since the time of computerization of records (i.e. since about 2002), the registration offices do not maintain the Index for public inspection and the clerk sitting on the computer gives printed information to the person causing searches in respect of the concerned property and this report is based on such information for such searches.

1.3 The searches at the registration offices as per the available records have not disclosed any encumbrance affecting the said Property.

2. Settlement Office:

2.1 From the searches caused on the website 'banglarbhumi.gov.in' of the Government of West Bengal, it appears that the said Property (except portions of Dag Nos.112, 113, 115 in Mouza Ganragari) is mutated in the



names of the said Owner, Arch Griha Nirman Private Limited in the LR Records of the Government of West Bengal vide Khatian Nos. 1295 and 1174.

3. Acquisition and Alignment:

- 3.1 **Land Acquisition Collector:** The said Property or any portion thereof does not appear to be affected by any acquisition or requisition proceedings of the Land Acquisition Department, North 24-Parganas, Barasat as per the information received from the Land Acquisition Department, North 24-Parganas.
- 3.2 **Kolkata Metropolitan Development Authority:** The said Property does not appear to be affected by any alignment, acquisition or requisition proceeding of the Kolkata Metropolitan Development Authority as per the Information provided by the Kolkata Metropolitan Development Authority vide their Letter No. 1346/KMDA/RTI/2006 (IR-116951) dated 28.07.2022.
- 3.3 **Metro Railway Authority:** The said Property does not appear to be affected by any alignment, acquisition or requisition proceeding of the Metro Railway Authority as per the Information provided by the Kolkata Metropolitan Development Authority vide their Letter No. RVNL/KOL/RTI/2018/614A dated 02.07.2022.

4. Courts:

- 4.1 I have caused to be made necessary searches as to whether any Title Suit or Title Execution Case was filed in the Court of the 1st Civil Judge (Junior Division) at Barasat and as to whether any Title Suit or Title Execution Case was filed in the Court of the 1st Civil Judge (Senior Division) at Barasat from the year 2011 to August, 2023 against the Owner. From the Information obtained from the aforesaid courts, no title suit or title execution case in respect of the said Property appears to have been filed against the above named Owner.

5. Charge of Tata Capital Limited:

The Owner has informed that Tata Capital Limited has sanctioned construction loan for the project to be constructed at the said Property and in this regard, Tata Capital Limited has created a charge on the said Property.



IV. SECTION 'D' – COMMENTS:

Besides the comments and observations made at various places of this report, I would also like to mention that this report relates only to searches caused by me at concerned registration offices, courts and government departments mentioned above and does not relate to any other encumbrance, charge or attachment including those created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax, Goods and Services Tax, other Government dues, etc.

V. SECTION 'H' – CONCLUSION:

In the premises aforesaid, in my view, the said Property is free from encumbrances save the charge created by Tata Capital Limited in lieu of construction loan sanctioned by them.

DATED THIS 25TH DAY OF SEPTEMBER, 2023



**Advocate
Enrolment No. WB/1095/2007**

DATED THIS 25TH DAY OF SEPTEMBER, 2023

Re: Landed Property in Mouza Kalikapur, J.L. No.40 and Mouza Ganragari, J.L. No. 37, Police Station - Rajarhat, in the District of North 24-Parganas.

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