



BHUPENDRA GUPTA
ADVOCATE

H.N. Datta & Co
"Temple Chambers"
6, Old Post office Street,
Third Floor, Room No. 87,
Kolkata - 700 001

Ref.: BG/...../

Date.....

No Encumbrances Certificate and detailed report on title

Ref : **ALL THAT** piece and parcel of land measuring an area of 50 (Fifty) Decimal, more or less, the same being comprised in and being part and portion of and being situate and lying at Mouza Chakpanchuria, J.L.-33, P.S. Rajarhat and being Plot Nos.259, 260 & 270, (L.R. Dag-259, Khatian No-2796, Bastu Land-.12 Acre; L.R. Dag-260, Khatian No-2796, Bastu Land-.24 Acre; L.R.Dag-270, Khatian No-2796, Bastu Land-.14 Acre) District North 24 Parganas Pin Code-700156

Present Owner of the said Plot: **ROYAL INFRACONSTRU LTD**, a company incorporated under the Companies Act 1956 having its registered office at Godrej Water Side Building, Tower No.1, 4th floor, No.401, Plot No.5, DP Block, Salt Lake Sector V, Kolkata-700091 under Post Office Nabadiganta sub Post Office & Police Station Electronic Complex

I have caused necessary searches in the offices of District Sub Registrar-II at Barasat, District Registry Office at Barasat, Additional District Sub Registrar at Rajarhat, Additional District Sub Registrar at Bidhannagar and Additional Registrar of Assurances (all offices) for the period from 2009 to 2023 in respect of the aforesaid Property.

My report is as follows:

NOTE FROM THE ADVOCATE

- A. By a Deed of Conveyance dated 19th day of March 2010 made between 1. Sri Subrata Mondal, 2. Smt Suparna Mondal, 3. Sri Dipak Sardar, 4. Smt Gita Sardar, 5. Smt Rina Das, 6. Sri Pradip Sardar, 7. Sri Uttam Sardar, 8. Smt Amela Sardar, 9. Sri Deben Mondal, 10. Smt Rekha Sardar, 11. Sri Mahadeb Sardar, 12. Sri Ganesh Sardar and 13. Sri Kartick Sardar therein jointly called and referred to as the Vendors of the One Part and Royal Infraconstru Limited therein called and referred to as the Purchaser of the Other Part and duly registered in Book No.1, CD Volume No.5, Pages from 3809 to 3834, Being No.02852 for the year 2010, at the Office of the A.D.S.R Bidhannagar, the said Vendors for the consideration therein mentioned and on the terms conditions and covenants stated therein conveyed, transferred, assigned and assured unto and to the Purchaser All that piece or parcel of Sali Land, measuring an area of 05.83 Decimals out of 11.65 Decimals comprised in R.S. Dag No.259, and Bastu land measuring an area of 11.31 Decimals out of 22.62 Decimals comprised in R.S. Dag No.260 with 1200 Square Feet three brick built tile shed structure standing thereon and Danga land



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measuring an area of 04.67 Decimals out of 09.34 Decimals Comprised in R.S. Dag No.270 thus totaling 21.81 Decimals under R.S. Khatian No.364 and L.R. Khatian Nos. 854,2360, 2359, 1483/1, 2357 and 2358, J.L. No.33, R.S. No.205 ½, Touzi No. 145 at present 10 of Mouza Chakpanchuria, within the jurisdiction of Patharghata Gram Panchayat, Additional District Sub Registration Office Bidhannagar (Salt Lake City) under Rajarhat at present New Town Police Station in the District North 24 Parganas more fully described in the schedule thereunder written.

- B. By a Deed of Conveyance dated 19th day of March 2010 made between 1. Sri Subrata Mondal, 2. Smt Suparna Mondal, 3. Sri Dipak Sardar, 4. Smt Gita Sardar, 5. Smt Rina Das, 6. Sri Pradip Sardar, 7. Sri Uttam Sardar, 8. Smt Amela Sardar, 9. Sri Deben Mondal, 10. Smt Rekha Sardar, 11. Sri Mahadeb Sardar, 12. Sri Ganesh Sardar and 13. Sri Kartick Sardar therein jointly called and referred to as the Vendors of the One Part and Royal Infraconstru Limited therein called and referred to as the Purchaser of the Other Part and duly registered in Book No.1, CD Volume No.5, Pages from 3835 to 3860, Being No.02853 for the year 2010, at the Office of the A.D.S.R Bidhannagar, the said Vendors for the consideration therein mentioned and on the terms conditions and covenants stated therein conveyed, transferred, assigned and assured unto and to the Purchaser All that piece or parcel of Sali Land, measuring an area of 05.82 Decimals out of 11.65 Decimals comprised in R.S. Dag No.259, and Bastu land measuring an area of 11.31 Decimals out of 22.62 Decimals comprised in R.S. Dag No.260 with 1200 Square Feet three brick built tile shed structure standing thereon and Danga land measuring an area of 04.67 Decimals out of 09.34 Decimals Comprised in R.S. Dag No.270 thus totaling 21.80 Decimals under R.S. Khatian No.364 and L.R. Khatian Nos. 854, 2360, 2359, 1483/1, 2357 and 2358, J.L. No.33, R.S. No.205 ½, Touzi No. 145 at present 10 of Mouza Chakpanchuria, within the jurisdiction of Patharghata Gram Panchayat, Additional District Sub Registration Office Bidhannagar (Salt Lake City) under Rajarhat at present New Town Police Station in the District North 24 Parganas more fully described in the schedule thereunder written.
- C. By a Deed of Conveyance dated 6th day of April 2010 made between 1. Smt Palashi Kabiraj, 2. Sri Raj Kumar Agarwal and 3. Siddhi Vinayak Enclave Private Limited therein jointly called and referred to as the Vendors of the One Part and Royal Infraconstru Limited therein called and referred to as the Purchaser of the Other Part and duly registered in Book No.1, CD Volume No.6, Pages from 7362 to 7382, Being No.03655 for the year 2010, at the Office of the A.D.S.R Bidhannagar, the said Vendors for the consideration therein mentioned and on the terms



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conditions and covenants stated therein conveyed, transferred, assigned and assured unto and to the Purchaser All that piece or parcel of Bastu Land measuring an area of 01.53 Decimals out of 29 Decimals with 100 Square feet tile shed structure standing thereon, comprised in R.S. Dag No.260 and Danga land measuring an area of 04.66 Decimals, out of 14 Decimals comprised in R.S. Dag No.270 thus totaling 06.19 Decimals under L.R. Khatian Nos 1484, 1722, 2372 & 2371, J.L. No.33, R.S. No.205 ½, Touzi No.145 at present 10 of Mouza Chakpanchuria, within the jurisdiction of Patharghata Gram Panchayat, Additional District Sub Registration Office Bidhannagar (Salt Lake City) under Rajarhat at present New Town Police Station in the District North 24 Parganas more fully described in the schedule thereunder written.

- D. The said Royal Infraconstru Limited after purchase of the aforesaid land caused mutation of its name in the records of the Land & Land Reforms Office at North 24 Parganas vide LR Khatian No.2796.
- E. The said Royal Infraconstru Limited thus became absolute owner of All that piece and parcel of Bastu Land containing an area of 50 decimal more or less situate lying at mouza Chakpanchuria, J.L.-33, P.S. Rajarhat and being Plot Nos.259, 260 & 270, District North 24 Parganas

I hereby say that the above mentioned land of Royal Infraconstru Limited is free from all sorts of encumbrances, charges, liabilities, liens and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction and the same is not under any claim of any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

BHUPENDRA GUPTA
ADVOCATE
HIGH COURT AT CALCUTTA
ENROLMENT No. WB/88/2001