

# Javed K. Sanwarwala

Advocate, High Court, Calcutta

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**Dated: 29<sup>th</sup> January 2024**

## **NO ENCUMBRANCES CERTIFICATE**

**Regarding:** Piece and parcel of **ALL THAT** total land area of 59 decimals comprised in L.R. Dag No. 2708, L.R. Khatian No. 5238, J.L. No. 18 within Mouza Bikihakola, Police Station Panchla, District Howrah within the territorial limits of Bikihakola Gram Panchayat and also within the jurisdiction of the office of the District Sub-registrar, Howrah in the State of West Bengal at present absolutely owned by **NISHAT INFRASTRUCTURE PVT. LTD.** having its registered office at 59, Bon Behari Bose Road, Post Office, Police Station Howrah, District Howrah, Pin: 711 101.

On scrutiny of documents and papers it is evident that by virtue of a Deed of Conveyance dated 4th August 2020 executed by and between (1) SRI KRISHNENDU DUTTA @ KRISHENDU PRADIP DUTTA and (2) SRI SHIRSHENDU DUTTA mentioned therein as Vendors, NISHAT INFRASTRUCTURE PVT. LTD., mentioned therein as Purchaser and (1) SRI PRADIP NARAYAN DUTTA, (2) SRI DEB NARAYAN DUTTA & (3) SMT. KANIKA DUTTA, mentioned therein as Confirming Parties, and registered in the office of the District Sub-Registrar - I at Howrah in Book No. I, Volume No. 0501-2020, at Pages 88604 to 88651, Being Deed No. 050102494 for the year 2020, the said NISHAT INFRASTRUCTURE PVT. LTD. is the sole and absolute owner of **ALL THAT ALL THAT** total land area of 59 decimals comprised in L.R. Dag No. 2708, L.R. Khatian No. 5238, J.L. No. 18 within Mouza Bikihakola, Police Station Panchla, District Howrah within the territorial limits of Bikihakola Gram Panchayat and also within the jurisdiction of the office of the District Sub-registrar, Howrah in the State of West Bengal.

The said NISHAT INFRASTRUCTURE PVT. LTD. has since got its name recorded in the land records maintained by the District Land & Land Reforms Office in respect of the aforesaid property as the sole and absolute owner thereof and by an order bearing Memo No. 20/CONV/PANCH/22/1140/LR dated 20.04.2022 the office of the District Land & Land Reforms Officer has granted necessary permission and clearance in favour of NISHAT INFRASTRUCTURE PVT. LTD. to use of the said land for commercial purposes.



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The said NISHAT INFRASTRUCTURE PVT. LTD. has also obtained sanctioned building plan on 11.04.2023 from the office of the District Engineer, Howrah Zilla Parishad for construction of a B+G+5 storied mercantile building on the land of the aforesaid property comprised in L.R. Dag No. 2708, L.R. Khatian No. 5238, J.L. No. 18 within Mouza Bikihakola, Police Station Panchla, District Howrah within the territorial limits of Bikihakola Gram Panchayat.

I have not found any entry in any digital record maintained in the office of the District Sub-Registrar at Howrah or in the office of any of the Additional Registrar of Assurances, Kolkata about transfer and/or alienation of the aforesaid property or any portion thereof by the said NISHAT INFRASTRUCTURE PVT. LTD. in favour of any one since its purchase in the manner aforesaid.

I, therefore, hereby certify that NISHAT INFRASTRUCTURE PVT. LTD. is the sole and absolute owner of the aforesaid property and the aforesaid property is free from all sorts of encumbrances, charges, liabilities and attachment of any kind whatsoever.



Advocate

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