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Ref: SBA/NEC/SRIJAN-BADU/01/2012-13 Date: 17/01/2013

To,
BADU ROAD DEVELOPERS LLP,
1, Lu Shun Sarani, 4th Floor,
Kolkata -700 073.

Dear Sir,

Pursuant to your instruction and on the basis of the documents produced by you, we hereby submit
NON - ENCUMBRANCE CERTIFICATE as hereunder:-

SUBJECT:

1. All That the piece and parcel of land admeasuring an area of 0.74 Acres, situate, lying at Mouza - Kutulsahi, J.L. No. 42, comprised in R.S. and L.R. Dag No. 542, P.S. - Barasat, in the District - 24 Parganas (North).
2. All That the piece and parcel of land admeasuring an area of 50 Decimal, situate, lying at Mouza - Kutulsahi, J.L. No. 42, comprised in R.S. and L.R. Dag Nos. 548 (36 Decimal) and 545 (14 Decimal), P.S. - Barasat, in the District - 24 Parganas (North).
3. All That the piece and parcel of land admeasuring an area of 0.84 Acres, situate, lying at Mouza - Kutulsahi, J.L. No. 42, comprised in R.S. and L.R. Dag No. 565, P.S. - Barasat, in the District - 24 Parganas (North).
4. All That the piece and parcel of land admeasuring an area of 0.52 Acres, situate, lying at Mouza - Kutulsahi, J.L. No. 42, comprised in, R.S. and L.R. Dag Nos. 541(14 Decimal) & 544/596 (38 Decimal), P.S. - Barasat, within the limits Barasat Municipality, in the District - 24 Parganas (North).
5. All That the piece and parcel of land admeasuring an area of 0.88 Acres, situate, lying at Mouza - Kutulsahi, J.L. No. 42, comprised in, R.S. and L.R. Dag No. 544, P.S. - Barasat, in the District - 24 Parganas (North).
6. All That the piece and parcel of land admeasuring an area of 0.78 Acres, situate, lying at Mouza - Kutulsahi, J.L. No. 42, comprised in R.S. and L.R. Dag Nos. 571 (35 Decimal), 572 (30 Decimal) & 570 (13 Decimal), P.S. - Barasat, within the limits Barasat Municipality, in the District - 24 Parganas (North).
7. All That the piece and parcel of land admeasuring an area of 0.76 Acres, situate, lying at Mouza - Kutulsahi, J.L. No. 42, comprised in R.S. and Dag Nos. 574 (48 Decimal) & 575(28 Decimal), P.S. - Barasat, within the limits Barasat Municipality, in the District - 24 Parganas (North).
8. All That the piece and parcel of land admeasuring an area of 0.18 Acres, situate, lying at Mouza - Dig Beria, J.L. No. 74, comprised in R.S. and L.R. Dag No. 21/560, P.S. - Barasat 2, within the limits of Madhyamgram Municipality, in the District - 24 Parganas (North).
9. All That the piece and parcel of land admeasuring an area of 37 Satak, situate, lying at Mouza - Kutulsahi, J.L. No. 42, comprised in R.S. & L.R. Dag No. 539, P.S. - Barasat, in the District - 24 Parganas (North).
10. All That the piece and parcel of land admeasuring an area of 19 Satak, situate, lying at Mouza - Kutulsahi, J.L. No. 42, comprised in R.S. and L.R. Dag No. 543, P.S. - Barasat, in the District - 24 Parganas (North).
11. All That the piece and parcel of land admeasuring an area of 0.33 Acres, situate, lying on the at Mouza - Kutulsahi, J.L. No. 42, comprised in R.S. and L.R. Dag No. 540, P.S. - Barasat, in the District - 24 Parganas (North).

Raj Sarkar

12. All That the piece and parcel of land admeasuring an area of 96 Decimal, situate, lying at Mouza - Dig Beria, J.L. No. 74, comprised in R.S. and L.R. Dag Nos. 8 (3 Decimal), 14 (39 Decimal) & 15 (54 Decimal), within the limits of Madhyamgram Municipality, in the District - 24 Parganas (North).
13. All That the piece and parcel of land admeasuring an area of 22 Decimal, situate, lying at Mouza - Kutulsahi, J.L. No. 42, Re. Su. No. 10, comprised in R.S. & L.R. Dag No. 551, P.S. - Barasat, within the limits of Barasat Municipality, in the District - 24 Parganas (North).
14. All That the piece and parcel of land admeasuring an area of 127 Decimal, situate, lying at Mouza - Kutulsahi, J.L. No. 42, comprised in R.S. and L.R. Dag No. 546, P.S. - Barasat, in the District - 24 Parganas (North).
15. All That the piece and parcel of land admeasuring an area of 0.54 Acres, situate, lying at Mouza - Kutulsahi, J.L. No. 42, comprised in R.S. and L.R. Dag Nos. 573 & 570/595, P.S. - Barasat, within the admit of Barasat Municipality, in the District - 24 Parganas (North).
(hereinafter collectively referred to as "**the said Properties**").

SEARCHING:

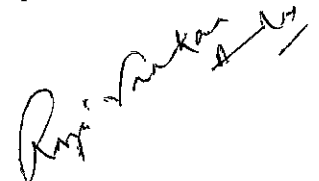
REGISTRY OFFICE/S:

We have caused necessary searches through Mr. D. D. Bhattacharya in Index - II in the Office of Registrar of Assurances, District Registrar and Addl. District Sub-Registrar, Barasat for the period from 1983 to 2012 (till date) and no adverse entries had been detected.

COURT SEARCH:

Pursuant Ld. 1st Civil Judge (Jr. Div) at Barasat & the Ld. 1st Civil Judge (Sr. Div.) at Barasat, it appears that no Money Suit and/or Title have been filed involving the said properties mentioned herein before, against the persons and/or company named in the Information Slips during the period mentioned therein.

Pursuant to the abovementioned searches conducted in the aforesaid Registry Offices and concerned Courts there are no prior litigations, mortgages/charges and/or any adverse entries whatsoever could be seen/found pertaining to the said Properties and as such it appears that the said Properties have valid and marketable title.



Signature of the Advocate

NB: Relevant Search Receipts & Information Slips of the Court already deposited.