

SK PERVEG, B.Sc(H), LL.B
Advocate
High Court at Calcutta

Chamber & Residence:
25B, Meher Ali Mondal Street,
Kolkata-700 027
7-30 p.m to 10-30 p.m.
Mob: 9051067156

Ref. No.

Dated : 05-04-2023

NON ENCUMBRANCE CERTIFICATE WITH THE SEARCH REPORT AND DEVOLUTION OF TITLE OF LAND MEASURING ABOUT 213 DECIMAL MORE OR LESS IN R.S. & L.R DAG NOS. 133, 141, 142 AND 198 UNDER L. R. KHATIAN NO. 1420, LYING AND SITUATE AT MOUZA- SULTANPUR, J.L. NO.-16, REVENUE SURVEY NO. 47 AND 190, TOUZI NO.250, PARGANA- MEDANMALLA, POLICE STATION- BARUIPUR, WITHIN THE LIMITS OF MALLICKPUR GRAM PANCHAYAT, BEING HOLDING NO. 243 (OLD HOLDING NO.577), PIN CODE NO.- 700145, IN THE DISTRICT OF SOUTH 24 PARGANAS.

1. NAME OF THE TITLE HOLDER/OWNER:

SHARDA SONS RESOURCES PRIVATE LIMITED, a company incorporated under the provisions of the companies Act 1956, having its registered office at Subham Residency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Ground Floor, P.O.+P.S.- Bhawanipore, Kolkata-700 025, District- South 24 Parganas which was previously known and identified as "MALINATH TRADING PVT. LTD." a company incorporated under the provisions of the companies Act 1956, having its registered office previously at B/13, Central Plaza, 41, Bipin Behari Ganguly Street, Kolkata- 700 012, District- Kolkata and thereafter at 4A, Camac Street, PS Arcadia Central, 7th Floor, Room No.-7A, P.O.+ P.S.- Park Street, Kolkata-700 016, District- South 24 Parganas. 209, C.R. Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata.

2. DESCRIPTION OF THE PROPERTY:

ALL THAT piece and parcel of vacant land measuring about 110 Decimal more or less in R.S. & LR Dag No. 133 under L.R. Khatian No. 1420 and An area of 36 Decimal more or less in R.S. & LR Dag No. 141 under L.R. Khatian No. 1420 and An area of 60 Decimal more or less in R.S. & LR Dag No. 142 under L.R. Khatian No. 1420 and An area of 7 Decimal more or less in R.S. & LR Dag No. 198 under L.R. Khatian No. 1420, Admeasuring an area of 213 Decimal more or less, all dags are lying and situated at Mouza- Sultanpur, J.L. No.-16, Revenue Survey No. 47 and 190, Touzi No.250, Pargana-

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Medanmalla, District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Baruipur, Police Station- Baruipur, within the Limits of Mallickpur Gram Panchayat, being Holding No. 243 (Old Holding Nos. 577), Pin Code No. 700145, in the District of South 24 Paraganas. hereinafter called and referred to as the SAIDLAND.

3. DEVOLUTION OF THE TITLE:-

WHEREAS the aforesaid SHARDA SONS RESOURCES PRIVATE LIMITED, the Owner herein, had purchased ALL THAT piece and parcel of shali and Bastu land measuring about 213 Decimal (i.e. 2.13 Acre) more or less, in its previous name i.e. MALINATH TRADING PVT.LTD , by virtue of several Deeds of Conveyance, executed and registered in the concerned offices, details of which are shown in a Chart herein below and recorded in Book No.-I, such as -

Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Area of Purchased Land (In Decimal)
D.S.R.-IV, Alipore	4385	2014	25	669-687		L.R.-586	90
D.S.R.-IV, Alipore	4387	2014	25	756-775	133	L.R.-586 and 827	20
D.S.R.-IV, Alipore	4387	2014	25	756-775	141	L.R.-586 and 827	36
D.S.R.-IV, Alipore	8041	2014	CD-46	3003-3031	142	57,95,101,104, 177,404,449, 568, 798	60
D.S.R.-IV, Alipore	8041	2014	CD-46	3003-3031	198	L.R.- 57,95,101,104 177,404,449, 568, 798	7
						TOTAL =	213

ANDWHEREAS thereafter the above-mentioned MALINATH TRADING PVT. LTD. (presently known and identified as SHARDA SONS RESOURCES PRIVATE LIMITED) the Owner herein,

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has mutated its name as the Owner in the records of B.L. & L.R.O- Baruipur, South 24 Parganas under L.R. Khatian No.1420 and the mutated area is 213 Decimal (i.e. 2.13 Acre) .

ANDWHEREAS the Owner also got its name mutated in respect of the said land in the records of Mullickpur Gram Panchayat, South 24 Paragana, which has since been recorded under Holding No. 243 (Old Holding Nos. 577).

ANDWHEREAS thereafter the aforesaid plots of land have already been converted from 'Shali' to "Bastu Commercial" from the concerned authority.

ANDWHEREAS the above-mentioned "MALINATH TRADING PVT. LTD." is presently known and identified as "SHARDA SONS RESOURCES PRIVATE LIMITED".

ANDWHEREAS at present the aforesaid "SHARDA SONS RESOURCES PRIVATE LIMITED" is the lawful recorded owner and occupier of ALL THAT piece and parcel of vacant land measuring about 110 Decimal more or less in R.S. & LR Dag No. 133 under L.R. Khatian No. 1420 and An area of 36 Decimal more or less in R.S. & LR Dag No. 141 under L.R. Khatian No. 1420 and An area of 60 Decimal more or less in R.S. & LR Dag No. 142 under L.R. Khatian No. 1420 and An area of 7 Decimal more or less in R.S. & LR Dag No. 198 under L.R. Khatian No. 1420, Admeasuring an area of 213 Decimal more or less, all dags are lying and situated at Mouza- Sultanpur, J.L. No.-16, Revenue Survey No. 47 and 190, Touzi No.250, Pargana- Medanmalla, District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Baruipur, Police Station- Baruipur, within the Limits of Mallickpur Gram Panchayat, being Holding No. 243 (Old Holding Nos. 577), Pin Code No. 700145, in the District of South 24 Paraganas.

ANDWHEREAS Out of the aforesaid plots of land, the Owner through its Developer, is at first, developing Phase-wise, part by part, a Housing Complex of ownership flats on piece and parcel of vacant land measuring about 131.35 Decimal more or less, lying and situated in RS & LR Dag Nos- 133, 141 (P), 142 (P), 198, Under L.R. Khatian No.- 1420, by Nature - Bastu Commercial, at Mouza- Sultanpur, J.L. No.-16, Revenue Survey No. 47 and 190, Touzi No.250, Pargana- Medanmalla; District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station - Baruipur, within the jurisdiction of Mallickpur Gram Panchayat, being Holding No. 243 (Old

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Holding Nos. 577), in the District of South 24 Paraganas which is/will be called and treated as "PHASE-I" which consists of 4(Four) Blocks such as Block-1, Block-2, Block-3 and Block-4 respectively as per Sanctioned Plan and it is butted and bounded as follows :-

ON THE NORTH : Land of the Company in RS & LR Dag Nos. 139(P) and 134.

ON THE SOUTH : Land of Others in RS & LR Dag Nos. 199 and 200 and 10 mts. Wide Private Road of the Project on the Land of the Company in RS & LR Dag No. 196.

ON THE EAST : Land of Others in RS & LR Dag Nos. 132, 222 and 223.

ON THE WEST : 10 mts. Wide Private Road of the Project on the Land of the Company in RS & LR Dag Nos. 141(P), 142(P) and 142/827.

4. PARTICULARS OF DOCUMENTS:

- i/a. Deed of Conveyance being No. 4385 for the year 2014 , which was executed and registered on 13th day of June, 2014, in favour of "MALINATH TRADING PVT.LTD." (presently known and identified as SHARDA SONS RESOURCES PRIVATE LIMITED).
- i/b. Deed of Conveyance being No. 4387 for the year 2014 , which was executed and registered on 13th day of June, 2014, in favour of "MALINATH TRADING PVT.LTD." (presently known and identified as SHARDA SONS RESOURCES PRIVATE LIMITED).
- i/c. Deed of Conveyance being No. 8041 for the year 2014 , which was executed and registered on 13th day of June, 2014, in favour of "MALINATH TRADING PVT.LTD." (presently known and identified as SHARDA SONS RESOURCES PRIVATE LIMITED).
- ii. A copy of Mutation Certificate issued by the B.L.& L.R.O.
- iii. A copy of o Conversion Certificate.
- iv. A copy of Trade Liscense.
- v. Certified Copy of Memorandum and Article of Association.
- vi. Search Report; Dated-04-04-2023.
- vii. A copy of status of the company in R.O.C.
- viii. Certificate of Incorporation, issued by the Registrar of Companies.

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5. LIABILITIES OF ENCUMBRANCES:

It is clear from the informations supplied to me that the aforesaid property has not been mortgaged to any financial institution and/or Bank on account of project loan for the purpose of construction by the present owner till date.

6. APPLICATION OF U.L. (C&R) ACT, 1976-

The said property does not come under this Act as it is at present a Bastu Land.

7. CERTIFICATE:

I, therefore, certify that the above mentioned title holder is the present owner of land measuring about 213 Decimal more or less mentioned herein above, is free from all encumbrances such as charges, debts and dues whatsoever from any corner and on the basis of inspection of the documents supplied to me, I can certify that the present owner doth hold, occupy and has good, clear and a fair marketable title to the property mentioned in the caption herein above.

Prepared and Drafted by me

SK Perveg 05/04/2023
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