

Date: 07-04-2023

DECLARATION FOR NON-ENCUMBRANCES

We hereby declare, confirm and place on record that the Property mentioned in the Schedule below are free from all encumbrances, charges, liens, lispendens save and except the followings:

- a) Title Suit no. 240 of 2018 was filed before the Ld. 4th Civil Judge (Senior Division), Alipore by the owners against the trespassers/occupiers occupying the south-east portion of the premises earmarked for commercial space. During the pendency of the suit the said trespassers/occupiers have vacated the said portion under their occupation but however the suit is yet to be withdrawn.
- b) A Misc. Case No. 05 of 2007 has been filed by a trespasser in Title Suit No. 40 of 2003 before the Ld. 4th Civil Judge (Senior Division), Alipore against whom a decree of eviction had already been passed and who has been evicted in the execution case passed by the Learned Court.
- c) A Title Appeal no. 93 of 2002 is pending before the Ld. District & Sessions Judge at Alipore.

(Schedule)

ALL THAT the Municipal Premises No. 11, Sarat Bose Road, Kolkata - 700 020 containing by estimation a land area of approx. 63 cottahs 1 chittack 24 square feet (more or less) TOGETHER WITH buildings and structures standing thereon and butted and bounded as follows:

- On the North : By Premises No. 7, Sarat Bose Road and Premises No. 231/1 A.J.C. Bose Road, Kolkata
- On the South : By Premises No. 11/1 & 11/2 Sarat Bose Road and by Premises No. 11/3, Sarat Bose Road and Common Passage
- On the East : By Sarat Bose Road & 11/1, Sarat Bose Road
- On the West : By Kolkata Municipal Corporation park and South Club

PS GROUP REALTY PVT. LTD.

Rachna Sanyal Banerjee
Authorised Signatory

P S Group Realty Pvt. Ltd.