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Date 16/04/2021

BL-1

NON- ENCUMBRANCE CERTIFICATE

Reference: An area of land measuring more or less **05 (FIVE) KATTAH 05 (FIVE) CHITTAKS 18 (EIGHTEEN) SFT.** situated within **MOUZA – RAMCHANDRAPUR,** under **R. S. Dag No. 197, R. S. Khatian No. 526,** Corresponding to L. R. dag No. 238 under L. R. Khatian No. 3600 & 3601, R. S. – 334,CollectorateTouzi No. 416B1, J. L. No. – 31, Borough – XVI, Under Kolkata Municipal Corporation **Ward No. 142, P. S. - HARIDEVPUR,** being **PREMISES NO. – 73/34, RAMCHANDRAPUR (JULPIA ROAD) KOLKATA - 700 104,** District- 24 Parganas (South), West Bengal.

PRESENT OWNERS: M/S. MIRIK PROPERTY PRIVATE LIMITED and M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, both Private Limited Companies, being incorporated under the provisions of the Companies Act, 1956, as extended by the Companies act, 2013, having their respective registered office at 17/1 Lansdowne Terrace, Kolkata- 700026.

MY REPORT IS AS FOLLOWS:

I have gone through the purchase deeds, link deeds, 'Record of Rights', BL & LRO Records, KMC records and apart from it, I have caused necessary searches in the office of 'District Registrar Office', Sub Registrar Office' and 'Additional Sub Registrar office' etc. Besides it, I have also caused necessary searches in the respective Government offices i.e. LA

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Department, KMDA Department etc. and also searched in the competent court of law for any Title suit or Money Suit in respect of the above premises and thereafter made this 'Title Report' based on these documents.

WHEREAS one **SHRI ANIL GANGULY @ ANIL BHUSAN GANGOPADHYAY**, son of Late Harendra Bhusan Gangopadhyay, became the absolute owner, occupier, seized and possessed by virtue of recording his name in the R.O.R. of R. S. Record in respect of (1) 48 Decimal i.e. 29 Kattahs 00 Chittaks 29 Sft. comprising in R. S. Dag No – 197 under R.S. Khatian No. - 526 corresponding to L. R. Dag No. - 238 under L. R. Khatian No. - 199 and in respect of (2) 10 Decimal i.e. 06 Kattahs 00 Chittaks 36 Sft. comprising in R. S. Dag No – 198 under R. S. Khatian No – 526 corresponding to L. R. Dag No. – 240 under L. R. Khatian No. – 199 lying in Mouza - Ramchandrapur, Pargana – Magura, P. S – Haridevpur (Formerly – Thakurpur), R. S. No. – 334, Touzi No. – 416B1, J. L. No – 31, District – 24 Parganas (South).

WHEREAS while the said **SHRI ANIL GANGULY @ ANIL BHUSAN GANGOPADHYAY,** son of Late Harendra Bhusan Gangopadhyay had been enjoying the right, title, interest and possession in respect of the aforesaid property measuring, more or less, (1) 48 Decimal i.e. 29 Kattahs 00 Chittaks 29 Sft. comprising in R. S. Dag No. – 197 and in respect of (2) 10 Decimal i.e. 06 Kattahs 00 Chittaks 36 Sft. comprising in R. S. Dag No. – 198 lying in Mouza –Ramchandrapur, in District – 24 Parganas (South), freely and voluntarily granted, conveyed, transferred, given, assigned and assured the same unto and to his wife, namely, **SMT. KAMALA GANGOPADHYAY,** in pursuance to a Gift, by virtue of a 'Deed of Gift', which was registered in the office of A.D.S.R. at Alipur on 11/03/1985 and duly recorded in Book Number – I, Volume Number – 30, written in Pages 465 to 470, Being Deed Number -1812 and for the year 1985.

AND WHEREAS thus **SMT. KAMALA GANGOPADHYAY,** became the absolute owner of entire 58 Decimal i.e. 35 Kattahs 01 Chittaks 20 Sft. comprising in R. S. Dag No – 197 & 198 under R. S. Khatian No. – 526 in Mouza – Ramchandrapur, Pargana – Magura, P.S – Haridevpur (Formerly – Thakurpukur), R. S. No – 334, Touzi No – 416B1, J. L. No. - 31, corresponding to L. R. Dag No. – 238 & 240 under L. R. Khatian Number – 199, District -24

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Parganas (South) and she had been enjoying her right, title, interest and possession in respect of the aforesaid property and had been paying the rent before the concerned authority regularly.

AND WHEREAS while **SMT. KAMALA GANGOPADHYAY** had been enjoying the right, title, interest and possession in respect of her 58 Decimal i.e. 35 Kattahs 01 Chittaks 20 Sft. comprising in R. S. Dag No – 197 & 198 under R. S. Khatian No. – 526 in Mouza – Ramchandrapur, Pargana – Magura, P.S – Haridevpur (Formerly – Thakurpukur), R. S. No. – 334, Touzi No – 416B1, J. L. No. – 31, corresponding to L. R. Dag No. – 238 & 240 under L. R. Khtian Number – 199, District – 24 Parganas (South) died intestate on 24/11/1998 leaving behind, her husband, namely, **SHRI ANIL GANGULY @ ANIL BHUSAN GANGOPADHYAY,** two sons, namely, **SHRI SANAT KUMAR GANGULY, SHRI SALIL GANGULY** and three daughters, namely, **SMT. MINATI BANERJEE, SMT. DIPTI BHATTACHARJEE** and **SMT. MAITREYEE SENGUPTA,** as her only legal heirs and successors.

AND WHEREAS SHRI ANIL GANGULY @ ANIL BHUSAN GANGOPADHYAY while enjoying right, title, interest and possession in repect of his 1/6th undivided and undemarcated share or interest in 58 Decimal i.e. 35 Kattahs 01 Chittaks 20 Sft. comprising in R. S. Dag No. – 197 & 198 under R.S. Khaitan No. – 526 in Mouza - Ramchandrapur, Pargana – Magura, P. S. – Haridevpur (Formerly Thakurpukur), R.S. No. - 334, Touzi No – 416B1, J. L. No. – 31, corresponding to L. R. Dag No. – 238 & 240 under L. R. Khatian Number – 199, District – 24 Parganas (South), died intestate on 06/01/2001 leaving behind his two sons, namely, **SHRI SANAT KUMAR GANGULY, SHRI SALIL GANGULY** and three daughters, namely, **SMT. MINATI BANERJEE, SMT. DIPTI BHATTACHARJEE** and **SMT. MAITREYEE SENGUPTA**, as his only legal heirs and successors.

AND WHEREAS SHRI SALIL GANGULY while enjoying his right, title, interest and possession in respect of his 1/5th undivided share or interest in aforesaid Land admeasuring area about 58 Decimal i.e. 35 Kattahs 01 Chittaks 20Sft. died intestate on 24/04/2007 leaving

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behind his wife, namely, **SMT. RUPA GANGULY** and two sons, namely, **SHRI KAUSHIK GANGULY, SHRI ABHIK GANGULY**, as his only legal heirs and successors.

AND WHEREAS thus **SHRI SANAT KUMAR GANGULY, SMT. MINATI BANERJEE, SMT. DIPTI BHATTACHARJEE, SMT. MAITREYEE SENGUPTA, SMT. RUPA GANGULY, SHRI KAUSHIK GANGULY** and **SHRI ABHIK GANGULY**, jointly, became the absolute owner of entire 58 Decimal i.e. 35 Kattahs 01 Chittaks 20 Sft. and while enjoying the right, title, interest and possession in respect of the said land, a portion of land measuring 5240 Sqft, i.e. 07 Kattahs 04 Chittaks 20 Sft, merged with local municipal road for its development work which is lying in and around of the aforesaid property and thus after survey, physically, the said property remained 27 Kattahs 13 Chittaks, in measurement.

AND WHEREAS SHRI SANAT KUMAR GANGULY, SMT. MINATI BANERJEE, SMT. DIPTI BHATTACHARJEE, SMT. MAITREYEE SENGUPTA, SMT. RUPA GANGULY, SHRI KAUSHIK GANGULY and **SHRI ABHIK GANGULY,** while enjoying the right, title, interest and possession, jointly, in respect of the Plot of land Admeasuring area about **27 Kattahs 13 Chittaks**, more or less, appertaining to R. S. Dag No. - 197 & 198 under R. S. Khatian No. – 526 in Mouza - Ramchandrapur, Pargana – Magura, P. S. - Haridevpur (Formerly – Thakurpukur), R. S. No. – 334, Touzi No - 416B1, J. L. No – 31, corresponding to L. R. Dag No. -238 & 240 under L. R. Khatian Number – 199, District – 24 Pargans (South), executed a Registered 'Power of Attorney' for the sake of convenience to transfer their ownership right in respect of the aforesaid property, whereby they duly nominated, constituted and appointed their two close associates, namely, **1) SHRI PRADIP SETH**, son of Shri Nemai Seth and **2) SHRI NEPAL MAKHAL**, son of Shri Purna Chandra Makhal, as their **"LAWFUL ATTORNEY"** and the said 'Power of Attorney' was registered in the office of A. D. S. R. Alipur on 17/12/2013 and duly recorded in Book No – IV, Volume No - 6, Pages in written 889 to 900, Deed No – 2310 and for the year 2013.

AND WHEREAS while enjoying the right, title, interest and possession in respect of their aforesaid Plot of Land measuring, more or less, **27 Kattahs 13 Chittaks, SHRI SANAT KUMAR GANGULY, SMT. MINATI BANERJEE, SMT. DIPTI BHATTACHARJEE,**

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SMT. MAITREYEE SENGUPTA, SMT. RUPA GANGULY, SHRI KAUSHIK GANGULY and SHRI ABHIK GANGULY, sold, conveyed and transferred, through their aforesaid appointed Constituted Attorneys, a demarcated Plot of land measuring, more or less, **25 Kattahs 05 Chittaks 07 Sft;** out of the aforesaid Plot of Land, Together with all rights of easements Quasi-easement, appurtenances appendages and right of ways water connection, sewer, drain, surface and/or overhead of the soil and butted and bounded as therein stated, jointly, unto and in favour of **(1) M/S. MIRIK PROPERTY PRIVATE LIMITED, (2) M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, (3) M/S. CALVIN MARKETING PRIVATE LIMITED, (4) M/S. MADHUR ENCLAVE PRIVATE LIMITED, (5) M/S. RITURAJ COMPLEX PRIVATE LIMITED, (6) M/S. AZAD DEALER PRIVATE LIMITED, (7) M/S. NIRAJ DEALER PRIVATE LIMITED AND (8) M/S. BRINDABAN ENCLAVE PRIVATE LIMITED,** at a valuable consideration, by virtue of a registered 'Deed of Conveyance' and the same was Registered at the office of A. D. S. R. , Behala duly registered in Book No. – I, Volume No. – 15, written in Page No. 4525 to 4545, being Deed No..04725 for the year 2014.

AND WHEREAS thus **(1) M/S. MIRIK PROPERTY PRIVATE LIMITED, (2) M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, (3) M/S. CALVIN MARKETING PRIVATE LIMITED, (4) M/S. MADHUR ENCLAVE PRIVATE LIMITED, (5) M/S. RITURAJ COMPLEX PRIVATE LIMITED, (6) M/S. AZAD DEALER PRIVATE LIMITED, (7) M/S. NIRAJ DEALER PRIVATE LIMITED AND (8) M/S. BRINDABAN ENCLAVE PRIVATE LIMITED,** jointly, became the owner of a demarcated Plot of land measuring, more or less, **25 Kattahs 05 Chittaks 07 Sft.** (hereinafter called and referred to as the 'Larger Plot') free from all encumbrances, charges, liens, lispendences, attachments, trusts.

AND WHEREAS while enjoying the right, title, interest and possession in respect of their aforesaid demarcated Plot of Land, measuring, more or less, **25 Kattahs 05 Chittaks 07 Sft;** by **M/S. MIRIK PROPERTY PRIVATE LIMITED, M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, M/S. CALVIN MARKETING PRIVATE LIMITED, M/S. MADHUR ENCLAVE PRIVATE LIMITED, M/S. RITURAJ COMPLEX**

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PRIVATE LIMITED, M/S. AZAD DEALER PRIVATE LIMITED, M/S. NIRAJ DEALER PRIVATE LIMITED AND M/S. BRINDABAN ENCLAVE PRIVATE LIMITED, a 'Deed of Partition' was executed among all the eight Owners and by virtue of the said 'Deed of Partition', **(1) M/S. MIRIK PROPERTY PRIVATE LIMITED & M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED,** jointly, became the owner of All That Piece and Parcel of Demarcated Plot of Land measuring, **05 (Five) Kattahs 05 (Five) Chittaks 18 (Eighteen) Sft;** more or less, **(2) M/S. CALVIN MARKETING PRIVATE LIMITED & M/S. MADHUR ENCLAVE PRIVATE LIMITED,** jointly, became the owner of All That Piece and Parcel of Demarcated Plot of Land measuring, **06 (Six) Kattahs 10 (Ten) Chittaks 43 (Fourty Three) Sft;** more or less, **(3) M/S. RITURAJ COMPKLEX PRIVATE LIMITED & M/S. AZAD DEALER PRIVATE LIMITED,** jointly, became the owner of All That Piece and Parcel of Demarcated Plot of Land measuring, **04 (Four) Kattahs 14 (Fourteen) Chittaks 38 (Thirty Eight) Sft;** more or less And **(4) M/S. NIRAJ DEALER PRIVATE LIMITED & M/S. BRINDABAN ENCLAVE PRIVATE LIMITED,** jointly, became the owner of All That Piece and Parcel of Demarcated Plot of Land measuring, **05 (Five) Kattahs 31 (Thirty One) Sft;** more or less and the said 'Deed of Partition' was Registered at the office of D. S. R. - II, Alipore duly registered in Book No. – I, Volume No. – 1602-2018, written in Page No. 1903 to 1944, being Deed No. 11779 for the year 2017.

AND WHEREAS while **M/S. MIRIK PROPERTY PRIVATE LIMITED, M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED,** had been enjoying the right, title, interest and possession in respect of the schedule property measuring more or less **05 (Five) Kattahs 05 (Five) Chittaks 18 (Eighteen) Sft;** morefully mentioned in the **FIRST SCHEDULE,** hereunder and mutated their names before the authority of B. L. & L. R. O. and also mutated before authority of Kolkata Municipal Corporation under **Assessee No. 711420906345** and they have been paying their respective taxes regularly in respect of Schedule **Premises No. 73/34, Ramchandrapur (Julpia Road), Kolkata – 700 104** within the limits of Kolkata Municipal Corporation **Ward No. 142.**

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AND WHEREAS M/S. MIRIK PROPERTY PRIVATE LIMITED, M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, have gifted a strip of land measuring about **62 (Sixty Two) Sft.** to Kolkata Municipal Corporation vide Deed No. 8188 for the year 2018, duly registered at the office of D. S. R. – II, Alipore, Kolkata, recorded in Book No. – I, Volume No. 1602-2018, written in Page No. 273472 to 273485.

AND WHEREAS M/S. MIRIK PROPERTY PRIVATE LIMITED, M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, has further gifted a strip of land measuring about **59 (Fifty Nine) Sft.** to Kolkata Municipal Corporation vide Deed No. 8190 for the year 2018, duly registered at the office of D. S. R. – II, Alipore, Kolkata, recorded in Book No. – I, Volume No. 1602-2018, written in Page No. 273508 to 273521.

AND WHEREAS M/S. MIRIK PROPERTY PRIVATE LIMITED & M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, executed a registered Boundary declaration in respect of the subject property and the said Boundary Declaration was registered in the office of D. S. R. – II, Kolkata on 30.07.2018, and duly recorded in Book No. - I, Volume No. 1602-2018, bearing Deed No. 08182 for the year 2018written in Page No. 273391 to 273403.

AND WHEREAS M/S. MIRIK PROPERTY PRIVATE LIMITED, M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, has further executed a registered Declaration to K. M. C. for Common Passage dated 30.07.2018 in respect of the subject property and the said Declaration to K. M. C. was registered in the office of D. S. R. – II, Kolkata on 30.07.2018, and duly recorded in Book No. - I, Volume No. 1602-2018, bearing Deed No. 08191 for the year 2018written in Page No. 273654 to 273665.

AND WHEREAS hence, post Gift of 'Strip of Land' net area remained 05 (Five) Kattahs 02 (Two) Chittaks and 32 (Thirty Two) Sft. with the **M/S. MIRIK PROPERTY PRIVATE LIMITED, M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED.**

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My Report is under :

That the said land is free from all encumbrances and its title is absolutely clear and marketable in nature. I did not find any entry for the same.

I did not find any Sale deed, Transfer Deed, Gift Deed and Mortgage Deed for the said land during my searches.

Enclo: Search Receipts.

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West Bengal Form No. 1556 [New Rule Form No. 19 (Appendix)-I)]

No. REGN AA 443268

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 9668
2. Date of application 12/4/21
3. Search for the year (s) ..... 2008 - 21
4. Name of office to which the record to be searched or inspected relates ..... D R P SR Behala
5. Name of person or property to be searched 73/34
6. Nature of document ..... Ram Chandra pur
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) II
8. From whom received ..... R. Paul (ADV)
9. Fees paid under Article — 28/-

F (1) (i)

F (2) (ii)

F (2)

..... Registrar of .....

Forwarded to D.S.R./A.D.S.R.....

For searching from.....to.....

Forwarded to D.S.R./A.D.S.R.....

For searching from.....to.....

West Bengal Form No. 1556 [New Rule Form No. 19 (Appendix)-I)]

No. REGN AA 465101

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application ..... 74401 .....
2. Date of application ..... 12/4/21 .....
3. Search for the year (s) 2008-21
4. Name of office to which the record to be searched or inspected relates ..... —
5. Name of person or property to be searched ..... —
6. Nature of document ..... —
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 73/34 Ram Chandrapur .....
8. From whom received ..... R Paul .....
9. Fees paid under Article —

F (1) (i) 15 /-

F (2) (ii)

F (2)

..... Registrar of .....

kata–56