

Arun Kumar Bhaumik
 Advocate
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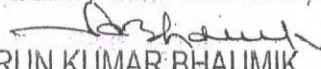
REPORT ON TITLE

Re : ALL THAT the Various pieces and parcels of land or ground including the passage or roadway and containing by estimation an area of **65.02** Decimal comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5121, 5127 5173, 5174, 5175, 5181, 5175/5229, under L.R. Khatian No. 4606, at Mouza – Matiagachha, Police Station – Barasat, Addl. District Sub-Registrar Barasat, and according to the settlement records of rights finally published and comprised at Pargana - Anowarpur, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the limit of Kirtipur – II, Gram Panchayet, in the District of North-24-Parganas.

I have examined the title deeds produced by the Owner's, I state below the devolution of title on the basis of the title deeds examined by me as follows :-

WHEREAS Nitu Developers Private Limited, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area "Shali" land measuring an area **65.02** Decimal comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5121, 5127 5173, 5174, 5175, 5181, 5175/5229 under L.R. Khatian No. 4606, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS thus the aforesaid Owner herein became the absolute owner of entire property of ALL THAT piece or parcel of land measuring an area **65.02** Decimal comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5121, 5127 5173, 5174, 5175, 5181, 5175/5229, under L.R. Khatian


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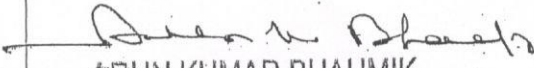
No. 4606, at Mouza – Matigachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

2. I have made searches for encumbrances in respect of the property for the year 1996 to 2012, in the office of the in the Addl. District Sub-Registrar Bidhannagar Salt Lake City, for the year 2012 to 2022, in the office of the in the Addl. District Sub-Registrar Rajarhat, for the year 1993 to 2022, office of the District Sub Registrar - I, North 24-Parganas, and for the year 1993 to 2022, Addl. Registrar Assurances, Kolkata, and have found that the said plot is not affected by any trust, mortgage, charges, lease, lien, attachment or any other encumbrances or any right of easement in favour of any person or persons.

3. I have made necessary enquiries the respective authorities and certify that the said property is not affected by any scheme of acquisition of the any competent authorities. I certify that all rents, taxes and other public dues payable in respect of the property have been paid in full up to date.

4. That the land is not affected by the preview of U.L. (Ceiling & Regulation) Act, 1976.

5. I certify that NITU DEVELOPERS PRIVATE LIMITED, have acquired a valid and marketable title to the property and the property is free from all encumbrances and attachments and fit for equitable mortgage.


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2.12.2022