

Ref. No

Date. 3.8.21

No Encumbrances Certificate and Detailed Report on Title

Ref: ALL THAT piece and parcel of bastu land measuring more or less 5 (Five) Cottahs 8 (Eight) Chittaks 37.5 (Thirty Seven & Half) Sq. ft., together with all easement rights, benefits, privileges, powers, easements, right of way, liberties attached thereto, appertaining to Mouza - Dhakuria, J. L. No. 18, Taluk No. 330B, Dag Nos. 1110 to 1115, under Khatian No. 866, within A. D. S. R. Office - Alipore, D. S. R. Office - I, Alipore now D. R. Office - Alipore, under the Kolkata Municipal Corporation (Gariahat Unit), Ward No. 094, Premises No. 28, Jubilee Park, Assessee No. 21-094-06-0045-5, P. S. Jadavpur, Kolkata - 700 033, District - 24 Parganas (South), being butted and bounded in manner followings:-

On the North : By Premises No. 22, Jubilee Park.
On the South : By 18' Ft. Wide K. M. C. Road.
On the East : By Premises No. 7, Jubilee Park.
On the West : By 18' Ft. Wide K. M. C. Road.

Present owner of the aforesaid property: Mandhan Projects, a Partnership Firm, registered under the Partnership Act, 1932, having its registered office at 26/1A, S. N. Roy Road, Sindhi Society, Ground Floor, P. O. Sahapur, P. S. Behala, Kolkata - 700 038, District - 24 Parganas (South), represented by its Partners namely (1) **Sri Bhavesh Tanwani**, son of Suresh Kumar Tanwani, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at "Shailja Tower II", Flat No. 6D, 5/7,

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Buroshibtala Main Road, P. O. Sahapur, P. S. Behala, Kolkata - 700 038, District - 24 Parganas (South), (2) Sri Rohan Tanwani, son of Sri Nautan Das Tanwani, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 1/C, Buroshibtala Main Road, P. O. Sahapur, P. S. Behala, Kolkata - 700 038, District - 24 Parganas (South), (3) Sri Piyush Tanwani, son of Sri Anil Kumar Tanwani, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 36A, Block - B, New Alipore, D. H. Road, P. O. & P. S. New Alipore, Kolkata - 700 053, District - 24 Parganas (South), and (4) Sri Pawan Kumar Tanwani, son of Late Sadhanlal Tanwani, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Bangur Complex, Flat No. 7C, 5/7, Buroshibtala Main Road, P. O. Sahapur, P. S. Behala, Kolkata - 700 038, District - 24 Parganas (South).

I have caused necessary online searches in the A. D. S. R. Office at Alipore for the period from 2004 to 2024, in the D. S. R. Office - I, Alipore for a period from 2004 to 2024 and in the office of the Additional Registrar of Assurances - I, Kolkata, for a period 2004 to 2024 and have inspected the necessary deeds and all other relevant documents in respect of the aforesaid property.

My Report is as follows:-

WHEREAS Sri Giridhar Mimani, son of Narayan Das Mamani and Smt. Basanti Mimani, wife of Sri Giridhar Mimani, both are residing at 6, Burtolla Street, Kolkata, by virtue of an Indenture of Sale dated 6th May 1994, registered in the office of the Registrars of Assurances, Calcutta and registered in Book No. I, Volume No.

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104, Pages 106 to 121, Being No. 6527 for the year 1994, for valuable consideration mentioned therein purchased an area of revenue free land measuring more or less 5 (Five) Cottahs 8 (Eight) Chittaks 37.5 (Thirty Seven & Half) Sq. ft., Scheme Plot No. 15, together with two storeyed building standing thereon, together with all easement rights, benefits, privileges, powers, easements, right of way, liberties attached thereto, appertaining to Mouza - Dhakuria, J. L. No. 18, Taluk No. 330B, Dag Nos. 1110 to 1115, under Khatian No. 866, now within A. D. S. R. Office - Alipore, D. S. R. Office - I, Alipore now D. R. Office - Alipore, under the Kolkata Municipal Corporation (Gariahat Unit), Ward No. 094, Premises No. 28, Jubilee Park, formerly 119, Russa Raod South, P. S. Sadar Tollygunge now Jadavpur, Kolkata - 700 033, District - 24 Parganas (South), from the erstwhile owner Sri Sova Ray Chaudhury, wife of Late Nitendra Kishore Ray Chaudhury, residing at 28, Jubilee Park, Calcutta.

AND WHEREAS after purchasing said Sri Giridhar Mimani and Smt. Basanti Mimani, mutated and recorded their names in Assessment Register of the Calcutta Municipal Corporation now Kolkata Municipal Corporation which has been assessed as Premises No. 28, Jubilee Park, Assessee No. 21-094-06-0045-5, and has been paying rates and taxes to the concerned authority regularly and enjoying same peacefully without any interruption and disturbances from others and exercising all rights of ownership thereto free from all encumbrances.

AND WHEREAS while in peaceful joint possession and occupation thereof said Sri Giridhar Mimani alias Girdhar Das Mimani alias Giridhar Das Mimani alias

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Giridharo Mimani and Smt. Basanti Mimani alias Vasanti Mimani, due to various reasons by virtue of a Deed of Conveyance dated 7th July 2021, registered in the office of the Additional Registrar of Assurances - I, Kolkata, and registered in Book No. I, Volume No. 1901-2021, Page from 236977 to 237028, Being No. 190104025, for the year 2021, for valuable consideration mentioned therein sold, transferred, conveyed and assigned their aforesaid 5 (Five) Cottahs 8 (Eight) Chittaks 37.5 (Thirty Seven & Half) Sq. ft. land, together with two storeyed building standing thereon, unto and in favour of Mandhan Projects, having its registered office at 26/1A, S. N. Roy Road, Sindhi Society, Ground Floor, P. O. Sahapur, P. S. Behala, Kolkata - 700 038, District - 24 Parganas (South), represented by its Partners namely (1) Sri Bhavesh Tanwani, son of Suresh Kumar Tanwani, residing at "Shailja Tower II", Flat No. 6D, 5/7, Buroshibtala Main Road, P. O. Sahapur, P. S. Behala, Kolkata - 700 038, District - 24 Parganas (South), (2) Sri Rohan Tanwani, son of Sri Nautan Das Tanwani, residing at 1/C, Buroshibtala Main Road, P. O. Sahapur, P. S. Behala, Kolkata - 700 038, District - 24 Parganas (South), (3) Sri Piyush Tanwani, son of Sri Anil Kumar Tanwani, residing at 36A, Block - B, New Alipore, D. H. Road, P. O. & P. S. New Alipore, Kolkata - 700 053, District - 24 Parganas (South), and (4) Sri Pawan Kumar Tanwani, son of Late Sadhanlal Tanwani, residing at Bangur Complex, Flat No. 7C, 5/7, Buroshibtala Main Road, P. O. Sahapur, P. S. Behala, Kolkata - 700 038, District - 24 Parganas (South), Vendors herein.

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AND WHEREAS after purchasing said Mandhan Projects, mutated and recorded its name in Assessment Register of the Kolkata Municipal Corporation which has been assessed as Premises No. 28, Jubilee Park, Assessee No. 21-094-06-0045-5, and has been paying rates and taxes to the concerned authority regularly and enjoying same peacefully without any interruption and disturbances from others and exercising all rights of ownership thereto free from all encumbrances.

During the course of searches I found no entry of any Sale, Gift, and Mortgage, Lease, Trust and /or any type of transaction or transfer during that period of search, save and except aforesaid Deed of Conveyance, as per available records of the above mentioned registration offices in respect of the abovementioned land.

Hence, in my opinion that the above mentioned property of Mandhan Projects, is free from all sort of encumbrances, charges, liabilities, liens and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also certify that the above mentioned land is not subject to any restriction of Urban land (Ceiling and Regulation) Act, 1976 and the same are not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipts for relevant searches are enclosed herewith.

Sanjay Gupta
Signed

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Kolkata-700 027
E. No. WB/123/2008