



SUNNY SHAW

Residential Chamber : Sonarpur Subhashpally,
Kamrabad Road, Kolkata - 700150, Mob: 9875302028

Date: 26.04.2023

No Encumbrances Certificate and detailed report on title

Ref.: An area of land admeasuring more or less **43 Cottah 13 Chittaks 32 Sq. Ft.** comprised in Mouza-Barahans Fartabad, J.L.No. 47, Touzi No. 109, R.S. Dag No. 3171, 3173, 3174, 3175, 3176, 3177, 3178, 3182, 3184, 3185, 3186 and 3187 under R.S. Khatian Nos., 152, 153, 492, 419, 604, 491, 492, 263 and 422, within the limits of Rajpur- Sonarpur Municipality, Ward No. 28, Holding No. 933, Uttar - Purba Fartabad Under Additional District Sub-Registrar office at Garia, Police Station - Narendrapur formerly Sonarpur, District- South 24 Parganas, West Bengal.

Present owners of the said plot: (1) JITEN COMMERCIAL PRIVATE LIMITED, (2) KRISTON MERCHANTS PRIVATE LIMITED, (3) RAJWADA DEVELOPERS PRIVATE LIMITED (4) SRI PARVEEN AGARWAL (5) SMT. SARALA AGARWAL (6) SRI RAJKUMAR AGARWAL, (7) SRI BIKASH AGARWAL, (8) MR. HASMUKH PAREKH, (9) MR. MEHUL PAREKH alias MR. MEHUL JAYSUKH PAREKH, & (10) MR. NIKHIL PAREKH.

I have caused necessary searches in the District Registry Office, Additional Sub Registry Office at Sonarpur and Additional Registrar Assurances Calcutta for the period from 2008 to 2023 through on line and have inspected the settlement Records, BLRO Mutation and all other relevant documents in respect of the aforesaid Property.


Sunny Shaw
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Alipore Judges Court
Kolkata-700 027

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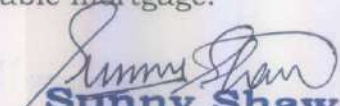
Residential Chamber : Sonarpur Subhashpally,
Kamrabad Road, Kolkata - 700150, Mob: 987530202

My report is as follows:

The said (1) **JITEN COMMERCIAL PRIVATE LIMITED**, (2) **KRISTON MERCHANTS PRIVATE LIMITED**, (3) **RAJWADA DEVELOPERS PRIVATE LIMITED** (4) **SRI PARVEEN AGARWAL** (5) **SMT. SARALA AGARWAL** (6) **SRI RAJKUMAR AGARWAL**, (7) **SRI BIKASH AGARWAL**, (8) **MR. HASMUKH PAREKH**, (9) **MR. MEHUL PAREKH** alias **MR. MEHUL JAYSUKH PAREKH**, & (10) **MR. NIKHIL PAREKH** became the absolute owner of the land measuring **43 Cottah 13 Chittaks 32 Sq. Ft.**, be the same a little more or less, comprised Mouza-Barahans Fartabad, J.L.No. 47, Touzi No. 109, R.S. Dag No. 3171, 3173, 3174, 3175, 3176, 3177, 3178, 3182, 3184, 3185, 3186 and 3187 under R.S. Khatian Nos., 152, 153, 492, 604, 419, 491, 263 and 422 within the limits of Rajpur-Sonarpur Municipality, Ward No. 28, Under Additional District Sub-Registrar office at Garia, Police Station - Narendrapur formerly Sonarpur, District- South 24 Parganas, West Bengal, by virtue of a by virtue of several Deeds of Conveyances bearing Deed No. 14895/12, 14894/12, 14893/12, 11323/10, 11319/10, 11184/10, 11183/10, 11508/10 and 05758/10 all of which were duly registered on before the office of the A.D.S.R. - Sonarpur, South 24 Parganas, respectively and all the owners also mutated their names in the records of Municipal Office and have been paying the Government rent thereon.

I hereby state that the above mentioned land of (1) **JITEN COMMERCIAL PRIVATE LIMITED**, (2) **KRISTON MERCHANTS PRIVATE LIMITED**, (3) **RAJWADA DEVELOPERS PRIVATE LIMITED** (4) **SRI PARVEEN AGARWAL** (5) **SMT. SARALA AGARWAL** (6) **SRI RAJKUMAR AGARWAL**, (7) **SRI BIKASH AGARWAL**, (8) **MR. HASMUKH PAREKH**, (9) **MR. MEHUL PAREKH** alias **MR. MEHUL JAYSUKH PAREKH**, & (10) **MR. NIKHIL PAREKH** is free from all encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has saleable and marketable title.

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


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