

ASISH DAS

B.A. LL.B. (C.U.) Advocate

23, Hem Chandra Naskar Road,
Tentulberia, Garia,
Kolkata – 700084.
Mob. No. 9674333519.

Date:

Non Encumbrances Certificate and detailed report on title

Ref: An Area of land admeasuring 426.43 decimal equivalents to more or less 12 Bigha 18 cottach 1 chattak 15 sq. ft. situated in Mouza – Rajpur, J. L. No. – 55, Touzi No. 250, R.S. Dag Nos. 8, 9, 10, 20, 51, 52, 53, 54, 55, 56, 57 and 58 appertaining to R.S. Khatian Nos. 14, 60/2, 61, 2495, 2509, 2510 and 52/18 now within the limit of Rajpur – Sonarpur Municipality, Ward No. 26, Holding No. 153, 154, 155 under Police Station - Sonarpur, District - South 24 Parganas.

Present Owner of the said plots :

(1) M/S NEPAL TRADECOM PRIVATE LIMITED, (2) M/S AMBALIKA HOUSING PRIVATE LIMITED, (3) M/S MRITTIKA BUILDERS PRIVATE LIMITED.

I have caused necessary searches in the Registry Office at A.D.S.R. Sonarpur for the period from 2007 to 2014, A.D.S.R. Garia for the period from 2014 to 2019 and in the District Registry Office at Alipore for a period from 2007 to 2019 and in the Registrar of Assurances at Kolkata from 2007 to 2019 and I have inspected the settlement Record, B.L. & L.R.O. Mutation and all other relevant documents in respect of the aforesaid property.

By deed of conveyance the present owner have the absolute ownership over the said plots.

The said (1) M/S NEPAL TRADECOM PRIVATE LIMITED, (2) M/S AMBALIKA HOUSING PRIVATE LIMITED, (3) M/S MRITTIKA BUILDERS PRIVATE LIMITED after purchasing the aforesaid property became the absolute owners of the aforesaid area of 426.43 decimal equivalents to more or less 12 Bigha 18 cottach 1 chattak 15 sq. ft. of land as mentioned above also mutated as a recorded owners in B.L. & L.R.O. office and Municipal Office and paid the relevant taxes upto date.



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I hereby certify that the above mentioned land of (1) M/S NEPAL TRADECOM PRIVATE LIMITED, (2) M/S AMBALIKA HOUSING PRIVATE LIMITED, (3) M/S MRITTIKA BUILDERS PRIVATE LIMITED is free from all sorts of encumbrances, charges, liabilities, liens and dependencies attachment of any kind whatsoever and all the said property has an absolutely clear, free and marketable title.

I also hereby certify that the abovementioned 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 KIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.


Advocat

No. REGN AA 150069

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 6/069

2. Date of application 7-6-19

3. Search for the year(s) 2007-19

4. Name of office to which the record to be searched or inspected relates [Signature]

5. Name of person or property to be searched [Signature]

6. Nature of document

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) M - Rajpur, JL-55,

P.S. Sonambar, Rajpur, 55, 54,

From whom received RSKh-14, 60/2.

Fees paid under Article - 287 A. [Signature]

- 1) (i)
- 1) (ii)
- 2)

..... Registrar of

No. REGN AA 150071

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 61071
- 2. Date of application 7-6-18
- 3. Search for the year(s) 2007-18
- 4. Name of office to which the record to be searched or inspected relates RA
- 5. Name of person or property to be searched II
- 6. Nature of document [Handwritten mark]
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) m-Rajpur, P.S. Sonapur
RSDg-56, 10, RS RA-2508
- 8. From whom received 52/18.
- 9. Fees paid under Article —
 F (1) (i)
 F (1) (ii)
 F (2)
 287 A.D.C.

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No. REGN AA 150072

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 61072
- 2. Date of application 7-6-18
- 3. Search for the year(s) 2007-18
- 4. Name of office to which the record to be searched or inspected relates RANM

- 5. Name of person or property to be searched H
- 6. Nature of document -

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)

M - Rajpur, 56-55, P.S.
Somnampur R.D. - 57, 58,
129 KH - 60/2.

- 8. From whom received A. Das
- 9. Fees paid under Article -
- F (1) (i) 287
- F (1) (ii)
- F (2)

..... Registrar of

No. REGN AA 150073

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 61073

2. Date of application 7-8-18

3. Search for the year(s) 2007-18

4. Name of office to which the record to be searched or inspected relates Ra

5. Name of person or property to be searched P

6. Nature of document 2

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) M-Raypur JL-55, P.S. Sonampur, P.D. 93, 51, R. Kh L 2510.

From whom received

Fees paid under Article -

(1) (i) 287 A.D.A.S.

(1) (ii)

(2)

Registrar of

No. REGN AA 150074

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 61074

2. Date of application 7-6-11

3. Search for the year(s) 2007-11

4. Name of office to which the record to be searched or inspected relates [Signature]

5. Name of person or property to be searched [Signature]

6. Nature of document [Signature]

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) n-Register, 52-55, P.S. Sonarpur
 RJ. Dg-08, 20, RJ. Kh-61, 2485.

8. From whom received

9. Fees paid under Article—
 F (1) (i) 287
 F (1) (ii) A. Das.
 F (2) [Signature]

..... Registrar of

No. REGN AA 150060

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 61060

2. Date of application 7-6-18

3. Search for the year(s) 2007-18

4. Name of office to which the record to be searched or inspected relates M

5. Name of person or property to be searched D

6. Nature of document 2

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) M - Rajpur, JL 55, P.S.
Son or pur, Rajpur 52, 53,
REGN-2510.

8. From whom received A. Das,

9. Fees paid under Article —
 F (1) (i) 287
 F (1) (ii)
 F (2)

..... Registrar of

No. REGN AA 406151

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 23051
- 2. Date of application 29/5/15.
- 3. Search for the year(s) 2007 - 15.
- 4. Name of office to which the record to be searched or inspected relates Dt. Sonarpur.
- 5. Name of person or property to be searched M. Raypur.
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) D-9, 51, Kh-25/0.
- 8. From whom received A. Das (Dad)
- 9. Fees paid under Article —
- F (1) (i) 282
- F (1) (ii)
- F (2)



Registrar of

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No. REGN AA 406150

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 23050.
- 2. Date of application 29/5/15.
- 3. Search for the year(s) 2007-15.
- 4. Name of office to which the record to be searched or inspected relates D.P. Sonarpur.
- 5. Name of person or property to be searched H. Rajpur.
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) D-52, 53 & 2510.
- 8. From whom received A. Das (Adv.)
- 9. Fees paid under Article —

- F (1) (i)
- F (1) (ii)
- F (2)

287

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Registrar of

No. REGN AA 406149

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 230491
- 2. Date of application 29/8/19.
- 3. Search for the year(s) 2007 - 18.
- 4. Name of office to which the record to be searched or inspected relates Dt. Sonarpur.
- 5. Name of person or property to be searched M. Rajpur.
- 6. Nature of document D-55, 54, 24.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2
- 8. From whom received A Das (Adv)
- 9. Fees paid under Article —

- F (1) (i)
- F (1) (ii)
- F (2)

28)

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Registrar of

No. REGN AA 406148

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 23048.
- 2. Date of application 29/5/15.
- 3. Search for the year(s) 200) — 15.
- 4. Name of office to which the record to be searched or inspected relates Mr. Sonar pwr.
- 5. Name of person or property to be searched N. Roy pwr.
- 6. Nature of document D-37-38 K-60/2.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) II
- 8. From whom received A Das (Adv)
- 9. Fees paid under Article — 287

- F (1) (i)
- F (1) (ii)
- F (2)



..... Registrar of

No. REGN AA 406147

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 23047
- 2. Date of application 29/5/18.
- 3. Search for the year(s) 2007-18.
- 4. Name of office to which the record to be searched or inspected relates Dt. Sonar Pmr.
- 5. Name of person or property to be searched M. Ray Pmr.
- 6. Nature of document D-8, 20, Kt. Sr.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2
- 8. From whom received A. Das @ Dars
- 9. Fees paid under Article —
F (1) (i)
F (1) (ii) 28/-
F (2) D



Registrar of

No. REGN AA 406146

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 23046
- 2. Date of application 29/5/18
- 3. Search for the year(s) 2007-18
- 4. Name of office to which the record to be searched or inspected relates Dy. Sonarghur.
- 5. Name of person or property to be searched
- 6. Nature of document K. Rai gur
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) D-56, 10, K-250.
- 8. From whom received A. Das (Adv)
- 9. Fees paid under Article —
 F (1) (i)
 F (1) (ii)
 F (2) 285



Registrar of