



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

27AB 909714



## NO ENCUMBRANCE CERTIFICATE

We, Orbit Projects Private Limited, having registered office at 1, Garstin Place, Kolkata-700001, Police Station Hare Street Kolkata-700001 and Income Tax Permanent Account No - AA ECS0375B doth hereby declare affirm and state as follows :

1. That we are the developer of Premises No 169, Netaji Subhas Chandra Bose road Kolkata-700040 (herein after referred to as the said property ) in terms of regd Development Agreement dated 06<sup>th</sup> August, 2015, being deed no 190106426, Book No-I, Vol No- 1901-2015, Pages 73051 to 73091 registered at the office of ARA I, Kolkata, West Bengal, executed with Bikram Dhar in respect of said property admeasuring 20 cottahs 3 chittacks 40 square feet, the detail of which is specifically been stated scheduled here under.
2. That we hereby declare that the said property is free from all kinds of encumbrances liens, attachments mortgage/s

26 NOV 2018

**P. K. Datta**  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001



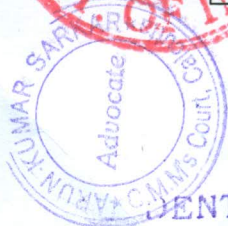
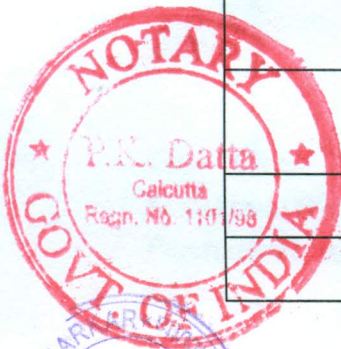
acquisitions, requisition, vesting, lispence etc, and having good and free marketable title .


3. That the said property is not subject matter of any court cases and /or litigation save and except a suit being T S No 10079 of 2013 before the 3<sup>rd</sup> court of the learned Civil Judge(Senior Judge) Alipore is pending in respect of the said property (herein referred to as "the said said Legal Proceeding"). The said legal Proceeding is being contested by the Owner and no interim or restrictive order including any order of injunction and/or status quo has been passed in the said Legal Proceeding relating in any manner to the said Property or any portion thereof and is not the subject matter of any injunction , decree , order and/or any prohibitory order .
4. That the statements made in above paragraphs are true and best of our knowledge

#### The Schedule Stated Above

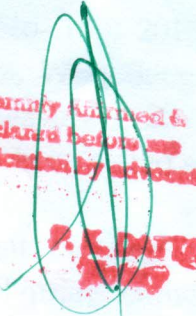
**ALL THAT** the the piece or parcel of land measuring about 20 cottahs 3 chittacks 40 square feet more or less comprised in Premises No. 169, Netaji Subhas Chandra Bose Road, Kolkata – 700 040 (previously known as Premises No. 125/1, RussaBansdhani Road and formerly portion of plot No. 14B of Regent Estates Limited) under Police Station Regent Park within Ward No. 98 of the Kolkata Municipal Corporation containing as per survey, land measuring about 20 cottahs 3 chittacks 40 square feet together with structures constructed thereon together measuring about 7778 square feet and butted and bounded as follows:

On the North by :	Partly by Plot No. P/5/8 and partly 171
On the East by :	Partly by Plot No.167 and partly by Netaji Subhas Chandra Bose Road
On the South by :	By Netaji Subhas Chandra Bose Road
On the West by :	By Plot No. P/5/8



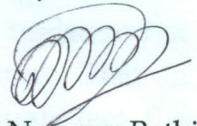
IDENTIFIED BY Mā  
  
Advocate  
ARUN KUMAR SARKAR  
M.M.'s Court, Calcutta

Solemnly affirmed &  
Declared before me  
Identification by advocate

  
P. K. DATTA  
Notary

26 NOV 2018

For Orbit Projects Pvt Ltd



Vijay Narayan Rathi  
Director  
DIN-00103243

R. K. Datta  
Notary  
Regn. No.: 110/98  
C.M.M.'s Court  
2 & 3, Bankpara Street  
Calcutta - 700 001