

Ref. No.....

Date.....

Non-Encumbrances Certificate
And Details Report on Title

Ref.: **ALL THAT** piece or parcel of twenty three plots of land admeasuring an area of 909 Decimals i.e.

Land area	L.R. Dag No.	L.R. Khatian No.	At present L.R. Khatian Nos.
71 Decimals	1507	3526	4612
46 Decimals	1508	3526	4612
03 Decimals	1509	3526	4612
70 Decimals	1510	3526	4612
68 Decimals	1511	3526	4612
28 Decimals	1512	3526	4612
01 Decimals	1528	3526	4612
94 Decimals	1545	3526	4612
09 Decimals	1546	3526	4612
40 Decimals	1550	3526	4612
101 Decimals	1551	3526	4612
32 Decimals	1560	3526	4612
11 Decimals	1561	3526	4613
24 Decimals	1563	3526	4612
49 Decimals	1564	3526	4612
16 Decimals	1565	3526	4613
56 Decimals	1566	3526	4613
32 Decimals	1581	3526	4613
26 Decimals	1582	3526	4613
102 Decimals	1583	3526	4613
25 Decimals	1584	3526	4613
05 Decimals	1585	3526	4613

lying at Mouza- JAFARPUR, J.L. No. 09, under Mohanpur Gram Panchayet, within the jurisdiction of Titagarh Police Station, in the District of North 24 Parganas (hereinafter jointly called as the 'SAID LAND').

Present owner of the said land : -

OMEGA VANJYA PRIVATE LIMITED,
a company incorporated under the Companies Act. 1956,
having its registered office at Block-E, New Alipore,
12, Shivnath Shastri Sarani, P.S. New Alipore,
Kolkata- 700053.

A Basak
Aurabinda Basak
ADVOCATE HIGH COURT
CALCUTTA

*Aurobinda Basak*ADVOCATE
High Court, Calcutta

B.Com, LL..B

Chamber & Residence :
8/1F, Birpara Lane
Kolkata - 700 030

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I have caused necessary searches in the record of A.D.S.R. office Barrackpore, North 24 Parganas from the year 2015 to 2018; D.S. R. I Office North 24 Parganas, Barasat from the year 2015 to 2018; Additional Registrar of Assurances-IV Kolkata- from the year 2015 to 2018 and have inspected the settlement records, BL & LRO mutation and all other relevant documents in respect of the said land.

My report is as follows :-

WHEREAS :-

- 1) The present owner **OMEGA VANJYA PRIVATE LIMITED** is the owner and possessor of the said plots of land from M/s. Ghosh Brothers Realtors Private Limited, by a registered Deed of Conveyance registered at the office of the D.S.R.I Barasat North 24 Parganas recorded in Book No. I, Volume No. 1501-2015, Pages from 59159 to 59205 Being No. 150107499 for the year 2015.
- 2) While seized and possessed of the said plot of land, the said present owner duly recorded its name to the BL & LR office at the time of L.R. Settlement Operation being L.R. Khatian Nos. 4612 & 4613 as absolute owners and possessors thereof.
- 3) With a view to develop the said land by raising construction of a multi storied building on the said land measuring 909 Decimals, the present owner entered into an Agreement for Development with **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, having its office at 93, Dr. Suresh Chandra Banerjee Road, P.S. Beliaghata, Kolkata- 700010, which registered at the office of the A.R.A.-IV and recorded in Book No. I, Being No. 19040 3614 in the year 2016 on 15/04/2016 and subsequently the said land owner empowered to said **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, by a registered Power of Attorney (after registered the said Development Agreement), registered at A.R.A.-III Kolkata and recorded in Book No. IV, Volume No. 1903-2016, Pages 101695 to 101717, Being No. 190302804 in the year 2016 for such development and right to sell the developer's allocation.

I hereby certify that the above mentioned landed property of presently owned by **OMEGA VANJYA PRIVATE LIMITED** is attachments of any kind whatsoever and the said land has an absolute clear, free and marketable title.

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

The receipts for the relevant searches are enclosed herewith.

A Basak
Aurobinda Basak
ADVOCATE HIGH COURT
CALCUTTA