

Certificate of Non Encumbrance

Ref.: An area of land admeasuring **279 decimals** comprised in LR Dag No 505 506 582, 583 584 586, 587, 588, 589 & 590 recorded in LR Khatian No 2853/1, 2854/1, 2855/1, 2856/1, 2857/1, 2858 to 2872 and 3031, J. L. No. 71 in Mouza Jagaddal P. S. Sonarpur in the District of South 24 Parganas and presently known and numbered as Holding No **456 Dwarir Road Kolkata 700151 of Rajpur Sonarpur Municipality Ward 25**

Present owners of the said property **Jasmine Commotrade Pvt Ltd and other 20 companies**

I have caused necessary searches in the Registry Office at Registrar of Assurances at Kolkata ADSR Sonarpur and DR Alipore for the period from 2002 to 2013 (March) and have caused to be inspected the records and other relevant documents in respect of the aforesaid Property and report as follows


The said property was purchased by the said Jasmine Commotrade Pvt Ltd and other 20 Companies jointly vide **3 (Three)** registered Deed of Conveyance executed on 14th February 2011 at the office of the District Sub Registrar – IV at South 24 Parganas, West Bengal and the said documents were recorded and registered in Book 1, CD Vol 4 Pages 2961 to 2983 **Being no 01060** for the year 2011 Book 1, CD Vol 4 Pages 2984 to 3007 **Being no 01061** for the year 2011 and Book 1, CD Vol 4 Pages 3008 to 3031 **Being no 01062** for the year 2011 and at the office of the Additional District Sub Registrar at Sonarpur, West Bengal and recorded and registered in Book 1, CD Vol 2 Pages 5467 to 5482 **Being no 00760** for the year 2012, Book 1, CD Vol 2 Pages 5289 to 5311 **Being no 00773** for the year 2012 and Book 1, CD Vol 2 Pages 5343 to 5356 **Being no 00768** for the year 2012 respectively

The said Jasmine Commotrade Pvt Ltd and other 20 companies after purchasing the aforesaid property became the absolute owner of the aforesaid area of 279 decimals of land as mentioned above / also mutated as a recorded owner in BL & LRO Office and Municipal Office and paid the relevant taxes upto date.

I hereby certify that the above mentioned land of Jasmine Commotrade Pvt Ltd and other 20 companies is free from all sorts of encumbrances, charges, liabilities liens and dependents attachment of any kind whatsoever and 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 CMDA and The CIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.


For Chhaya Nain
Advocate
Calcutta High Court

Date : 10th April 2013

Disclaimer : Our comment and report is purely on the basis of the records as was made available to us by the aforesaid respective offices and we are not liable for any loss of whatsoever nature

Dated : 28th December 2010

To
Amit Jhunjhunwala
111, Park Street
Kolkata 700016

Dear Sir,

**Re: R S Khatian No 317, 1334, 18, 30, 333, 332, 107 & 108 previously
under L R Khatian No 4588 & 692 P S – Sonarpur Mouza – Jagaddal
under L R Dag Nos 505, 506, 586, 582, 587, 588, 589, 590, 598 & 599
previously under R S Dag Nos 491, 492, 570, 566, 570, 572, 573, 574,
582 & 583 Dist South 24 Paraganas, West Bengal**

Please be informed that we have conducted necessary searches with respect to the aforesaid property at the Office of **Registrar of Assurances at Kolkata**, Office of **Deputy Registrar of Assurances at Alipur** and also at the Office of **A D S R at Sonarpur** for the years **1980 to 2010** and that we have observed that there is no substantial entry found in the records of the aforesaid offices.

Therefore, we feel that there is no encumbrance over the property and that the property is free of all charges.

Hence, if you may so wish, you may enter into an agreement for purchase of the said premises with the legal heirs.

Thanking you

For Chhaya Nain,
Advocate
Calcutta High Court

Encl. Original Receipt for Fees deposited for Search or Inspection at the respective offices – total 20 number

Disclaimer : Our comment and report is purely on the basis of the records as was made available to us by the aforesaid respective offices and we are not liable for any loss of whatsoever nature

No. REGN R **114543**

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 47623
- 2. Date of application..... 20/12/10
- 3. Search for the year(s)..... 680-10
- 4. Name of office to which the record to be searched or inspected relates.....
DR + SR - Sonarpur
- 5. Name of person or property to be searched.....
- 6. Nature of document..... M. Jagaddal
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... bk - 317 pag 491-505
- 8. From whom received..... Encumbance
- 9. Fees paid under Article—
F (1) (i)..... N. C. Patra
F (1) (ii).....
F (2).....

bol



.....Registrar of.....

Form No. 100 (Rev. 1-1-60)

Worksheet Form No. 100

11584

No. REGN. R.

Receipt for Fees (Optional for Partnerships)

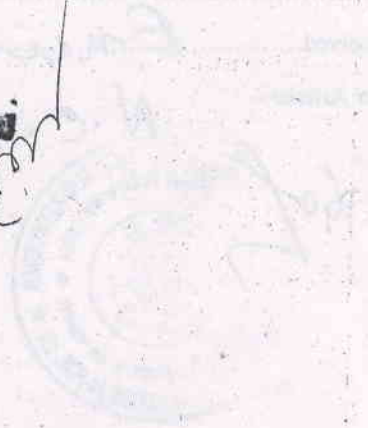
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RECEIVED FOR FEES
PARTNERSHIP

100-11584

RECEIVED FOR FEES
PARTNERSHIP

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No. REGN R 114545

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 47625

2. Date of application..... 20/12/10

3. Search for the year(s)..... 1980-10

4. Name of office to which the record to be searched or inspected relates.....
S.P. Sr. Sonarpur

5. Name of person or property to be searched.....

6. Nature of document..... M. Jagaddal

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
ch. 18 pag. 570, 586

8. From whom received.....
Emendabanshi

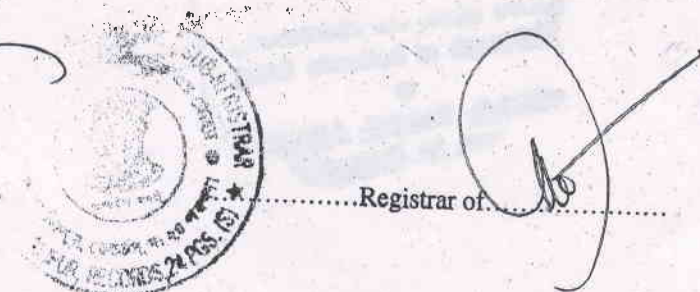
Fees paid under Article—

(1) (i) 60/- N. C. Mitra

(1) (ii)

2)

Registrar of.....



THE NATIONAL ARCHIVES

REF ID: A63888

NO. 11155

REPORT OF THE COMMISSIONER OF THE GENERAL LAND OFFICE

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THE NATIONAL ARCHIVES
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THE NATIONAL ARCHIVES
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No. REGN R 114546

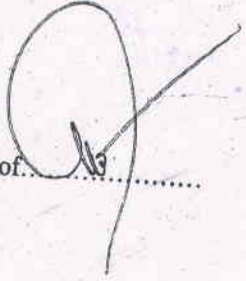
Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 47626
- 2. Date of application..... 20/12/10
- 3. Search for the year(s)..... 80-10
- 4. Name of office to which the record to be searched or inspected relates..... RR + P. 288, Sonarpur
- 5. Name of person or property to be searched..... M. Jagaddal
- 6. Nature of document..... Kh - 30
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 566, 582
- 8. From whom received..... Encumbrance 11
- 9. Fees paid under Article..... N. C. Patra

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

60/-



Registrar of 

THE UNIVERSITY OF ALABAMA
LIBRARY

1975

LIBRARY OF THE UNIVERSITY OF ALABAMA
TUSCALOOSA, ALABAMA 35389

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1975

LIBRARY OF THE UNIVERSITY OF ALABAMA
TUSCALOOSA, ALABAMA 35389

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No. REGN R 114547

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 47627
- 2. Date of application..... 20/12/10
- 3. Search for the year(s)..... 980-10
- 4. Name of office to which the record to be searched or inspected relates.....
of P.D.R. Sonarpur
- 5. Name of person or property to be searched.....
- 6. Nature of document..... M. Jagaddal
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
th. 333 pag 571, 587
- 8. From whom received..... Encumbrances U.
- 9. Fees paid under Article—
N. e. Patra

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

60/



Registrar of.....

111111

No. 111111

Receipt for Tax Deposited for Service or Inspection

44227
2010/10/10

RECEIVED FOR DEPOSIT OF TAX
ON OCTOBER 10, 2010

AMOUNT OF TAX DEPOSITED
\$ 111.11

cm

111111

RECEIVED FOR DEPOSIT OF TAX
ON OCTOBER 10, 2010

AMOUNT OF TAX DEPOSITED
\$ 111.11

cm

No. REGN R 114548

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 47628
- 2. Date of application..... 20/12/10
- 3. Search for the year(s)..... 1980-10
- 4. Name of office to which the record to be searched or inspected relates..... DR P. J. D. R. Sonarpur
- 5. Name of person or property to be searched.....
- 6. Nature of document..... M - Jagaddal
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... ch - 332 pag 572-588
- 8. From whom received..... Pranab Kumar
- 9. Fees paid under Article—
 - F (1) (i).....
 - F (1) (ii).....
 - F (2).....

60/ N. C. Patra



.....Registrar of.....

UNITED STATES DEPARTMENT OF JUSTICE

NO. 11848

Receipt for the sum of Dollars

1958

RECEIVED OF THE
TREASURY DEPARTMENT
THE SUM OF DOLLARS

RECEIVED OF THE
TREASURY DEPARTMENT
THE SUM OF DOLLARS

No. REGN R 114549

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 47623
- 2. Date of application..... 20/12/10
- 3. Search for the year(s)..... 980-10
- 4. Name of office to which the record to be searched or inspected relates..... N. e. R. Sonarpur
- 5. Name of person or property to be searched.....
- 6. Nature of document..... M. Jagaddal
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 107-107-109-573-589
- 8. From whom received..... Encewubranu. C. P.
- 9. Fees paid under Article—
- F (1) (i) N. e. latera
- F (1) (ii)
- F (2)

60/



Registrar of.....

No. REC-111518

Receipt for Loan Repayment for Forest or Land

STATE OF ALABAMA
COUNTY OF [illegible]
TO: [illegible]
FROM: [illegible]

[Handwritten signature]

STATE OF ALABAMA
COUNTY OF [illegible]
TO: [illegible]
FROM: [illegible]

[Handwritten signature]

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No. REGN R 114550

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 47630

2. Date of application..... 20/12/10

3. Search for the year(s)..... 80-10

4. Name of office to which the record to be searched or inspected relates.....
R.P. Adar, Sonarpur

5. Name of person or property to be searched.....

6. Nature of document..... M. Jagaddal

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 108 pag 57, 58

8. From whom received..... Encumbrent

9. Fees paid under Article—

F (1) (i) 60/- N. C. Satra

F (1) (ii)

F (2)

Registrar of [Signature]

Wash. Reg. No. 114350
No. REGN. R.

Receipt for Cash Payment for Search or Inspection

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~~INDEXED~~
~~FILED~~

~~SEARCHED~~
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No. REGN R 114551


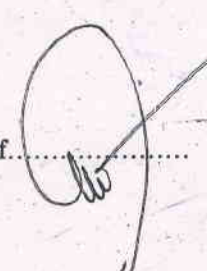
Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 47631
- 2. Date of application..... 20/12/10
- 3. Search for the year(s)..... 1880-11
- 4. Name of office to which the record to be searched or inspected relates..... Sr. Asst. Secy. Sonarpur
- 5. Name of person or property to be searched.....
- 6. Nature of document..... M. Jagaddal
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 1ch. 4.588 pag 582, 598
- 8. From whom received..... Sr. Asst. Secy. Sonarpur
- 9. Fees paid under Article—
- F (1) (i).....
- F (1) (ii).....
- F (2).....

N. C. Patra

60/-

Registrar of

NO. 114521 R

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-14-2001 BY 60322
UCBAW/STP

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ALL INFORMATION CONTAINED
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DATE 08-14-2001 BY 60322
UCBAW/STP

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No. REGN R 114552

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 47632
- 2. Date of application..... 20/12/10
- 3. Search for the year(s)..... 680 - 110
- 4. Name of office to which the record to be searched or inspected relates..... R. e. R. Sonarpur
- 5. Name of person or property to be searched..... M. Jagaddal
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Kh. - 692 - 209 583, 599
- 8. From whom received..... E. M. Chatterjee
- 9. Fees paid under Article—
 - F (1) (i).....
 - F (1) (ii).....
 - F (2).....

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N. e. Patra



Registrar of.....

Form No. 10 (Rev. 10-1-60)

114325

NO. 114325

Receipt for Cash Payment of a Liability

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R.S. Dag. ms - 471, 492, 570, 566, 570
572, 573, 574, 582,

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L.R. Dag. ms - 505, 506, 586, 582

587, 588, 589, 590

598, 599.

R.S. Kh - no - 317, 1334, 18, 30, 333

332, 107, 108,

L.R. Kh - no - 4588, 692, p.S. Senarai

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1982 - 4

1983 - 4

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1985 - 4

1986 - 4

1987 - 4

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1990 - 4

1991 - "

1992 - Sale - Book I - Vol - 62 pages - 130/134

Doc - 5927/92

1993 - Sale - Book I - Vol - 76 pages - 345/350

1994 - mic) Doc 5395 - 1993

Leaves

1995 — u —
1996 — 4
1997 — 4
1998 — 4
1999 — 4
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2001 — 4
2002 — 4
2003 — 4 (Can put in)
2004 — 4
2005 — 4 4
2006 — 4 4
2007 — 4
2008 — 4 4
2009 — 4
2010 — u (up to date)

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D.R.O Alipus

Index II

Melisa-jagad dal

R.S. Dag-no- 491, 492, 570, 566, 576
572, 573, 574, 582

583

L.R. Dag-no- 505, 506, 586, 582
587, 588, 589, 590
598, 599,

R.S. KH-no- 317, 1334, 18, 30, 333
332- 107, 108,

L.R. KH-no- 4588, 592

PS. Sonarpus - 1980 to 2000

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- 1980 — Mi →
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- 1983 — u
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- 1998 — u

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D.P.T

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2002 — " 4

2003 — " 4

Completed

2004 — " 4

2005 — " 4

2006 — " 4

2007 — " 4

2008 — " 4

2009 — " 4

2010 — " up to date

Completed

No. REGN R 188246

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 51475

Date of application..... 15/12/10

3. Search for the year(s)..... 1780 - 2010

4. Name of office to which the record to be searched or inspected relates..... R.D. C. (11)

5. Name of person or property to be searched.....

Nature of document..... Sale

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M - Jagaddal
K - 107. D - 573 583

From whom received..... N.C. Patra

Fees paid under Article—

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

30/-

✓

.....Registrar of.....

Form No. 100 (Rev. 1-15-60)

Receipt for Tax Deposited for Search or Inspection

No. RCEN 188248

Receipt for Tax Deposited for Search or Inspection



2107

12/10/60

1530 - 55

Name of person to whom tax is to be collected

Mr. J. J. ...

Address of person to whom tax is to be collected

1000 ...

City and State

Washington, D.C.

Amount of tax

1000

Date of deposit

12/10/60

Signature of depositor

J. J. ...

Signature of collector

...

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No. REGN R 188245

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 51424

2. Date of application..... 15/12/10

3. Search for the year(s)..... 1980 - 2010

4. Name of office to which the record to be searched or inspected relates..... R.O. Ch

5. Name of person or property to be searched.....

6. Nature of document..... Sale

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... m - Jagaddal. D - 574 590 K-108

8. From whom received..... N. E Patra

Fees paid under Article—

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

30/-

.....Registrar of.....

THE STATE OF MASSACHUSETTS

NO. 18822



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No. REGN R 188244

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 51423
- 2. Date of application..... 15/12/10
- 3. Search for the year(s)..... 1980 - 2010
- 4. Name of office to which the record to be searched or inspected relates... R.O.C. II
- 5. Name of person or property to be searched.....
- 6. Nature of document... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)... M - Jagad dal, D - 582 598. N - 4588.
- 8. From whom received... N. E. Patra
- 9. Fees paid under Article—

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

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.....Registrar of.....



THE STATE DEPARTMENT

Receipt for the Department of State

Number of copies
Date of receipt
Name of the recipient
Name of the donor

Name of the donor
Address of the donor

Name of the recipient
Address of the recipient

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Name of the recipient
Address of the recipient

No. REGN R 188243

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 51432
- 2. Date of application..... 15/12/10
- 3. Search for the year(s)..... 1980 - 2010
- 4. Name of office to which the record to be searched or inspected relates..... R. Deol (H)
- 5. Name of person or property to be searched.....
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M - Jagaddal D - 583 599. Km - 692
- 8. From whom received..... N. C. Patra
- 9. Fees paid under Article—

F (1) (i)

F (1) (ii)

F (2)

30 L

.....Registrar of.....

THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

NO. 128513



THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS
STATE OF FLORIDA
1910

1910

No. REGN R 188247

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 51476
- 2. Date of application..... 15/12/10
- 3. Search for the year(s)..... 1980 - 2010
- 4. Name of office to which the record to be searched or inspected relates..... RDCW
①①
- 5. Name of person or property to be searched..... Sale car
- 6. Nature of document..... sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M - Jangadul RD
572 588 Ask-332
- 8. From whom received..... N.C Patra
- 9. Fees paid under Article—
F (1) (i) 30/-
F (1) (ii)
F (2)

.....Registrar of.....

No. REC-118827

Receipt for Fee Deposited for Grant of Registration



Name of the person or body corporate: *Shri. R. S. Rao*
 Address: *1180 - 2010*
 Name of the company: *R. S. Rao & Co.*
 Name of the person or body corporate: *Shri. R. S. Rao*
 Address: *1180 - 2010*
 Name of the company: *R. S. Rao & Co.*
 Name of the person or body corporate: *Shri. R. S. Rao*
 Address: *1180 - 2010*
 Name of the company: *R. S. Rao & Co.*

Date: *10/10/71*
 Amount: *1000/-*
 Signature: *[Signature]*
 Name: *[Name]*
 Designation: *[Designation]*
 Office: *[Office]*
 Date: *10/10/71*
 Amount: *1000/-*
 Signature: *[Signature]*
 Name: *[Name]*
 Designation: *[Designation]*
 Office: *[Office]*

No. REGN R 067925

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 51054
- 2. Date of application..... 13/12/10
- 3. Search for the year(s)..... 1980 - 2010
- 4. Name of office to which the record to be searched or inspected relates..... R.O.ew
①
- 5. Name of person or property to be searched.....
- 6. Nature of document..... self
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M - Jagadodd. 1
P.D - 570 586. K-18. 3
- 8. From whom received..... N. C. P. S. S.

9. Fees paid under Article—

F (1) (i)

F (1) (ii)

F (2)

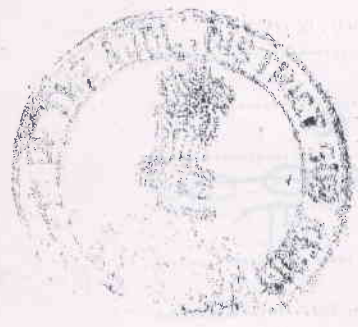
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.....Registrar of.....

No. REGN R 087052

Receipt for the deposit of the Government of India

1952



1. Name of the depositor: *Shri. J. S. Chhabra*

2. Address: *1280 - 50*

3. Name of the bank: *State Bank of India*

4. Branch: *Delhi*

5. Account No.: *1280 - 50*

6. Amount: *1000/-*

7. Date: *10/10/52*

8. Signature: *J. S. Chhabra*

9. Name of the official: *J. S. Chhabra*

10. Designation: *Director*

11. Office: *Delhi*

12. Date: *10/10/52*

13. Remarks: *1000/-*

14. Signature: *J. S. Chhabra*

15. Name of the official: *J. S. Chhabra*

16. Designation: *Director*

17. Office: *Delhi*

18. Date: *10/10/52*

No. REGN R 067926

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 51055
- 2. Date of application..... 13/12/10
- 3. Search for the year(s)..... 1980 - 2010
- 4. Name of office to which the record to be searched or inspected relates..... R. D. Cal. (1)
- 5. Name of person or property to be searched.....
- 6. Nature of document..... sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M - Jagad dal. D - 566 582 k - 20
- 8. From whom received..... N. E. Paton.
- 9. Fees paid under Article—

of al 33

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

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.....Registrar of.....

No. REGN R 04732

Receipt for New Deposit for Search or Inspection



21022

1-2-1960

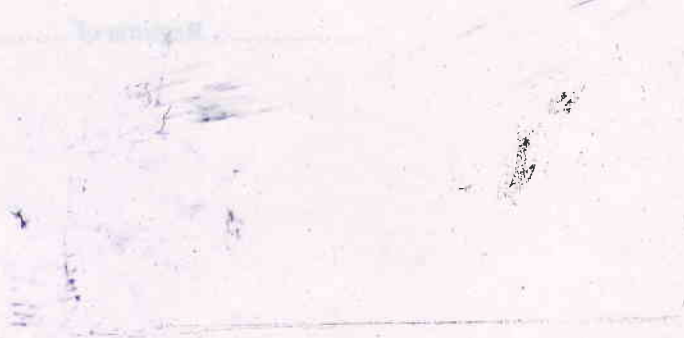
1580-1010

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N.C. Baker

307



No. REGN R 067923

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 51052
- 2. Date of application..... 13/12/10
- 3. Search for the year(s)..... 1980 - 2010
- 4. Name of office to which the record to be searched or inspected relates. RDC
(1)
- 5. Name of person or property to be searched.....
- 6. Nature of document. Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)... M - Jagad del ASD -
491. 505 Psk - 317.
- 8. From whom received..... N.C. Patra
- 9. Fees paid under Article—
 F (1) (i) 30/-
 F (1) (ii)
 F (2)

1
3

.....Registrar of.....

No. REG-100-100000

Receipt for the fees required for search or inspection



1. Name of person or entity to be searched: 100000

2. Name of person or entity to be inspected: 100000

3. Name of person or entity to be searched or inspected: 100000

4. Name of person or entity to be searched or inspected: 100000

5. Name of person or entity to be searched or inspected: 100000

6. Name of person or entity to be searched or inspected: 100000

7. Name of person or entity to be searched or inspected: 100000

8. Name of person or entity to be searched or inspected: 100000

9. Name of person or entity to be searched or inspected: 100000

10. Name of person or entity to be searched or inspected: 100000

100000

100000

100000

No. REGN R 067927

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 57056
- 2. Date of application..... 13/12/10
- 3. Search for the year(s)..... 1980 - 2010
- 4. Name of office to which the record to be searched or inspected relates..... RORU
 (U)
- 5. Name of person or property to be searched.....
- 6. Nature of document..... sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
 M - 3rd Jagad dal
 D - 571 58 587 K-333
- 8. From whom received..... N.C Parva
- 9. Fees paid under Article—

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

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.....Registrar of.....

