

Tirupati Tower Pvt. Ltd.

The Orbit

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CIN: U45201WB1996PTC077613

## NO ENCUMBRANCE CERTIFICATE

We, Tirupati Private Limited, having registered office at 1, Garstin Place, Kolkata-700001, Police Station Hare Street Kolkata-700001 and Income Tax Permanent Account No -AABCT0495N doth hereby declare affirm and state as follows :

1. That we are the developer of Premises No 50, Jnan Goswami Sarani (formed by amalgamation of previous (i) Premises No. 23A/159B, Block G, New Alipore, (ii) Premises No. 23A/159C, Block G, New Alipore, (iii) Premises No. 23A/159D, Block G, New Alipore and (iv) Premises No. 50, Jnan Goswami Sarani, New Alipore) Police Station New Alipore, Kolkata – 700 053 (formerly Premises No. 159, Block G, New Alipore, Kolkata 700 053) in terms of regd Development Agreement dated 1<sup>st</sup> February, 2018, being deed no 160100321, Book No-I, Vol No- 1601-2018, Pages 11836 to 11878 registered at the office of DSR-1, South 24 -Parganas, West Bengal, executed with (i) Dr(Mrs) Sarbani Mukherjee, (ii) Dr Biswajit Banerjee and (iii) Dr Indrajit Banerjee in respect of said property admeasuring 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, 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 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 12 cottahs 6 chittacks 18 square feet more or less lying and situate at and being Premises No. 50, Jnan Goswami Sarani, (formed by amalgamation of previous (i) Premises No. 23A/159B, Block G, New Alipore, (ii) Premises No. 23A/159C, Block G, New Alipore, (iii) Premises No. 23A/159D, Block G, New Alipore and (iv) Premises No. 50, Jnan Goswami Sarani, New Alipore) Police Station New Alipore, Kolkata – 700 053 (formerly Premises No. 159, Block G, New Alipore, Kolkata 700 053) within Ward No. 81 of the Kolkata Municipal Corporation, District South 24 Parganas together with constructions thereon and butted and bounded as follows:

On the North by :	Two houses on the Plot 142 G-Block, New Alipore, Kolkata 700 053;
On the East by :	A building at 160/2 G-Block, New Alipore, Kolkata 700 053;
On the South by :	40 feet wide Municipal Road across from 162, Block G and 163, Block G, New Alipore; and
On the West by :	Premises No. 158, G-Block, New Alipore, Kolkata 700 053.

For Tirupati Tower Pvt Ltd



Vijay Narayan Rathi

Director

DIN-00103243