

Abhishek Chowdhary

Advocate

High Court, Calcutta

87/15, Jyotish Roy Road, New Alipore, Kolkata 700 053

(Mob) No. 98318 59471

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref. : **ALL THAT** piece or parcel of revenue free land being Plot No. 5 measuring an area of 11 Cottahs 03 Chittaks and 32 Sq. Ft. a little more or less lying at and being portion of the Municipal Premises No. 2, Fern Road, in Ballygunge, in the Suburbs of the town of Calcutta, comprised in Holding No. 30 (Old Nos. 4 and 5) and 28 (Old No. 7), in Sub-Division K, Division V, Dihi Panchanangram, Thana Ballygunge, within the local limits of the Calcutta Municipal Corporation, District 24 Parganas (South) and presently within the local limits of the Kolkata Municipal Corporation and now known and renumbered as Premises No. 220A, Rash Behari Avenue, P.S. Gariahat, Kolkata 700 019, Ward No. 068, District 24 Parganas (South), Assessee No. 110682200431, Present owner of the said Property is **BALLYGANJ ESTATES PRIVATE LIMITED.**

I have caused necessary searches through my clerk Mr. Alamgir in the Sub Registry Office at D.R. Alipore, S.R. Alipore and R.A. Kolkata for the period from 1934 to 2019.

My report is as follows:

WHEREAS by an Indenture duly registered in the office of the District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 06, Pages 286 to 297 and being No. 0036 for the year 1934 and made between one Doya Chand Parruck and others, therein called and referred to as the Vendors of the One Part and Ballyganj Estates Pvt. Ltd., therein called and referred to as the Purchaser of the Other Part, the said Vendors for the consideration therein mentioned sold transferred and conveyed **ALL THAT** piece or parcel of revenue free land being part of Plot No. 5 measuring an area of about 14 Chittacks 30

Sq. Ft. a little more or less, lying at and being portion of the Municipal Premises No. 2, Fern Road, in Ballygunge, in the Suburbs of the town of Calcutta, comprised in Holding No. 30 (Old Nos. 4 and 5) and 28 (Old No. 7), in Sub-Division K, Division V, Dihi Panchanangram, Thana Ballygunge, unto and in favour of the said Purchaser.

AND WHEREAS by an Indenture duly registered in the office of the District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 45, Pages 167 to 182 and being No. 1886 for the year 1934 and made between one Doya Chand Parruck and others, therein called and referred to as the Vendors of the One Part and Ballyganj Estates Pvt. Ltd., therein called and referred to as the Purchaser of the Other Part, the said Vendors for the consideration therein mentioned sold transferred and conveyed **ALL THAT** piece or parcel of revenue free land being other part of Plot No. 5 measuring an area of about 10 Cottahs 05 Chittacks 02 Sq. Ft. a little more or less, lying at and being portion of the Municipal Premises No. 2, Fern Road, in Ballygunge, in the Suburbs of the town of Calcutta, comprised in Holding No. 30 (Old Nos. 4 and 5) and 28 (Old No. 7), in Sub-Division K, Division V, Dihi Panchanangram, Thana Ballygunge, unto and in favour of the said Purchaser.

AND WHEREAS the said **BALLYGANJ ESTATES PRIVATE LIMITED** became the sole and absolute owner in respect of **ALL THAT** piece or parcel of revenue free land being Plot No. 5 measuring an area of 11 Cottahs 03 Chittaks and 32 Sq. Ft. a little more or less lying at and being portion of the Municipal Premises No. 2, Fern Road, in Ballygunge, in the Suburbs of the town of Calcutta, comprised in Holding No. 30 (Old Nos. 4 and 5) and 28 (Old No. 7), in Sub-Division K, Division V, Dihi Panchanangram, Thana Ballygunge, within the local limits of the Calcutta Municipal Corporation, District 24 Parganas (South) and presently within the local limits of the Kolkata Municipal Corporation and now known and renumbered as Premises No. 220A, Rash Behari Avenue, P.S. Gariahat, Kolkata 700 019, Ward No. 068, District 24 Parganas (South), Assessee No. 110682200431.

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That save and except the above entry my clerk did not find any other entry, in respect of the said property.

I hereby certify that the above mentioned property of **BALLYGANJ ESTATES PRIVATE LIMITED** is free from all sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

The receipts for the relevant searches are enclosed herewith.

Abhishek Chowdhary

Advocate

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