

C. K. DEORA & COMPANY
SOLICITORS & ADVOCATES

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C. K. DEORA
SUDHA AGARWAL
ANJANA BANERJEE

TO WHOM IT MAY CONCERN:
NON-ENCUMBRANCE CERTIFICATE

SUBJECT PROPERTY: ALL THAT the Premises No.10, Braunfeld Row, P.S. Ekbalpore, Kolkata 700027, admeasuring 11 cottahs 1 chittack 31 sq. ft. situate within Ward No.78 of the Kolkata Municipal Corporation hereinafter referred as the "said Property" is the subject matter of Promotion.

A) TITLE OF THE PROPERTY:

1. By a registered Deed of Conveyance dated 17.11.2014 registered with Additional Registrar of Assurances-I, Kolkata in Book No.I, being Deed No.10235 for the year 2014 M/s. Moonlife Housing (P) Ltd. purchased the said Property from M/s. Universal Drug House Pvt. Ltd. admeasuring a land area of 12 cottahs 6 chittacks together with the benefits of the application pending for sanction of Plan.

2. The said Universal Drug House Pvt. Ltd. had already applied for sanction of Plan in respect of the said property before transferring the same to M/s. Moonlife Housing (P) Ltd. and therefore at the request of the said Purchaser the said M/s. Universal Drug House Pvt. Ltd. executed 2 Nos. of Gift Deeds in favour of Kolkata Municipal Corporation for gifting strips of land to Kolkata Municipal Corporation as a condition for sanction of Plan being Deed Nos.11296 and 11298 both for the year 2014 both registered with ARA-I, Kolkata.

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3. After carrying out the said Gifts in favour of the K.M.C the said Universal Drug House Pvt. Ltd. also executed and registered a Boundary Declaration being Deed No.00238 for the year 2015 at the ARA-I, Kolkata declaring the area available for sanction of Plan by the K.M.C as 11 cottahs 1 chittack 31 sq. ft. in respect of the said Property.

4. The said Purchaser namely M/s. Moonlife Housing (P) Ltd. thereafter on the strength of its Deed of Conveyance applied to the K.M.C for mutation of its name when the name of M/s. Moonlife Housing (P) Ltd. was mutated vide Assessee No.11-078-03-0007-3 by deleting the name of M/s. Universal Drug House Pvt. Ltd.

5. Thus, the Building Permit and/or sanction of the Plan was granted in the name of the present owner namely M/s. Moonlife Housing (P) Ltd. by the Kolkata Municipal Corporation in respect of the said Property being B.P. No.2017090050, Borough IX, dated 11.09.2017.

B) PRESENT RECORDED OWNER OF THE SUBJECT PROPERTY:

1) The present recorded Owner of the Subject Property is M/s. Moonlife Housing (P) Ltd. having (CIN No.U70109WB2012PTC185526), (PAN No.AAICM4318A), and having its registered office at 55, Canning Street, Kolkata 700001, who is the sole and absolute Owner of the subject Premises in vacant and peaceful possession free from all encumbrances further together with a duly sanctioned Plan for construction of a multi storied building as stated above.

2) The present sole owner of the said Property is also the Promotor of the said Property with the object of selling and transferring the Apartments to the prospective Allottees.

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C) MUTATION STATUS: The subject Property admeasuring 11 cottahs 1 chittack 31 sq. ft. being municipal Premises No.10, Branufeld Row, Kolkata 700027 is duly mutated in the name of the present Owner M/s. Moonlife Housing (P) Ltd. vide Assessee No.11-078-03-007-3 and the said present sole Owner is also the proposed Promotor of the said Property under the meaning of West Bengal Housing Industry Regulations Act, 2016.

D) SANCTION OF PLAN: The Kolkata Municipal Corporation has already sanctioned a valid building plan being Building Permit No.2017090050 dated 11.09.2017 for construction of a multi storied building in respect of the said Property and pursuant to such sanction the Land Owner has already started the construction work.

E) CONCLUSION: This is to certify that after examining all the title deeds and other relevant papers and documents with regard to the said Property and the title of the present Land Owner it appears that the title of the present Land Owner namely M/s. Moonlife Housing (P) Ltd. in respect of the subject property is absolutely clear and marketable and free from all encumbrances whatsoever. Further, the present Owner is also in the vacant and peaceful possession of the entirety of the subject premises for carrying out the development as per sanctioned Plan and the subject property is also free from any acquisition, requisition, alignment, lispence, trust, mortgage or charge, etc.

Dated: 28th May, 2019

Chanderson, Advokat
Regn No. WB/6179/1974
for C. K. Deora & Co.
Advocates, High Court
Calcutta