

Vivek Nag

Advocate

High Court, Calcutta

Chamber :

10, Old Post Office Street,
Kolkata - 700001.

Dated: 04.03.2019

SUB: Certificate on encumbrances and Report on Title

Description of the property:

ALL THAT piece or parcel of land admeasuring 18 Cottahs 12 Chittacks 4 Sq. Ft. be the same a little more or less lying and situated at Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag Nos. 638/978, 645, 636 & 637, under R.S Khatian nos. 151 & 230, L.R. Khatian Nos. 733(Kri), 770, 2160, 105, 2165, 2164, 9, 2163, 366, 2162, 909, 2161, 893 & 2024, under No. 2 Mahishbathan Gram Panchayat Now Bidhananagar Municipal Corporation, P.S. Rajarhat, in the District of 24 Parganas (North).

Present Owner/s of the Land:

Tarama Apartment Private Limited, Pinkrose Tradelink Private Limited, Faster Deal Trade Private Limited.


Searches made:

We have caused searches in accordance with the information available now in the official website of West Bengal Registry Office i.e. wbregistration.gov.in in the offices of DR Barasat from the year 2003-2019 and ADSR Bidhannagar from the year 2001-2012 and ADSR Rajarhat from the year 2012-2019 and ARA Kolkata from the year 2002-2019 and we found no adverse entry and we have relied upon such information only and one no. of relevant net search is enclosed.

My report:

Whereas Tarama Apartment Private Limited, Pinkrose Tradelink Private Limited, Faster Deal Trade Private Limited are the absolute and lawful owners of **ALL THAT** piece and parcel of land measuring an area 18 Cottahs 12 Chittacks 4 Sq. Ft. owned by the owners by virtue of the following Deeds :-

- (i) All That piece and parcel of land admeasuring 1 Cottahs be the same a little more or less out of 19 decimal lying and situate at **Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 638/978, under R.S Khatian no. 151, under No. 2 Mahishbathan Gram Panchayat, P.S. Rajarhat, in the District of 24 Parganas (North).**
- (ii) All That piece and parcel of land admeasuring 2 Cottahs be the same a little more or less out of 19 decimals lying and situate at **Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 638/978, under R.S. Khatian No. 151, under No. 2 Mahishbathan Gram Panchayat, P.S. Rajarhat in the District of 24 Parganas (North).**
- (iii) All That piece and parcel of land admeasuring 1 Cottahs 13 Chittacks 02 Sq. ft. be the same a little more or less out of 24 Decimals lying and situate at **Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 645, under R.S. Khatian No. 230, L.R. Khatian No. 733 (kri), under No. 2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation in the District of 24 Parganas (North).**
- (iv) All That piece and parcel of land admeasuring 4 Cottahs be the same a little more or less out of 19 Decimals lying and situate at **Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 638/978, under R.S. Khatian No. 151, under No. 2**


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F/1766/1647/2009

Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation in the District of 24 Parganas (North).

- (v) All That piece and parcel of land admeasuring 1 Cottahs 13 Chittacks 02 Sq. ft. be the same a little more or less out of 24 Decimals lying and situate at Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 645, under R.S. Khatian No. 230, L.R. Khatian No. 733 (kri), under No. 2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation in the District of 24 Parganas (North).
- (vi) All That piece and parcel of land admeasuring 2.40 Decimals (Satak) be the same a little more or less out of 24 Decimals lying and situate at Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 636, under R.S. and L.R. Khatian Nos. 770 & 2160, under No. 2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation present Bidhananagar Municipal Corporation, P.S. Rajarhat in the District of 24 Parganas (North).
- (vii) All That piece and parcel of land admeasuring 3.60 Decimals be the same a little more or less out of 30 Decimals lying and situate at Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 636 & 637, under R.S. and L.R. Khatian No. 770, 105, 2165, 2164, 9, 2163, 366, 2162, 909, 2161 & 893, under No. 2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation present Bidhananagar Municipal Corporation, P.S. Rajarhat in the District of 24 Parganas (North).
- (viii) All That piece and parcel of land admeasuring 4 Cottahs 7 Chittacks 42 Sq. ft. equivalent to 7.43 Decimals (Satak) be the same a little more or less out of 19 Decimals lying and situate at Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 638/978, under R.S. Khatian No. 151, L.R. Khatian No. 2024, under No. 2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation in the District of 24 Parganas (North)..

Certificate:

We hereby prima facie certify that as per the xerox copy of records provided to us the property of the said of Tarama Apartment Private Limited, Pinkrose Tradelink Private Limited, Faster Deal Trade Private Limited appears to be free from all sorts of encumbrances, charges, liabilities, liens, lis-pendenses, and attachment whatsoever subject to the verification of original of the Title Deed/s and the above land having absolute clear, free and marketable title.

The receipt/s for the relevant searches is/are enclosed herewith.

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 F/1735/1647/2004
 Advocates

Encl: As above.