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Dated: 09-03-2019

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref: All That piece or parcel of Land measuring about 20 cottahs 14 Chittacks and 23 squre feet being Municipal Premises No. 2, O. C. Ganguly Sarani (previously known as Lee Road) under Police Station Bhowanipore, under the limit of Kolkata Municipal corporation ward No. 70 having Assessee No. 110702300034. Kolkata-700020 in the District of South 24-Pgs.

Present ownert : KHETAWAT PROPERTIES LIMITED, SURENDRA KUMAR KHETAWAT AND HARSHIT KHETAWAT.

I have caused necessary searches in the Sub- Registry Office and District Registry Office at Alipore, Registrar of Assurances-I, Kolkata, for the period from 2007 to 2019, and have inspected the records of Kolkata Municipal Corporation and Registered of Companies and all other relevant documents in respect of the aforesaid property.

My Report as follows:

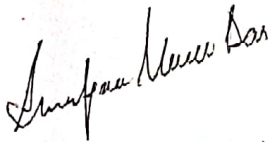
1. By virtue of a Deed of Sale dated 27th February, 2011 and registered in the Office of the ADSR, Alipore, South 24 parganas made between ARUN KRISHNA ROY TRUST ESTATE represented by its only trustees (i) Smt. Lakshmi Dey (ii) Smt. Mandira Paul therein referred to as the TRUSTEE VENDORS and (i) smt. Purnima Roy, (ii) Smt. Lakshmi Dey (iii) Smt. Bijoya Debnath (iv) Smt. Indira Kundu (v) smt. Mandira Paul (vi) smt. Sumitra Kundu (vii) Miss Annapurna Roy, therein referred to as the LIFETIME BENEFICIARY VENDORS



and (i) Smt. Purnima Roy (ii) smt. Lakshmi Dey (iii) Smt. Bijoya Debnath (iv) Smt. Indira Kundu (v) Smt. Mandira Paul (vi) Smt. Sumitra Kundu, (vii) Miss Annapurna Roy, (viii) Pranab Kumar Dey, (ix) Partha Dey, (x) Smt. Moumita Basak, (xi) Manjita Paul, (xii) Gobinda Kumdu, (xiii) Niladri Kundu, (xv) Smt. Priyanka Biswas, therein referred to as the ULTIMATE BENEFICIARY VENDORS, all the aforesaid TRUSTEE VENDORS, LIFETIME BENEFICIARY VENDORS AND ULTIMATE BENEFICIARY VENDORS therein collectively referred to as the VENDORS of the One Part and KHETAWAT PROPERTIES LIMITED, SURENDRA KUMAR KHETAWAT AND HARSHIT KHETAWAT, therein jointly referred to as the PURCHASERS of the Other Part and registered in the Office of the ADSR, Alipore, South 24- Parganas and recorded in Book No. I, Vol. No. 7, pages 1920 to 1954 Being no. 01568 for the year 2011, wherein said vendors sold transferred conveyed assigned All That above referred subject property to the Present owners.

I have caused searches in the Office of the ADSR & DSR, Alipore and Registrar of Assurances and also verified with the Kolkata Municipal records and also registrar of Companies.

I hereby certify that the above mentioned property of present owner is free from all sorts of encumbrances, charges, liabilities liens and lispences attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.



(SWAPAN KUMAR DAS)

Advocate

WB/849/1995