

**TISTA CHATTERJEE**

Advocate  
High Court, Calcutta  
Chamber -  
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**NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE.**

Ref. : All that piece and parcel of Bastu land measuring 49 decimals more or less lying and situated at L.R. Khatian Nos 2129, R.S./L.R. Dag Nos. 1358(P), Mouza Satuli, J.L. No. 49, Rayata Satwa, Police Station Kashipur (Formerly Bhangar) within the limits of the Bhagwanpur Gram Panchyat, District 24 Parganas (South), A.D.S.R.- Bhangar.

Present owners of the said plot: Samasth Infotainment Pvt. Ltd.

My report is as follows

**NOTE FOR THE ADVOCATE**

1. I have Perused the Xerox copies of Registered Sale Deed Nos.2491, 2377, 4797, 2394, 4591, 3065, 4796, and 4795 for the year 2014 in favour of SAMASTH INFOTAINMENT PRIVATE LIMITED, having its Registered Office at Godrej Genesis Building, 2<sup>nd</sup> Floor, Block- EP& GP sector- V, Salt Lake, Kolkata-700091 represented by its Director Sanjoy Kumar Ghosh in respect of total land measuring an area more or less 49 Decimals of abovementioned Deeds all comprised in L.R. Dag No.1358, L.R. Khatian Nos. 1969, 1971, 207, 162, 147, 213, 1970, 210, 211, 212, 208, 207, J.L.No.49, at Mouza- Satuli, P.S. Bhangor, now Kashipur, Block Bhangor-II under Bhagabanpur Gram Panchayat, District 24 Parganas (South).

I have conducted necessary searches in the office of the Registrar of Assurance at Kolkata, District Registrar at Alipore and ADSR at Bhangore for a period from 1999 to 2015 and have inspected the settlement Records, B.L. & L.R.O. Mutation and all other relevant documents in respect of the aforesaid Property. During the course of searches as per the documents available in the said Registration Offices, I have not found any registered encumbrances affecting the property under search.

Samasth Infotainment Pvt. Ltd.

*Kamalendu Jolly*  
Authorized Signatory

*Tista Chatterjee*

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Perused the all Original Documents, certifying therein that the aforesaid Lands are free from all encumbrances and have good clear and marketable title of namely SAMASTH INFOTAINMENT PRIVATE LIMITED.

Verified the Xerox copy of the following documents.

- a) Sale Deeds.
- b) B.L.& L.R.O Purcha & Khazna Receipts.
- c) Conversion Certificates.
- d) Declaration sworn by Sanjoy Kumar Ghosh,

Director of Company namely. SAMASTH INFOTAINMENT PRIVATE LIMITED that the aforesaid company have good right title and interest over the purchased abovementioned properties covered by the Registered Deed of Conveyances.

That the title to the aforesaid land of namely SAMASTH INFOTAINMENT PRIVATE LIMITED seems prima facie have got marketable title on the basis of the papers submitted to me and I approve it as per available records placed before me as aforesaid.

Dated 28.12.2017

*Tista Chatterjee*

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Samasth Infotainment Pvt. Ltd.

*Kamalendu Das*

Authorised Signatory