

Rama Paul

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B.A. L.L.B. Advocate  
ALIPORE CRIMINAL & JUDGES COURT  
KOLKATA-700 027

HDFC

9830167676  
Adv. Arsal

Residence Chamber  
71, Salimpur Lane,  
Kolkata-700 031.  
7-9 A.M. & 8-10 P.M.

Ref. \_\_\_\_\_

Date 23.03.2015

NON-ENCUMBRANCE CERTIFICATE AND REPORT ON TITLE

Client Reference : 1) M/S. NORTECH PROPERTY PRIVATE LIMITED, 2) M/S. PRACHI HOUSING PRIVATE LIMITED, 3) M/S. LAGAN NIRMAN PRIVATE LIMITED, 4) M/S. MEMORY ESTATES PRIVATE LIMITED, 5) M/S. BARON PROMOTERS PRIVATE LIMITED, 6) M/S. PURNIMA PROMOTERS PRIVATE LIMITED, 7) M/S. MOHINI MULTIPLEX PRIVATE LIMITED, all Private Limited Companies duly incorporated under the provisions of the Companies Act, 1956 having their respective Offices at "Oriental House", 4<sup>th</sup> Floor, 6-C, Elgin Road, Kolkata - 700 020.

Property Reference: Landed property measuring more or less 37 Kattahs 01 Chittaks 15 Sft in Mouza - Ramchandrapur, J.L. No. 31, R.S. Dag no. 16, R.S. Khatian no. - 174, Police Station - Formerly Thakurpukur and now Haridevpur, within the limit of Ward no. - 142 under K.M.C in the District South 24 Parganas, West Bengal.

I have caused necessary searches in Index No. II, regarding the above matter in the records of the D.S.R. II - Alipore and A.D.S.R. Behala for the period from 2003 to 2015 both office with computer search.

My report is as follows:

WHEREAS one (1) M/S. NORTECH PROPERTY PRIVATE LIMITED, 2) M/S. PRACHI HOUSING PRIVATE LIMITED, 3) M/S. LAGAN NIRMAN PRIVATE LIMITED 4) M/S. MEMORY ESTATES PRIVATE LIMITED, 5) M/S. BARON PROMOTERS PRIVATE LIMITED, have, jointly, purchased All That piece and parcel of land measuring more or less 10 (Ten) Kattahs 12 (Twelve) Chittaks 09 (Nine) Sft. free from all encumbrances, charges, liens, dispendences, attachments, trusts whatsoever or howsoever by virtue of a 3 (Three) Nos. Deed of Conveyances being (1) Deed No. 9656 for the year 2012 duly recorded in Book no. I, CD Volume No. 20, written in page No. 4237 to 4250, duly registered at the office of ARA- I, Kolkata for Purchase of 03 Kattahs 18 Sqft. AND (2) Deed No. 0684 for the year 2013 and the same is duly recorded in Book no. I, CD Volume No. 2, written in page No. 3484 to 3502, duly registered at the office of ARA- I, Kolkata for purchase of 07 Kattahs 14 Sqft. AND (3) Deed No. 4241 for the year 2013 duly recorded in Book no. I, CD Volume No. 8 written in page No. 11103 to 11118, duly registered at the office of ARA- I, Kolkata for purchase of 11 Chittaks 22 Sqft.

AND WHEREAS the said (1) M/S. NORTECH PROPERTY PRIVATE LIMITED, 2) M/S. PRACHI HOUSING PRIVATE LIMITED, 3) M/S. LAGAN NIRMAN PRIVATE LIMITED 4) M/S. MEMORY ESTATES PRIVATE LIMITED, 5) M/S. BARON PROMOTERS PRIVATE LIMITED, thus became the absolute owner of the aforesaid property in respect of the said piece and parcel of undivided land measuring more or less 10 (Ten) Kattahs 12 (Twelve) Chittaks 09 (Nine) Sft. by virtue of the aforesaid three nos. Deed of Conveyance and for the sake of demarcation of the same, one 'Deed of Partition' has been registered in the office of ARA- I, Kolkata

NORTECH PROPERTY PRIVATE LIMITED

  
Authorized Signatory

Rama Paul  
RAMA PAUL (Advocate)  
Alipore Criminal & Judges Court  
Kolkata-700 027

*Paul*

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CRIMINAL & JUDGES COURT  
KOLKATA-700 027

Residence Chamber  
71, Sallimpur Lane,  
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Date 23.08.2015

and duly recorded in Book No. - I, CD Volume No. 9, pages from 3443 to 3483 being Deed No. 04470 and for the year 2013.

AND WHEREAS the said (1) M/S. NORTECH PROPERTY PRIVATE LIMITED, 2) M/S. PRACHI HOUSING PRIVATE LIMITED, 3) M/S. LAGAN NIRMAN PRIVATE LIMITED 4) M/S. MEMORY ESTATES PRIVATE LIMITED 5) M/S. BARON PROMOTERS PRIVATE LIMITED, have, jointly, sold, conveyed and transfereed a portion of land admeasuring area about 02 Chittaks 10 Sft. out of the said land of 10 (Ten) Kattahs 12 (Twelve) Chittaks 09 (Nine) Sft. , jointly to (1) M/S. PURNIMA PROMOTERS PRIVATE LIMITED and (2) M/S. MOHINI MULTIPLEX PRIVATE LIMITED , by virtue of Deed of Conveyance being No. 00644 for the year 2014 duly registered at the office of ARA- I, Kolkata and the same is duly recorded in Book No. - I, CD Volume No. 2, written in page No. 525 to 538.

AND FURTHER WHEREAS the said (1) M/S. NORTECH PROPERTY PRIVATE LIMITED, 2) M/S. PRACHI HOUSING PRIVATE LIMITED, 3) M/S. LAGAN NIRMAN PRIVATE LIMITED 4) M/S. MEMORY ESTATES PRIVATE LIMITED , 5) M/S. BARON PROMOTERS PRIVATE LIMITED, (6) M/S. PURNIMA PROMOTERS PRIVATE LIMITED, (7) M/S. MOHINI MULTIPLEX PRIVATE LIMITED , have jointly, purchased All That piece and parcel of land measuring more or less 26 (Twenty-six) Kattahs 05 (Five) Chittaks 06 (Six) Sft., free from all encumbrances, charges, liens, lispences, attachments, trusts whatsoever or howsoever by virtue of a Deed of Conveyance being Deed No. 4776 for the year 2013 and the same is duly recorded in Book no. I, CD Volume No. 9, written in page No. 8352 to 8390, duly registered at the office of ARA- I, Kolkata .

AND WHEREAS thus said (1) M/S. NORTECH PROPERTY PRIVATE LIMITED, 2) M/S. PRACHI HOUSING PRIVATE LIMITED, 3) M/S. LAGAN NIRMAN PRIVATE LIMITED 4) M/S. MEMORY ESTATES PRIVATE LIMITED , 5) M/S. BARON PROMOTERS PRIVATE LIMITED, (6) M/S. PURNIMA PROMOTERS PRIVATE LIMITED, (7) M/S. MOHINI MULTIPLEX PRIVATE LIMITED , herein jointly, are absolutely seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land measuring more or less 37 (Thirty Seven) Kattahs 01 (one) Chittak 15 (Fifteen) Sft. , free from all encumbrances, charges, liens, lispences, attachments, trusts whatsoever or howsoever.

I am in opinion that the aforesaid land admeasuring 37 (Thirty Seven) Kattahs 01 (one) Chittak 15 (Fifteen) Sft. more or less in the name of above named clients are free from all sorts of encumbrances, charges, liabilities, liens, lispends, attachments of any kind whatsoever and the present owners have clear, absolute, free and marketable title.

Dated:

Encl: Search receipts are enclosed herewith.

NORTECH PROPERTY PRIVATE LTD.

*AP*

Authorized Signatory

*Rama Paul*

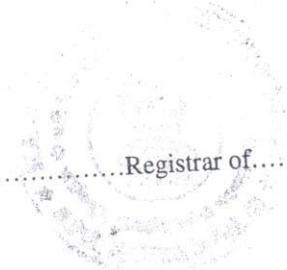
RAMA PAUL (Advocate)  
Alipore Criminal & Judges Court  
Kolkata-700 027

No. REGN V 866157

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 15157
- 2. Date of application..... 28/03/2015
- 3. Search for the year(s)..... 2002-2015
- 4. Name of office to which the record to be searched or inspected relates..... PR + SR - Behala
- 5. Name of person or property to be searched..... M - Ram Chandra Das
- 6. Nature of document..... Be Dag - 16 Kh - 174
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... D
- 8. From whom received..... R Paul Adn
- 9. Fees paid under Article— B. 307
- F (1) (i)
- F (1) (ii)
- F (2)

Registrar of.....



NORTECH PROPERTY PRIVATE LIMITED  
  
 Authorized Signatory

No. REGN W 335619

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 30913

Date of application..... 20-3-15

Search for the year(s)..... 2012-16

Name of office to which the record to be searched or inspected relates..... [Signature]

Name of person or property to be searched..... [Signature]

Nature of document..... [Signature]

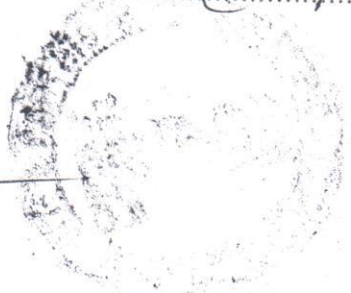
Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) M. Ram Chandrapur. B.D. 16. B.S. 174.

From whom received..... R. Paul - He

Fees paid under Article—

- (i)
- (ii)
- )

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.....Registrar of.....

NORTECH PROPERTY PRIVATE LIMITED

[Signature]

Authorized Signatory