

To,

Date : 19-01-2017

*The HDFC Limited,
Jivandeep Bhavan.*

Sir,

No Encumbrances Certificate and detailed report on title

Ref : -ALL THAT piece and parcel of land measuring about 23 Cottahs 15 Chittacks 7.5 sq. ft. be the same a little more or less comprised in Mouza – Jagaddal, J.L. No. 71, R.S. No. 233, Touzi Nos. 47, 49, 64, 63 and 68 appertaining to C.S. Dag No. 3114 and 3115, R.S. Dag No. 3114, 3115, 3149 and 3150, L.R. Dag No. 3157, 3158, 3195 and 3196 under R.S. Khatian No. 660, 663 and 664, L.R. Khatian No. 1697 and 370 being Holding No. 128, 134, 44 Katyani Tala Street, P.S. Sonarpur, Ward No. 25, within the local limits of Rajpur-Sonarpur Municipality, District 24 Parganas (South).

Necessary searches were caused through our agent Mr. K.P. Mukherjee in D.R. Alipore & A.D.S.R. Sonarpur and R.A. Kolkata for the period from 2003 to till the date 18-01-2017 in Index No. II and have inspected the available relevant records and system generated information supplied by the officials of the said three Registry Offices concerned as presented to my said agent i.e. Index No. II by the said three Registry Offices concerned in respect of the above said Property.



AND WHEREAS Said Sri Swapan Kumar Mukherjee, Sri Santi Priya Howly, Sri Shyamal Bhowmick and Sri Shambhu Nath Das while seized, possessed and otherwise well and sufficiently entitled to and enjoyed the said property as absolute joint owners mutated their names in the records of Rajpur Sonarpur Municipality and paid taxes thereon. Subsequently the said property was numbered as Holding No. 128, 134, 44 Katyani Tala Street, P.S. Sonarpur, Ward No. 25. Subsequently being No. 41/1418/Con/BL SNP dated 28-09-2011, being No. 41/1573/Con/BL SNP dated 07-12-2011, being No. 41/1574/Con/BL SNP dated 07-12-2011, being No. 41/1493/Con/BL SNP dated 28-11-2011 and being No. 41/1494/Con/BL SNP dated 28-11-2011 the said property has been converted from Bagan to Bastu in respect of Dag No. 3157 and 3196.

AND WHEREAS by and through a Partnership Deed dated 22-02-2013 Sri Pawan Agarwal as a First Partner AND Sri Subhajit Chakraborty as a Second Partner AND Sri Bikash Agarwal as a Third Partner AND Sri Santonu Das as a Fourth Partner formed a Partnership Firm for Constructions, Promotions of land and building under the name and style of M/s. Multiline Group. The said Deed was duly registered in the office of A.R.A.- III Kolkata and recorded in Book No. IV, CD Volume No. 2, Pages 6540 to 6551, being No. 01199 for the year 2013.

AND WHEREAS said Sri Swapan Kumar Mukherjee, Sri Santi Priya Howly, Sri Shyamal Bhowmick and Sri Shambhu Nath Das while seized, possessed and otherwise well sufficiently entitled to, enjoyed and occupied as absolute joint owners of the said property entered into a Registered Development Agreement on 02-04-2015 with M/s. Multiline Group, a partnership firm, represented by its partners namely Sri Pawan Agarwal, Sri Subhajit Chakraborty, Sri Bikash Agarwal and Sri Santonu Das for commercially exploited the said property and to construct a G+IV storied building on the land at its own costs and expenses as per the sanctioned building plan being No. 302/CB/25/73 dated 14-05-2015 of the Rajpur Sonarpur Municipality consisting of various flats/apartments and saleable spaces after demolition of the old structures thereon. The said Agreement was duly registered in the office of D.S.R- IV South 24 Parganas and recorded in Book No. I, CD Volume No. 10, Pages 5667 to 5694, being No. 03005 for the year 2015.

