

Asit Kumar De
M.A., LL.B.
Advocate, Howrah Court, Howrah

Address :
60/1, Naskarpara Lane,
Howrah-711 101
Phone : 2649-0246
Mobile : 9831397904

Ref. No.

Date 8-4-16

NON ENCUMBRANCES CERTIFICATE

AND DETAILED REPORT ON TITLE

Ref : An area of land about 3 (Three) Bighas 19 (Nineteen) Cottahs, mokorari mourashi bastu land together with structures standing thereon, situated at Holding No. 26+27+28/1, Foreshore Road (corresponding to Dag No. 193, 206 & 207, under Khatian No. 39 of Mouza Shibpur, Sheet No. 94, J.L. No. 1, P.S. Shibpur, District Howrah, within Howrah Municipal Corporation Ward No. 34.

Land Owner : **ADYAMA COMPLEX PRIVATE LIMIED**, a Company incorporated under the companies Act, 1956, having its registered office at 14/4/2, Mackenje Lane, P.S. Golabari, District Howrah.

I have caused necessary searches in the District Sub-Registrar and Additional District Sub-Registrar, Howrah and also in the office of Registrar of Assurances, Kolkata for the period from 1986 to 22.12.2015 through the Record Searcher Sukhendu Kumar Samanta in respect of Holding No. 26+27+28/1, Foreshore Road, P.S. Shibpur, District Howrah. I have also inspected title Deeds, HMC Mutation Certificate, Tax Bill, ULC Certificate, Record of Rights, Deed of Amalgamation, Agreement for Development Supplementary Agreements, Power of Attorney, sanctioned building plans in respect of the said property.

My report is as follows :-

- A.** The First Party become owner of the said property by purchase by 12 (Twelve) deeds of Sale, all dated 17.08.2007, all registered in the office of District Sub-Registrar, Howrah, being Deeds No. 07305, 07197, 07303, 07198, 07199, 07200, 07302, 07774, 07778, 07777, 07776, 07779 all for the year 2007 as 12 (Twelve) separate demarcated plots

Dee

Contd.....

Ref. No.

Date 8-4-16

2

from the then owner BJM Industries Limited (formerly known as Bengal Jute Mills Company Limited), having its office at 8, B.B.D. Bag (East), Kolkata – 700 001.

- B.** After purchase the said 12 (Twelve) plots of land being contiguous to each other the First Party amalgamated the said plots into a single plot of land and mutated the same in its own name before the Howrah Municipal Corporation.
- C.** The First Party with an intention to construct multi-storied buildings on the said property entered into an agreement for development on 19.09.2009 with the Developer BENGAL GHG NIRMAN PRIVATE LIMITED, a Private Limited Company, having its registered office at 80/81, Bentinck Street, Kolkata – 700 001.
- D.** Subsequently on changed circumstances terms and conditions of the said Agreement for Development, dated 19.06.2009 modified by two supplementary agreements, dated 30.01.2012 and 20.05.2014 respectively. The last supplementary agreement was registered in the office of Addl. Registrar of Assurances, Kolkata vide Book NO. 1, C.D. Volume NO. 9, Pages 9178 to 9228, being No.04437, for the year 2014 and following the said latest agreement for development the owner of the said property also executed and registered power of Attorney in favour of the Developer BENGAL GHG NIRMAN PRIVATE LIMITED and the said Power of Attorney was registered in the office of Addl. Registrar of Assurances, Kolkata vide Book No. IV, CD Volume No. 6, Pages 6617 to 6630, being No. 03689, for the year 2014 and as per terms of the said agreement for development and supplementary agreements said Developer is now constructing (G+18) storied buildings on the said property as per sanctioned building plan.

Doc

Contd.....

Asit Kumar De
M.A., LL.B.
Advocate, Howrah Court, Howrah

Address :
60/1, Naskarpara Lane,
Howrah-711 101
Phone : 2649-0246
Mobile : 9831397904

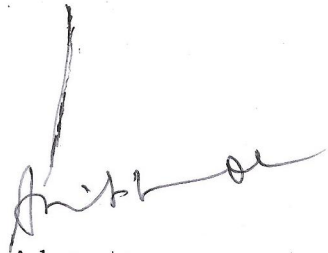
Ref. No.

3

Date 8-4-16

E. On the basis of aforesaid documents I hereby certify that the above mention property of said **ADYAMA COMPLEX PRIVATE LIMITED** is free from all encumbrances and the said property has an absolute clear free and marketable title.

I enclosed herewith the said search report including the receipts thereof.


Advocate.

8-4-16
ASIT KUMAR DE
Advocate
Howrah Court, Howrah

No. REGN V 777990

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 47092/34985
- 2. Date of application..... 22.12.2015
- 3. Search for the year(s)..... 1986-2015
- 4. Name of office to which the record to be searched or inspected relates.....
- 5. Name of person or property to be searched..... DSR + ADSRO Howrah.
PS-Shibpur (Howrah)
- 6. Nature of document..... n2
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 26+27+28/1 Pareshare Road
- 8. From whom received..... Sukhendu Kr. Samanta
- 9. Fees paid under Article..... Rs. 6000.

- F (1) (i)
- F (1) (ii)
- F (2)



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