



S. K. LATH & CO.

ADVOCATES

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Partner
Naveen Lath
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Dated: 04.09.2018

Supplementary No Encumbrances Certificate and Detailed Report on Title

Ref.:- ALL THAT the piece and parcel of leasehold land containing by estimation an area of 1 Bigha, 13 Cottahs, 12 Chittacks and 14 sq.ft. (more or less) comprising of Southern portion and the Northern portion together with two storied building (Ground plus one upper floor) each floor measuring 3000 sq.ft. covered area (more or less) standing thereon situate and lying at and being Municipal Premises No. 67-A/1, Ballygunge Circular Road, P.S. Karaya, under Ward No. 69 of the Kolkata Municipal Corporation ("**said Premises**").

Further to our No Encumbrance Certificate and detailed report on title dated 17.07.2018 in regards to the said Premises it is hereby informed that both Altamira Projects LLP and Trimurti Villa Pvt. Ltd. are authorized to Sub- Lease the said Premises and also Sub- Lease the residential flats, offices, show rooms, car parkings and other spaces of the proposed new buildings to be constructed on the said Premises as mentioned and recited in Clause no. II (n) of the Indenture of Lease dated the 14th May, 2014, Being No.04297 for the year 2014 of Altamira projects LLP and Clause no. II (n) of the Indenture of Lease dated the 14th May, 2014, Being No.04298 for the year 2014 of Trimurti Villa Pvt. Ltd which read as follows:-

"The Lessee shall not transfer and/or assign its Leasehold rights under this Deed in respect of the Demised Premises or portion thereof in favour of any person or party whatsoever. Provided however that this will not prevent the Lessee from granting sub-lease and/or tenancy in respect of the Demised Premises and/or proposed new building to be erected thereat and the residential flats, offices, show rooms, car parkings and other spaces of the proposed new buildings. However, each sub-leasing will be intimated to the Lessor".





This Supplementary Report on Title shall be read and construed as part and parcel of our No. Encumbrance Certificate and detailed report on title dated 17.07.2018.

Thanking You,

For S. K. Lath & Co.

S. K. LATH & CO.

Partner / Authorised Signatory

(Naveen Lath, Advocate)