

Ref No. RBL/19-20/RISHI PRANAYA(PHASE-I)/023

Date: 28.05.2019

**To,
The Registrar,
HIRA, West Bengal,
Kolkata**

Subject: Details of Encumbrance

Dear Sir,

With reference to the subject above, it is hereby declared that we have a case pending being Title Suit No. 37 of 2018 before the Ld. Civil Judge (Jr. Div.) at Barasat.

One Mostafa Molla filed the above Suit against Rishinox Buildcon LLP (a proprietorship firm owned by its proprietor Sri Anil Agarwal) claiming an area of 03 Sataks of Land in L.R. Plot No. 1082.

At the very outset, the developer states that the said suit and proceedings therein are not maintainable against the Developer herein named "Rishinox Buildwell LLP" which is as Limited Liability Partnership and Sri Anil Agarwal is not its partner.

Furthermore, the land owners of the balance land of 11 Sataks (out of 14 Sataks) in Plot No. 1082 being 29 companies applied for conversion of the land from "Shali" to "Bastu" and the said conversion has been permitted by the Appropriate Authority under the West Bengal Land Reforms Act 1955 read with West Bengal Land Reforms Rules 1965, following due procedure, considering all relevant facts and after proper inspection of land. It is pertinent to state that the aforesaid 29 land owning companies have entered into a Development Agreement with the Developer.

Furthermore, the land measuring 11 Satak which have been converted from "Shali" to "Bastu" is situate within the Boundary Wall of the developer and remaining 3 Satak are outside the boundary wall.

The said suit has been filed with ulterior motive and for extraneous consideration.

The above is for your necessary information and records.

Your Sincerely

For RISHINOX BUILDWELL LLP



Authorised Signatory



RISHINOX BUILDWELL LLP.

LLP IDENTIFICATION NO. : AAH-2561