

NON-ENCUMBERANCE CERTIFICATE

TO WHOM IT MAY CONCERN

A SUBJECT PROPERTY

Land measuring 7.52 acres , more or less, comprised in L.R. Dag Nos. 1497, 1508, 1509, 1510, 1511, 1512, 1517, 1518, 1519, 1520, 1521, 1522, 1539, 1540, 1541, 1542, 1543, 1544, 1548, 1549, 1550 of Mouza – Ramchandrapur, J.L. No. – 58, LR Khatian No. – 2222 and LR Dag Nos. – 2555, 2556, 2557, 2558, 2564, 2565, 2566, 2567 of Mouza – Bonhoogly, J.L. No – 65, L.R. Khatian No. – 6665, Mohan Ghosh Road, Bagher Gholgaria, PS – Sonarpur, District – South 24 Parganas, under the jurisdiction of 24 (S) PGS Zilla Parishad, West Bengal.

B PRESENT RECORDED OWNER

M/S Ganapati Niwas Pvt. Ltd. of 11, Crooked Lane, Kolkata, P.O. Esplanade, P.S. Hare Street, Pin-code – 700069, is the present recorded owner of the Subject Property in the record of rights maintained by the Government of West Bengal and the character of the Subject Property has already been changed to “Housing Complex”. The Subject Property is also not vested under the Urban Land (Ceiling and Regulation) Act, 1976.

C BACKGROUND OF THE TITLE

The present owner acquired the Subject Property by 3 (three) registered deeds of conveyances being deed nos. (i) 01442/2010 (ii) 01443/2010 and (iii) 01444/2010, all dated 19/02/2010, all registered in the office of the Additional Registrar of Assurances – I at Kolkata and recorded in (i) Book No. I, Volume No. 4, Pages 4966 to 4933, Being



No.1442 for the year 2010, (ii) Book No. 1, Volume No. 4, Pages 4994 to 5020, Being No.1443 for the year 2010 and (iii) Book No. 1, Volume No. 4, Pages 5021 to 5037, Being No.1444 for the year 2010, respectively, and all the abovesaid three deeds executed by (1) Smt. Usha Gupta, (2) Smt. Shukla Agarwal (Gupta) (3) Yogesh Agarwal alias Jagdish Agawal, described as vendors respectively, in favour of M/S Ganapati Niwas Pvt. Ltd.

D MUTATION STATUS

The names of the aforesaid present owner is duly mutated in the Assessment Roll of the Bonhoogly – I Gram Panchayat.

E FINANCE

The present owner has not mortgaged the Subject Property for construction of this project and the original deed is lying with the present Owner.

F CONCLUSION

This is to certify that after examining the records in various registration offices, the three deeds and other relevant document, it appears that the title of the aforesaid Owner in respect of the Subject Property is absolutely clear and marketable and that the Subject Property doesn't have any encumbrance.

Date: 03/12/2018


(C. P. Kakarania)

Advocate