

C.K. DEORA & COMPANY
Solicitors & Advocates

10, Old Post Office Street
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NO ENCUMBRANCE CERTIFICATE

Subject Land :- All that Municipal Premises No. 13 Canal Street, Police Station – Entally, Kolkata – 700 014 situated in Ward No. 55 of Kolkata Municipal Corporation admeasuring 2 bighas 18 cottahs 10 chittacks (equivalent to 96.90 satak).

- A. By a Registered Deed of Conveyance dated 24th April, 2015 registered with ADSR, Sealdah in Book No. 1, CD Volume No. 4, Pages 140 to 161, Being No. 1340 for the year 2015 the Learned Registrar attached to the Court of Learned Civil Judge at Sealdah acting on behalf of the Defendants transferred and conveyed the subject land in favour of the Plaintiffs namely Mr. Manoj Modi and Mr. Sanjay Modi pursuant to the order passed in Execution Case No. 4 of 2014 arising out of the decree dated 25.11.2013 passed by the Learned Senior Civil Judge, Sealdah in Title Suit No. 24 of 2013.
- B. Thus the Plaintiffs in the said suit namely Mr. Manoj Modi and Mr. Sanjay Modi both sons of Late Shree Krishna Modi became the owners in respect of the entire of the subject land and mutated their names as the absolute owners of subject land in the records of Kolkata Municipal Corporation vide Assessee No. 110550600286.
- C. Thereafter, the Co-owners namely Mr. Manoj Modi and Mr. Sanjay Modi became desirous of developing the said land and accordingly executed a Registered Agreement for Development dated 14th July, 2018 in favour of the Developer M/s. Bhairamal Gopiram Properties



Chandra Arv
23.3.2021

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LLP registered with District Sub-Registrar – III, Alipore in Book No. 1, Volume No. 1603-2018, Pages 92380 to 92444, Being No. 160302920, for the year 2018 and the said Developer has acquired the right to develop the subject land.

- D. By an under the said Registered Agreement for Development dated 14th July, 2018 the said Developer is entitled to enter into Agreement for Sale or Transfer of the units comprised in Developer's Allocation subject to compliance with West Bengal Housing Industries Regulatory Act, 2017 and Rules framed thereunder.
- E. Therefore, this to certify that the Title of the registered Owners of the subject land namely Mr. Manoj Modi and Mr. Sanjay Modi both sons of Late Shree Krishna Modi, both residing at 8A, Alipore Road, Police Station - Alipore, Kolkata – 700 027 is free, clear and marketable subject to the Registered Agreement for Development dated 14th July, 2018 executed by the said Co-owners in favour of the said Developer M/s. Bhairamal Gopiram Properties LLP of 10/ C, Ho chi minh Sarani, Police Station - Shakespeare Sarani, Kolkata – 700 071 which Agreement is also fully subsisting.

Dated : 23rd March, 2021

Place : Kolkata

The above certificate has been issued by us.

Chandra, Adv

Advocate, High Court, Calcutta
For C.K. Deora & Company
Solicitors & Advocates

