

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

OFFICE COPY

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

**Non Encumbrances Certificate & Detailed Report on Title in respect of:
303 decimals of land be the same a little more or less at Mouza - Atghara, P.S.
Baguiati (Formerly Rajarhat), under Bidhannagar Municipal Corporation District
North 24 Parganas, Pin 700145.**

**Schedule of the Property: ALL THAT pieces or parcels of land admeasuring 303
Decimals more or less situate lying at:**

- (1) R.S. and L.R. Dag No. **232** recorded in L.R. Khatian Nos. 1538, 1548, 1537, 1547, 1549, 1546, 1544, 1539, 1541, 1543, 1542, 1540, 1545 and 3081.
- (2) R.S. and L.R. Dag No. **236** recorded in L.R. Khatian No.1274 and 2311.
- (3) R.S. and L.R. Dag No. **249** recorded in L.R. Khatian No. 1863.
- (4) R.S. and L.R. Dag No. **250** recorded in L.R. Khatian No. 1901.
- (5) R.S. and L.R. Dag No. **251** recorded in L.R. Khatian No. 1901.
- (6) R.S. and L.R. Dag No. **252** recorded in L.R. Khatian No. 1899.
- (7) R.S. and L.R. Dag No. **234** recorded in L.R. Khatian No. 1902.
- (8) R.S. and L.R. Dag No. **199** recorded in L.R. Khatian Nos. 1844 and 1893.
- (9) R.S. and L.R. Dag No. **205** recorded in L.R. Khatian No. 1902.
- (10) R.S. and L.R. Dag No. **218** recorded in L.R. Khatian No.1276.
- (11) R.S. and L.R. Dag No. **227** recorded in L.R. Khatian No. 1276.
- (12) R.S. and L.R. Dag No. **233** recorded in L.R. Khatian No. 1902.
- (13) R.S. and L.R. Dag No. **235** recorded in L.R. Khatian Nos. 1274, 1581, 1900, 1894, 1892, 1824, 2293, 1825.
- (14) R.S. and L.R. Dag No. **248** recorded in L.R. Khatian No. 1899.
- (15) R.S. and L.R. Dag No. **253** recorded in L.R. Khatian No. 1899.
- (16) R.S. and L.R. Dag No. **254** recorded in L.R. Khatian No. 1899.

all comprised in Mouza Atghara, J.L. No. 10 at Atghara Napara all under Bidhannagar Municipal Corporation, Police Station Baguiati (formerly Rajarhat), in the District of North 24 Parganas, Pin Code 700145.

AMBEY REACTORS LLP

Authorised Signatory

Sanjukta Ray
Advocate

1/13

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Present Owners of the said Property:

1. Ambey Complex Pvt. Ltd.
2. Ambey Plaza Pvt. Ltd.
3. Ambey Apartment Pvt. Ltd.
4. Ambey Towers Pvt. Ltd.
5. Ambey Hirise Pvt. Ltd.
6. Ambe Commotrade Pvt. Ltd.
7. Aryavrat Infrastructure Pvt. Ltd.
8. Aryavrat Apartment Pvt. Ltd.
9. Aryavrat Enclave Pvt. Ltd.
10. Aryavrat Plaza Pvt. Ltd.
11. Aryavrat Savings Unit Pvt. Ltd.
12. Ambey Mata Holdings Pvt. Ltd.
13. Jainex Properties Pvt. Ltd.
14. Pratibha Niketan Pvt. Ltd.
15. Simplex Enclave Pvt. Ltd.
16. Simplex Apartment Pvt. Ltd.
17. Simplex Nirman Pvt. Ltd.
18. Simplex Towers Pvt. Ltd.
19. Simplex Mansion Pvt. Ltd.
20. Simplex Niketan Pvt. Ltd.
21. Simplex Land & Housing Development Pvt. Ltd.
22. Ambey Mata Capital Pvt. Ltd.

Places and period of searching: Necessary searches have been conducted at:

- (i) The Office of District Sub-Registrar Barasat, A.D.S.R. Bidhannagar, A.D.S.R. Rajarhat, Registrar of Assurances Kolkata for the period from 2007 to 2021 in Index-II.
- (ii) The Court of the 1st Civil Judge Senior Division at Barasat from 2010 to 2021, in respect of any Title Suit in the names of :
 1. Ambey Complex Pvt. Ltd.
 2. Ambey Plaza Pvt. Ltd.
 3. Ambey Apartment Pvt. Ltd.
 4. Ambey Towers Pvt. Ltd.
 5. Ambey Hirise Pvt. Ltd.
 6. Ambe Commotrade Pvt. Ltd.
 7. Aryavrat Infrastructure Pvt. Ltd.
 8. Aryavrat Apartment Pvt. Ltd.
 9. Aryavrat Enclave Pvt. Ltd.
 10. Aryavrat Plaza Pvt. Ltd.
 11. Aryavrat Savings Unit Ltd.
 12. Ambey Mata Holdings Pvt. Ltd.

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13. Jainex Properties Pvt. Ltd.
14. Pratibha Niketan Pvt. Ltd.
15. Simplex Enclave Pvt. Ltd
16. Simplex Apartment Pvt. Ltd
17. Simplex Nirman Pvt. Ltd
18. Simplex Towers Pvt. Ltd
19. Simplex Mansion Pvt. Ltd
20. Simplex Niketan Pvt. Ltd
21. Simplex Land & Housing Development Pvt. Ltd
22. Ambey Mata Capital Pvt. Ltd.
23. Dynamic Belting Pvt. Ltd.
24. W.E. Engineering Pvt. Ltd.
25. Aryavrat Savings Unit Pvt. Ltd.

(iii) The **Court of 1st Civil Judge Junior Division at Barasat**, from 2010 to 2021 in respect of any Title Suit in the names of :

1. Ambey Complex Pvt. Ltd.
2. Ambey Plaza Pvt. Ltd.
3. Ambey Apartment Pvt. Ltd.
4. Ambey Towers Pvt. Ltd.
5. Ambey Hirise Pvt. Ltd.
6. Ambe Commotrade Pvt. Ltd.
7. Aryavrat Infrastructure Pvt. Ltd.
8. Aryavrat Apartment Pvt. Ltd.
9. Aryavrat Enclave Pvt. Ltd.
10. Aryavrat Plaza Pvt. Ltd.
11. Aryavrat Savings Unit Ltd.
12. Ambey Mata Holdings Pvt. Ltd.
13. Jainex Properties Pvt. Ltd.
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22. Ambey Mata Capital Pvt. Ltd.
23. Dynamic Belting Pvt. Ltd.
24. W.E. Engineering Pvt. Ltd.
25. Aryavrat Savings Unit Pvt. Ltd.

(iv) The **Bidhannagar Municipal Corporation**.

(v) Office of the **BL & LRO, Rajarhat**.

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My report is as follows: I have perused and considered the copies of the relevant documents pertaining to the above premises and my report is as follows:

THAT the Owners herein are absolutely and collectively seized and possessed of and/or well and sufficiently entitled to **ALL THAT** various pieces and parcels of contiguous and/or adjacent lands ad measuring an area of 303 decimals be the same a little more or less recorded as Bastu lying and situate at Mouza - Atghara, J.L. No. 10 comprised in the R.S. & L.R. Dag Numbers within the Ward No. 12 of the Bidhannagar Municipal Corporation North 24, P.S-Baguiati, Dist 24 Parganas, Kolkata-700 157. The said land consists of various smaller parcels of land, each of the owners being entitled to a particular piece and parcel of land forming part of the said land. Details of the said individual lands are given herein below:-

Statement showing Quantum of Land (Dagwise) held by each Owner				
Sl. No.	L.R. Dag No.	Names of the Owners	Area (in decimals)	L.R. Khatian No.
1.	205, 233, 234	AMBE COMPLEX PVT. LTD.	9.00	1902
2.	232	AMBEY PLAZA PVT LTD.	11.00	1538
3.	232	AMBEY APARTMENT PVT. LTD.	11.00	1548
4.	232	AMBEY TOWERS PVT. LTD.	12.00	1537
5.	232	AMBEY HIRISE PVT. LTD	12.00	1547
6.	235	AMBE COMMOTRADE PVT. LTD.	10.00	1581, 1892
7.	199, 235	ARYAVRAT INFRASTRUCTURE PVT. LTD.	11.00	1844, 1900
8.	232	ARYAVRAT APARTMENT PVT. LTD.	11.00	1549
9.	232	ARYAVRAT ENCLAVE PVT. LTD.	11.00	1546
10.	232	ARYAVRAT PLAZZA PVT. LTD.	12.00	1544
11.	235, 236, 232	ARYAVRAT SAVING UNIT LIMITED.	17.00	1894, 2311, 1274
12.	199	DHANA KIRAN TRADERS PVT. LTD.	10.00	1893
13.	235	DYNAMIC BELTING PVT. LTD.	9.00	1824
14.	235	JAINEX PROPERTIES PVT. LTD.	16.00	2293, 1825

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15.	248, 252, 253, 254	PRATIBHA NIKETAN PVT. LTD.	9.00	1899
16.	232	SIMPLEX ENCLAVE PVT. LTD.	11.00	1539
17.	232	SIMPLEX APARTMENT PVT. LTD.	11.00	1541
18.	232, 249, 250, 251	SIMPLEX NIRMAN PVT. LTD.	16.00	1543, 1863, 1901
19.	232	SIMPLEX TOWERS PVT. LTD.	12.00	1542
20.	232	SIMPLEX MANSION PVT. LTD.	12.00	1540
21.	232	SIMPLEX NIKETAN PVT. LTD.	12.00	1545
22.	227, 218	SIMPLEX LAND AND HOUSING DEVELOPMENT PVT. LTD.	43.00	1276
23.	232	W.E. ENGINEERING PVT. LTD.	15.00	
TOTAL:			303.00	

From the available records from the searches made in the Registry Offices being District Sub-Registrar Barasat, A.D.S.R. Bidhannagar, A.D.S.R. Rajarhat, Registrar of Assurances Kolkata for the period from 2007 to 2021 I found the following Deeds:

Sl. No.	Name of Owner	Deeds
1.	Ambey Complex Pvt. Ltd.	Deed No.-7917/2010, Vol.-13, Pages-7066-7086
2.	Ambey Plaza Pvt. Ltd.	Deed No.-4308/2007, Vol.-6, Pages- 8195-8209
3.	Ambey Apartment Pvt. Ltd.	Deed No.-4295/2007, Vol.-6, Pages- 7967-7980
4.	Ambey Towers Pvt. Ltd.	Deed No.-4294/2007, Vol.-6, Pages- 7953-7966
5.	Ambey Hirise Pvt. Ltd.	Deed No.-4314/2007, Vol.-6, Pages- 8291-8306
6.	Ambe Commotrade Pvt. Ltd.	Deed No.-1119/2010, Vol.-3, Pages- 5054-5078 Deed No.-4343/2007, Vol.-6, Pages- 8776-8793
7.	Aryavrat Infrastructure Pvt. Ltd.	Deed No.-4135/2009, Vol.-4, Pages- 15760-15776 Deed No.-3501/2008, Vol.-5, Pages- 3145-3159
8.	Aryavrat Apartment Pvt. Ltd.	Deed No.-4309/2007, Vol.-6, Pages- 8210-8224
9.	Aryavrat Enclave Pvt. Ltd.	Deed No.-4315/2007, Vol.-6, Pages- 8307-8329
10.	Aryavrat Plaza Pvt. Ltd.	Deed No.-4292/2007, Vol.-6, Pages- 7908-7929
11.	Aryavrat Savings Unit Pvt. Ltd.	Deed No.-2585/2007, Vol.-1, Pages- 1-20
12.	Ambey Mata Holdings Pvt. Ltd.	
13.	Jainex Properties Pvt. Ltd.	Deed No.-99/2012, Vol.-1, Pages- 1730-1752 Deed No.-3835/2010, Vol.-12, Pages- 3051-3074
14.	Pratibha Niketan Pvt. Ltd.	Deed No.-3243/2013, Vol.-5, Pages- 5540-5553

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		Deed No.-2595/2008, Vol.-3, Pages- 5578-5601 Deed No.-2596/2008, Vol.-3, Pages- 5602-5624
15.	Simplex Enclave Pvt. Ltd	Deed No.-4316/2007, Vol.-6, Pages- 8330-8352
16.	Simplex Apartment Pvt. Ltd	Deed No.-4306/2007, Vol.-6, Pages- 8157-8179
17.	Simplex Nirman Pvt. Ltd	Deed No.-4310/2007, Vol.-6, Pages- 8225-8247 Deed No.-7621/2008, Vol.-7, Pages- 15353-15368 Deed No.-10602/2009, Vol.-11, Pages- 7573-7591
18.	Simplex Towers Pvt. Ltd	Deed No.-4307/2007, Vol.-6, Pages- 8180-8194
19.	Simplex Mansion Pvt. Ltd	Deed No.-4317/2007, Vol.-6, Pages- 8353-8375
20.	Simplex Niketan Pvt. Ltd	Deed No.-4293/2007, Vol.-6, Pages- 7930-7952
21.	Simplex Land & Housing Development Pvt. Ltd	Deed No.-5506/2001, Vol.-293, Pages- 66-96 Deed No.-5479/2001, Vol.-291, Pages- 192-218 Deed No.-5497/2001, Vol.-292, Pages -170-200 Deed No.-5500/2001, Vol.-292, Pages -248-278 Deed No.-5484/2001, Vol.-291, Pages -280-310 Deed No.-8489/2002, Vol.-475, Page-98-134 Deed No.-3533/1996, Vol.-81, Pages -39-50
22.	Ambey Mata Capital Pvt. Ltd.	
23.	Dynamic Belting Pvt. Ltd.	Deed No.-3836/2010, Vol.-12, Pages -3079-3112
24.	W.E. Engineering Pvt. Ltd.	Deed No.-7504/2001, Vol.-399, Pages -236-249
25.	Aryavrat Savings Unit Ltd.	Deed No.-9907/2009, Vol.-10, Page- 7188-7206
26.	Dhana Kiran Traders Pvt. Ltd.	Deed No.-10391/2008, Vol.-10, Pages -3144-3163
27.	Ambey Realtors LLP.	Development Agreement No.-12536/2017 Development Agreement No.-12621/2017

I have gone through the above Deeds and verified all of them and have found them to be in order.

From the Development Agreement dated 13th December 2017 it is seen that the Owners being desirous of having the above mentioned 303 Decimals of land developed, have entered into a Development Agreement with Ambey Realtors LLP. thereby recording the terms of implementation and construction of the project on the said lands as per the said Agreement being Deed No.12536 for the year 2017.

From the Development Agreement dated 16th December 2017 it is seen that one Betterment Engineering Pvt. Ltd. has entered into a Development Agreement with the said Ambey Realtors LLP. for development of their land measuring 5 Decimals vide Deed No.12621 for the year 2017.

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The said Dhankiran Traders Pvt. Ltd. has subsequently been amalgamated with Aryavrat Savings Unit Ltd. and pursuant to the order dated 2nd March, 2020, passed in C.P.(CAA) No. 1564/KB/2019 and C.A.(CAA) No. 594/KB/2019 in the National Company Law Tribunal, inter alia, all tangible assets (including share of Dhankiran Traders Pvt. Ltd. in R.S. and L.R. Dag No. 199) stood transferred to and vested in the said Aryavrat Savings Unit Ltd.

The name of Dynamic Belting Pvt. Ltd. as been changed to Ambey Mata Holding Pvt. Ltd. vide Certificate of Incorporation pursuant to change of name dated 15th October, 2020 issued by the Registrar of Companies, Kolkata.

The name of W.E. Engineering Pvt. Ltd. as been changed to Ambey Mata Capitals Pvt. Ltd. vide Certificate of Incorporation pursuant to change of name dated 12th October, 2020 issued by the Registrar of Companies, Kolkata.

The said Aryavrat Savings Unit Ltd. was subsequently converted to a Private Limited Company vide Fresh Certificate of Incorporation consequent upon conversion from Public Company to Private Company dated 20th January 2021 issued by Registrar of Companies, Kolkata and is presently known as Aryavrat Savings Unit Pvt. Ltd.

Thus, the Owners mentioned hereinabove are the present owners of the land measuring 303 Decimals.

From the court search in the Court of the 1st Civil Judge Senior Division at Barasat and the Court of the 1st Civil Judge Junior Division at Barasat from 2010 to 2021 in respect of any Title Suit in the names of the above mentioned owners, it appears that there are no Title Suits pending till date in respect of the said owners before the above courts.

The Bidhannagar Municipal Corporation records show that the above mentioned property has been recorded in the names of above mentioned Owners under the respective Municipal Holding Nos. as per records.

The names of the Owners are recorded as Raiyats in the Record of Rights published under the West Bengal Land Reforms Act, 1955 under the respective Khatian Nos. mentioned above.

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Opinion: On the basis of the searches made and the copies of documents produced before me, I hereby certify that the abovementioned properties in the names of the Owners are as such free from all sorts of encumbrances, charges, liabilities, liens, lispendens of any kind whatsoever and the said property is clear, free and marketable. The sale deeds by which the owners have purchased the respective properties are valid and genuine.

Following receipts are enclosed:

- (1) Search Receipts from D.S.R. Barasat, A.D.S.R. Bidhannagar, A.D.S.R. Rajarhat, Registrar of Assurances Kolkata for the period from 2007 to 2021.
- (2) Court Search receipts in the names of the above mentioned owners from the Court of the 1st Civil Judge Senior Division at Barasat and the Court of 1st Civil Judge Junior Division at Barasat from 2010 to 2021 in respect of pendency of any Title Suit.
- (3) Receipts from the Office of the B.L. & L.R.O. Rajarhat.

Dated: 10.05.2021.

Encl: As above.

Yours faithfully,

Sanjukta Ray
Sanjukta Ray
Advocate.