



**SUNNY SHAW**

Residential Chamber : Sonarpur Subhashpally,  
Kamrabad Road, Kolkata - 700150, Mob: 9875302028

Date: \_\_\_\_\_

**No Encumbrances Certificate and detailed report on title**

Ref. : An area of land admeasuring more or less **419 Decimals equivalent to 12 Bigha 15 Cottah 15 Chittack 9 Sq.ft** be the same a little more or less, comprised in Mouza- Ukhilapaik Para, J.L. No.56, Touzi No.109, in R.S. Dag No.2666, 2665, 2664, 2667, 2671, 2671/2916, 2668, 2669, 1071, 1065, 1069, 1068, 1067, 1066, 1074, 1073, 2670, 1070, 1072, 1076, 1077, 1078, 1050,1051,1053,1054 appertaining to R.S. Khatian No. 422/1, 126, 842, 330, 215, 49, 295, 52, 295, 331, 126, 348, 317, 348, 331, 336, 422/1, 530, 383,295,58,760 under L.R. Dag Nos. 2551,2550,2549,2552,2557,2556,2553,2555.2554,706,700,705,707,704,703,702, 701,688,689,686,685,709,711,713,712,708 appertaining to L.R. Khatian nos. 894, 1247 & 4126 within the limits of Rajpur-Sonarpur Municipality, Police Station- Sonarpur, District- South 24 Parganas, West Bengal.

Present owners of the said plot: **46 Company (AHIBARAM REALTY PRIVATE LIMITED, ACRONYM RESIDENCY PRIVATE LIMITED & OTHERS), M/S P R CONSTRUCTIONS , M/S MOZ EXPORTS PVT.LTD., B.K.CONSORTIUM ENGINEERS PRIVATE LIMITED,**

I have caused necessary searches in the District Registry Office, Sub Registry Office at Sonarpur and Additional Registrar Assurances Calcutta for the period from 2008 to 2023 through on line and have inspected the settlement Records, BLRO Mutation and all other relevant documents in respect of the aforesaid Property.

*Sunny Shaw*

**Sunny Shaw**  
Advocate  
Alipore Judges Court  
Kolkata-700 027





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My report is as follows:

The said **46 Company (AHIBARAM REALTY PRIVATE LIMITED, ACRONYM RESIDENCY PRIVATE LIMITED & OTHERS), M/S P R CONSTRUCTIONS, M/S MOZ EXPORTS PVT.LTD., B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED,** became the absolute joint owners of **ALL THAT** the piece and parcel of land measuring **419 Decimal equivalent to 12 Bigha 15 Cottah 15 Chittack 9 Sq.ft** be the same a little more or less, comprised in Mouza- UKHILAPAIK PARA, J.L. No. 56, Touzi No. 109, in R.S. Dag No.2666, 2665, 2664, 2667, 2671, 2671/2916, 2668, 2669, 1071, 1065, 1069, 1068, 1067, 1066, 1074, 1073, 2670, 1070, 1072, 1076, 1077, 1078, 1050, 1051, 1053, 1054 appertaining to R.S. Khatian No. 422/1, 126, 842, 330, 215, 49, 295, 52, 295, 331, 126, 348, 317, 348, 331, 336, 422/1, 530, 383, 295, 58, 760 under L.R. Dag Nos. 2551, 2550, 2549, 2552, 2557, 2556, 2553, 2555, 2554, 706, 700, 705, 707, 704, 703, 702, 701, 688, 689, 686, 685, 709, 711, 713, 712, 708 appertaining to L.R. Khatian nos. 894, 1247 & 4126 within the limits of Rajpur-Sonarpur Municipality, Police Station-Sonarpur, District- South 24 Parganas, West Bengal by virtue sale Deed of Conveyances bearing Deed No.13509/12, 0042/12, 6533/12, 0097/12, 3367/19, 13613/12, 3367/19, 13610/12, 3367/19, 13611/12, 13612/12, 3367/19, 3364/19, 3274/19, 3276/19, 3267/19, 3366/19, 205/11, 206/11, 3275/19, 3273/19, 13991/11, 9311/11, 13990/11, 3908/11, 9311/11, 13991/11, 1685/11, 1691/11, 3363/19, 3365/19, 14037/12, 3367/19, 14037/12, 3367/19, 8476/12, 13509/12, 3268/19, 4227/16, 8476/12, 1144/13, 0863/14, 13509/12, 9311/11, 9308/11, 13991/11, 13990/11, 14033/12, 14034/12, 14035/12, 14036/12, 3367/19, 3156, 3157, 3160, 3269, 3272, 3270, 3271, 10134/11, 10133/11, 10136/11, 10130/11, 10132/11, 1135/11, 5237/10, 10131/11, 4952/19, 4477/19, 4476/19, 4953/19, respectively all of which were duly registered on before the office of the S.R. Sonarpur and S.R. Baruipur and A.D.S.R. - Sonarpur, South 24 Parganas and all the owners also mutated their names in the records of Municipal Office and have been paying the Government rent thereon.

*Sunny Shaw*

**Sunny Shaw**  
Advocate  
Alipore Judges Court  
Kolkata-700 027

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I hereby state that the above mentioned land of **46 Company (AHIBARAM REALTY PRIVATE LIMITED, ACRONYM RESIDENCY PRIVATE LIMITED & OTHERS) , M/S P R CONSTRUCTIONS , M/S MOZ EXPORTS PVT.LTD., B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED**, is free from all encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has salable and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the KMDA and the CIT and any other authority and is fit for equitable mortgage.

**Sunny Shaw**  
Advocate  
Alipore Judges Court  
Kolkata-700 027