

Date: 04.05.2023

No Encumbrances Certificate and detailed report on title

Ref. : An area of ALL THAT the piece or parcel of land containing an area of 330 satak or 3.3 acre more or less situate lying at and being divided and demarcated portion of L.R Dag Nos. 2532 (11 Satak) and 2534 (319 Satak) recorded in L.R Khatian No.11282 together with several dwelling rooms thereat admeasuring 7000 Square feet in Mouza Mrigala, J. L. No. 102, Police Station - Dankuni (formerly Chanditala), Ward No.13 within the jurisdiction of Dankuni Municipality in the District of Hooghly, Kolkata 712311, W.B., the said Property: **For Project Approve.**

I have caused necessary searches in the Sub Registry Office at Janai for the period from 2009 to 2023 AND in the District Registry Office at Hooghly for a period from 2009 to 2023 And Additional Registrar of Assurances, Kolkata in respect of the aforesaid Property.

My report is as follows:

NOTE FOR THE ADVOCATE

WHEREAS By a Deed of Conveyance dated 16th May 1996 and registered with the Additional Registrar of Assurances-III, Calcutta in Book No. I, Volume No. 45, Pages 64 to 146, Being No. 2589 for the year 1996, Grand Steel & Alloys Limited (in Liquidation)

AND WHEREAS represented by the Official Liquidator, High Court, Calcutta, for the consideration therein mentioned sold conveyed and transferred to the Super Forgings & Steels Limited ALL THAT piece and parcel of land measuring about an area of 9,07,200 square feet i.e. 2100 satak or 21.00 acres equivalent to 63 Bighas more or less in R.S. Dag Nos. 1545, 1581, 2049, 1597, 2045, 2048/3054, 2047/3353, 2051, 1582, 2053, 2054, 2119/3592, 2119/3590, 2119/3591, 1549, 1546, 2033, 1547, 2052, 2029, 2053/3352, 1508, 2029/3426, 2054/3428, 1598, 1576/1577, 1575, 2047, 2048, 2059, 2038, 2039, 2037, 2060, 2032, 2063 & 1030 under various R.S. Khatian Numbers pertaining to Mouza - Mrigala, J.L. No. 102, in the District of Hooghly under Dankuni Municipal Ward No. 13 absolutely and forever. Subsequently upon survey and measurements the land area comes to 22.15 Acre (hereinafter referred to as "the Larger Property").

AND WHEREAS after that the said owner mutated his name and also conversed the entire property and Conversion Certificate issued by the office of the District Land & Reforms Office in favour of Super Forgings & Steels Limited bearing Case No.CN12021/0611/708 and got L.R Information of Dag No.2532 and 2534

AND WHEREAS These R.S Dag Numbers have been renumbered into several LR Dag Nos. 2330, 2331, 2332, 2333, 2334, 2532, 2534, 2328, 2329, 2533, 2535 and 2697 and name of the Super Forgings & Steels Limited, the predecessor-in-title of the Owner mutated as Raiyat in respect of the Larger Property in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L. R. Khatian No. 11282.

AND WHEREAS By two Sale Deeds both dated 276 March 2022 and registered with the Additional District Sub-Registrar, Janai, the said Super Forgings and Steels Limited for the consideration therein mentioned, sold


ABHISHEK CHATTERJEE
Advocate
Calcutta High Court

conveyed and transferred to **FRONTIER WAREHOUSING LIMITED** a Company incorporated wider the Companies Act, 2013 (CTN U70109WB1990PTC048431) having its Registered Office at East India House, 20B Abdul Hamid Street, 3rd Floor, Suite 3F Post Office: GPO, Police Station: Hare Street, Kolkata -700069, represented by its Director Mr. Gautam Agarwalla son of Radhey Shyarn Agarwalla, **the Owner**, the subject Property as follows:-

- a) By a Sale Deed registered in Book I Volume No.0608-2022 Pages 95915 to 95956 Being No.060803775 for the year 2022 in respect of All That piece or parcel of divided and demarcated portion of land containing an area of 2.89 acre or 289 satak more or Less in L.R Dag No.2534 and 0.11 acre or 11 satak more or less in a divided and demarcated portion of L.R Dag No. 2532 (and identified therein as Plot No. R-1) out of the Larger Property, absolutely and forever.
- b) By a Sale Deed registered in Book I Volume No.0608-2022 Pages 96060 to 96098 Being No.060803782 for the year 2022 in respect of All That piece or parcel of divided and demarcated portion of land containing an area of 0.30 acre or 30 satak more or less in L-R Dag No.2534 (and identified therein as Plot No.R-1/A) out of the Larger Property absolutely and forever;

AND WHEREAS the said owner also executed a registered Development Agreement in respect of the aforesaid land, for the purpose of smoothly carrying out the development work in favour of **AMBUD DEVELOPERS LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 and having its Registered Office at 18 Rabindra Sarani, Police Station Bowbazar and Post Office GPO, Kolkata 700001, represented by its Designated Partner Mr. Arpit Giria son of Sunil Kumar Giria, **the Developer** herein on 8th June, 2022, which was recorded in Book No. I, Volume no. 1903-2022, Being No. 190306281, registered in the office of ARA -II, Kolkata, For the year 2022;

By the foregoing events and in fact, it is clear that the title of the property is free from all sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.


ABHISHEK CHATTERJEE
Advocate
Calcutta High Court