

Date: 29.01.2026

DECLARATION FOR ENCUMBRANCES

We hereby declare, confirm and place on record that the Property mentioned in the Schedule below are free from all encumbrances, charges, liens, lispendens, save and except:-

1. T.S. No. 1389 of 2023 (4th Court of Civil Judge, Senior Division at Alipore) - Plaintiff: Fung Fa Restaurant Cum Bar ; Defendant: Tangra Enclave Pvt. Ltd.
2. MISC CASE/239/2022 (4th Civil Judge, Senior Division at Alipore) - Plaintiff: Tangra Enclave PVT LTD. ; Defendant: Progressive Land Development Co. Pvt. Ltd.

SCHEDULE

[DESCRIPTION OF LARGER LAND]

ALL THAT the pieces and parcels of land containing by admeasurement a total land area of 606.33 decimals equivalent to 366 cottah 13 chittack 13 square feet (equivalent to 24537.16 square meter more or less as per the deed and the land area as per physical measurement is ALL THAT the pieces and parcels of land containing by admeasurement an area of 606.33 decimals equivalent to 363 cottah 12 chittack 14.06 square feet equivalent to 24332.41 square meter more or less together with the buildings and dilapidated structures standing thereon comprised in Municipal Premises No. 122 D/5 Matheswartala Road Mouza Tangra, J.L. No. 5, Police Station Pragati Maidan (formerly Tiljala), under Ward No. 66 of Kolkata Municipal Corporation, Kolkata – 700 046, District South 24 Parganas, butted and bounded as follows:

On the North: By CS Dag No. 342 and 343 and CS Dag No. 909(P), of Mouza Tangra

On the South: By JBS Haldane Avenue/P.C Connector and 102, Matheswartala Road

On the East: By Public Road (Matheswartala Road) and CS Dag No. 676 (P) and 678 (P)

On the West: By Public Road (Matheswartala Road) and CS Dag No. 658, 662(P), 668(P), 675 (P), 676 (P), 678 (P), 701 (P), and 902(P).

[DESCRIPTION OF PROJECT LAND]

ALL THAT the divided and demarcated piece and parcel of land carved out of the Larger Land, containing an area of 16018.90 square metere comprised in Municipal Premises No. 122 D/5 Matheswartala Road Mouza Tangra, J.L. No. 5, Police Station Pragati Maidan (formerly Tiljala), under Ward No. 66 of Kolkata Municipal Corporation, Kolkata – 700 046, District South 24 Parganas, butted and bounded as follows:

ON THE NORTH : By Municipal Premises No. 119/2A/1 and CS Dag No. 668 (P), 669 (P) and 686 of Mouza – Tangra

ON THE SOUTH : By JBS Haldane Avenue/P.C Connector and 102, Matheswartala Road

ON THE EAST : By Public Road (Matheswartala Road)

ON THE WEST : By Municipal Premises No. 102, Matheswartala Road and CS Dag No. 701 and 902 of Mouza Tangra

PS Group Realty Pvt. Ltd.



(Constituted Attorney / Authorised Signatory)