

IN REPLY PLEASE QUOTE

OUR REF.
YOUR REF.

S. N. SEN & Co.

SOLICITORS & ADVOCATES
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SNS/KR/RND/ 1299 /2008

DATE 26/07/2008

Non-Encumbrance Certificate

Re : **ALL THAT** the piece and parcel of land measuring 1.12 Acres equivalent to 3 Bighas 7 Kottahs and 15 Chittaks more or less under Dag no. 356 and an another adjacent land measuring .60 Areas equivalent to 1 Bigha 16 Kottahs and 5chittaks more or less in Dag no. 356/380 total measuring 5 Bighas 4 Kottah 4 Chittaks more or less together with structure thereon both under Mouza - Tangra Khatian No. 828 presently within Kolkata municipal Corpn. Premises no. 26, Matheswar Tala Road, P.S. - Tiljala, Kolkata - 700 046, Assessee no. 11-058-0700895 in the District of 24 Prgs (South).

AND ALSO the piece and parcel of agricultural land measuring 1.65 Acres more or less equivalent to 4 Bighas 19 kottahs 12 Chittaks more or less situate and lying at Mouza - Tangra, Khatian no. 114, Dag no. 353 presently within the local limit of Kolkata Municipal Corn. Being Premises no. 27,



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Matheswartala Road, P.S. -
Tiljala, Kolkata - 700 046, in
the District of 24 Prgs (South)
(hereinafter collectively
referred to as the said two plots
of land).

Report-on-Title

We have perused and gone through the two registered Deed of conveyance one dated 14/8/1971 and another dated 18/8/1990 and also two consolidated rate Bills issued by Kolkata Municipal Corporation in respect of two Premises no. 26 and 27 Matheswartala Road, Kolkata - 700 046 both stands in the name of M/s. Park Leather Co. and upon perusal of the aforesaid documents, it appears that at all material time, one Kalipada Byne son of Late Rai Charan Byne purchased the total land measuring 5 Bigha 4 Kottah 4 chittaks more or less situate and lying at Mouza - Tangra, Khatian no. 828, Dag no. 356 and 356/380, P.S. - Tiljala in the District of 24 Parganas (South) (hereinafter referred to as the said total captioned land) in an auction sale held by khas Mahal Certificate officer of 24 Parganas in Certificate Case no. 61 of 1939-40 and subsequently the sale certificate was issued on 6/6/1940 in favour of the said Kalipada Byne who took the possession of the said land through the said certificate court and after such purchase, the said Kalipada Byne by and under a registered Deed of sale dated 31/01/1951 sold, transferred and conveyed the said total captioned land measuring 5 Bighas 4 Kottahs 4 chittaks more or less to and unto Sri chandra Tara dosad son of Late Raj Mohon Dosad at a valuable consideration mentioned therein. Thereafter, the said Chandra Tara Dosad while remain in peaceful possession of the said total captioned land sold transferred and conveyed the same by a registered Deed of sale



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dated 21/6/1968 to and unto A. Kong Tannery, a proprietorship firm represented by Liu Kuo Kuang, sole proprietor at a valuable consideration mentioned therein. After such purchase, the said Liu Kuo Kuang the Sole Proprietor of M/s. A. Kong Tannery constructed the structures thereon and thereafter, the said Liu Kuo Kuang the sole proprietor of M/s. A Kong Tannery as owner of the said total captioned land with structures sold, transferred and conveyed the said total captioned land together with structures thereon forever and absolutely by a registered Deed of sale dated 14/8/1971 to and unto M/s. Park Leather company free from all encumbrances and at a valuable consideration mentioned therein. After such purchase, the said Park Leather Co. has recently got it's name mutated in the record of Kolkata Municipal Corporation as owner of the said total captioned land which has been numbered by K.M.C. as premises no. 26, Matheswartala Road.

The said M/s. Park Leather Co. while remain in peaceful possession and occupation of the said total Captioned land and structures thereon purchased another plot of land measuring 4 Bigha 19 Kottah 12 Chittak more or less situate and lying at Mouza - Tangra, R.S. Khatian no. 114, R.s. Dag no. 353 within Kolkata Municipal Corpn., P.S. - Tangra, District - south 24 Prgs. by a registered Deed of sale dated 18/8/1990 from the then owner Smt. Jharna Rani Paul who purchased the said land by two separate registered Deed of sale being Book No. I, Deed no. 970 for the year 1969 and Book No. I, Deed no. 971 for the year 1969 from the then owners Latika Basu and Krishna Gopal Basu who purchased the said land by two separate Registered Deed of sale Both dated 16/12/1963 from the then owners Mr. C.A. Chew & Ors. After purchase as aforesaid, the said M/s. Park Leather Co. duly recorded it's name in the record of Kolkata Municipal Corporation as owner of the said land which has been numbered



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by K.M.C. as Premises no. 27, Matheswartala Road, Kolkata -
700 046.

The searches as to encumbrances have been caused to be made for the period from 1984 to 2008 (i.e. 25 years) at the office of the District Registrar at Alipore, Registrar of Assurances, Kolkata and S.R.O. Sealdah and upon searches of the records available in the aforesaid Registration offices, no adverse entry in respect of the said two plots of land have been found.

We are told that although the constitution of the said firm namely Park Leather Co. was originally a partnership firm but due to retirement of ~~the~~ all the partners excepting Mr. Javed Aktar the said firm had become the proprietorship firm represented by it's Sole Proprietor Mr. Javed Akhtar whose name has been recorded in the record of K.M.C. as sole proprietor of M/s. Park Leather Co.

In view of the above, we are of opinion that the said two plots of land owned by the said Park Leather Co. are free from encumbrances and the said two plots of land have not been mortgaged with any financial institution in as much as the original Deed of sale in two numbers in respect of the said two plot of land have been produced and shown to us.

Dated the 26th day of July 2008

S.N. Sen & Co.
by
Kanchan Ray
Solicitor & Advocate.



S.N. Sen & Co.
Solicitors & Advocates