

TITLE CERTIFICATE

Re: Premises No. 35, Kalikapur, Kolkata - 700099, Police Station Purba Jadavpur (formerly Kasba), within Ward No. 109 of the Kolkata Municipal Corporation, District South 24 Parganas

Under instructions and on behalf of my Client, **Messieurs Aparnita Realty**, I have caused to be made searching in respect of the Said Property (defined below) and issued a Title Search Report dated 19th April, 2024 (**Search Report**) and this Title Certificate is based upon the said Search Report issued by me.

1. Definitions

1.1 In this Title Certificate, unless it is contrary or repugnant to the subject or context:

1.1.1 **Said Property** shall mean land measuring about 3 (three) Cottah 2 (two) Chittack 41 (forty one) Square Feet, more or less, being Municipal Premises No. 35, Kalikapur, Kolkata - 700099, being a portion of Scheme Plot No. 29, comprised in R.S./L.R. Dag No. 356/406, recorded under R.S. Khatian Nos. 353, 356, 361 and 362, L.R. Khatian No. 293, in Mouza Kalikapur, J.L. No. 20, Sub-Registry Office at Sealdah, under Police Station Purba Jadavpur (formerly Kasba), within Ward No. 109 of the Kolkata Municipal Corporation, District South 24 Parganas, more fully described in the **Schedule** below.

1.1.2 **Owner** shall mean **Messieurs Aparnita Realty**, a Proprietorship Firm, represented by its Sole Proprietor, Mr. Attreyo Das.

2. Certification

2.1 The searches undertaken by me have not disclosed any encumbrances affecting the Said Property as per the records available detailed in the said Search Report.

2.2 I would further mention that the searches undertaken by me relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.

2.3 Please take note of the observation and advice (if any) in respect of the Said Property as mentioned in the said Search Report.

2.4 **Subject To** our observations mentioned in the said Search Report, I certify that the Owner has a marketable title to the Said Property.

**Schedule
(Said Property)**

Land measuring about 3 (three) Cottah 2 (two) Chittack 41 (forty one) Square Feet, more or less, being Municipal Premises No. 35, Kalikapur, Kolkata - 700099, being a portion of Scheme Plot No. 29, comprised in R.S./L.R. Dag No. 356/406, recorded under R.S. Khatian Nos. 353, 356, 361 and 362, L.R. Khatian No. 293, in Mouza Kalikapur, J.L. No. 20, Sub-Registry Office at Sealdah, under Police Station Purba Jadavpur (formerly Kasba), within Ward No. 109 of the Kolkata Municipal Corporation, District South 24 Parganas

Date: 7th July, 2026

Place: Kolkata

Shuvadip Chakraborty
Advocate
Enrollment No. F/184/14