

Date: 03-07-2026

NON ENCUMBRANCE CERTIFICATE

Ref : Non encumbrance Certificate relating to the land **ALL THAT** piece and parcel of land containing an area of 27 Cottahs, 8 chittacks and 00 Sq.ft be the same little more or less situate lying at and being divided and demarcated portion of L.R. Dag No.136 recorded in L.R. Khatian No.275 presently L.R Khatian no. 470 (formerly a portion of R.S. Dag No.136 recorded in R.S. Khatian No.2) in Mouza Khamar, J.L. No,29, Police Station Rajarhat under Rajarhat Bishnupur-I Gram Panchyat in the District North 24 Parganas, Pin code 700 135

Property belonging with : **M/s. SAKET HIRISE PRIVATE LIMITED**

Client has produced before me Photocopies of the Search Report of one **M/s. Saket Hirise Private Limited** dated 24-06-2026 with instruction to cause necessary searches in respects of with instruction to cause necessary searches in respect of the said Premises from 2013 - 2026 before the concerned Registry Office (s) and concerned Court (s) having jurisdiction over the said Premises with regard to encumbrances created in respect of the said Premises. Hence the Report on Title with details of encumbrances, if any created by the owner in respect of the said Premises and after perusal of the allied documents, I have prepared this certificate:-

SARCH REPORT:

1. REGISTRATION OFFICES:

I have caused online searches on the website in respect of the property for the year 2013-2026 at the Registration offices under Index-II, The information obtained in respect of such searches are annexed hereto and marked herewith.

The searches have not disclosed any encumbrances affecting the said Premises.

Comment: If registration of any document is kept in abeyance, the same does not reflect in the searches.

2. COURTS:

I have caused necessary online searches on the website of services, ecourts.gov.in as to whether any suit or case was filed in any Court, Calcutta between the years 2013-2026 by or against the said owner Saket Hirise Private Limited. No such suit or case appears to have been filed by or against the above owner during the period stipulated above. Information obtained in respect of such searches are annexed herewith.

Rituparna Sarkar
Adv.
F/1059/2017

I have also caused necessary online searches on the website of services, ecourts.gov.in as to whether any Title Suit or Title Execution Case was filed in the Concerned Court having the territorial jurisdiction over the said property between the years 2013-2026 by or against the said owner Saket Hirise Private Limited. No such suit or case appears to have been filed by or against the above owner during the period stipulated above. Information obtained in respect of such searches are annexed herewith and marked herewith.

3. Acquisition, Requisition, Alignment:

The client being the owners confirmed that they are not aware of or has been served with any notice with regard to Acquisition, Requisition, Alignment of the said Premises or any part thereof.

My opinion after perusal the records regarding the status of the aforementioned property it reveals that:-

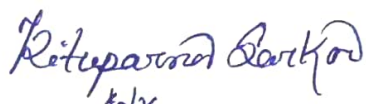
The said Land Owner of the property Saket Hirise Private Limited has a clear and marketable title, and is free from all encumbrances except for an Equitable Mortgage created in favor of Central Bank of India via the deposit of original title deeds as security for a loan facility.

The property has been mutated and recorded before Rajarhat Bishnupur-I Gram Panchyat as well as BLRO in the name of Saket Hirise Private Limited.

The searches undertaken by me do not relate to any encumbrances or charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax, Service Tax, GST, VAT, or other Government dues. Physical verification of the said Premises has not been made by me. I have assumed that the copies of the documents provided to me are genuine.

Hence, I opine that the owner has a marketable title over the said Premises and the Premises is free from encumbrances subject to the charge created by the owner in favour of Central Bank of India

Yours faithfully,


Adv.
F/1059/2017