

Shubham Khan
Advocate

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Date: August 31, 2025

No Encumbrances Certificate

Re: Premises No. 1, Joy Narain Tarka Panchanan Lane, P.S. Narkeldanga,
Kolkata- 700011.

I have caused searches Index II, for the years 2010 to 2025 in respect of the above Premises, in the office of the R.A. Kolkata. During my searches I found no entry thereof.

I have also caused searches Index II, for the years 2010 to 2025 in respect of the above Premises, in the office of the D.S.R. South 24 Parganas. During my searches I found no entry thereof.

I have caused searches Index II, for the years 2010 to 2025 in respect of the above Premises, in the office of the A.D.S.R. Sealdah. During my searches I found following entries:

1. Conveyance in Book No. I, C.D. Volume No. 05, Pages 10760 to 10783, Being No. 02540 for the year 2010 Between Sm. Manjula Sardar as Vendor and Sm. Sadhana Jain as Purchaser.
2. Conveyance in Book No. I, C.D. Volume No. 7, Pages 5568 to 5585, Being No. 03043 for the year 2012 Between Sm. Tripti Mondal as Vendor and NST Housing Development Private Limited as Purchaser.
3. Conveyance in Book No. I, C.D. Volume No. 7, Pages 7274 to 7294, Being No. 03210 for the year 2012 Between Tapan Kumar Roy & Sm. Kalpana Kumar (nee Ray) as Vendors and Sm. Sadhana Jain as Purchaser.

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4. Conveyance in Book No. I, C.D. Volume No. 8, Pages 8557 to 8579, Being No. 03752 for the year 2012 Between Sm. Ila Dhali as Vendor and Sm. Sadhana Jain as Purchaser.
5. Conveyance in Book No. I, C.D. Volume No. 8, Pages 8725 to 8742, Being No. 03762 for the year 2012 Between Sm. Sadhana Jain as Vendor and NST Housing Development Private Limited as Purchaser.
6. Conveyance in Book No. I, C.D. Volume No. 9, Pages 470 to 490, Being No. 03823 for the year 2012 Between Sm. Amita Karmakar, Sm. Sumita Naskar & Sm. Ramala Pramanik as Vendors and Sm. Sadhana Jain as Purchaser.
7. Conveyance in Book No. I, C.D. Volume No. 9, Pages 491 to 512 Being No. 03824 for the year 2012 Between Sm. Ruma Singha Roy, Samar Nath Naskar, Dr. Sourav Naskar, Sm. Subhra Sadhukhan & Sm. Shukla Mondal as Vendors and Sm. Sadhana Jain as Purchaser.
8. Conveyance in Book No. I, C.D. Volume No. 1, Pages 2440 to 2462, Being No. 00076 for the year 2013 Between Chandu Kayal, Surya Kayal, Nimai Kayal & Netai Kayal as Vendor and Sm. Sadhana Jain as Purchaser.
9. Development Agreement in Book No. I, Volume No. 1606-2017, Pages 22173 to 22217, Being No. 160600789 for the year 2017 Between Sm. Sadhana Jain & NST Housing Development Private Limited as Owner and New Dhar Lottery Agency as Developer.

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10. Development Power of Attorney in Book No. I, Volume No. 1606-2017, Pages 54797 to 54818, Being No. 160601904 for the year 2017 Between Sm. Sadhana Jain & NST Housing Development Private Limited as Principal and New Dhar Lottery Agency as Attorney.
11. Declaration relating to immovable property in Book No. I, Volume No. 1606-2017, Pages 88745 to 88761, Being No. 160602960 for the year 2017 by Sm. Sadhana Jain & NST Housing Development Private Limited as Declarant.
12. Declaration relating to immovable property in Book No. I, Volume No. 1606-2024, Pages 28583 to 28593, Being No. 160601013 for the year 2024 by Sm. Sadhana Jain & NST Housing Development Private Limited as Declarant.
13. Declaration relating to immovable property in Book No. I, Volume No. 1606-2024, Pages 28594 to 28605, Being No. 160601014 for the year 2024 by Sm. Sadhana Jain & NST Housing Development Private Limited as Declarant.
14. Gift in Favour of Govt./ Local Bodies (Exempt Cases) in Book No. I, Volume No. 1606-2024, Pages 41132 to 41145, Being No. 160601505 for the year 2024 by Sm. Sadhana Jain & NST Housing Development Private Limited as Donor and Kolkata Municipal Corporation as the Donee.

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So, as per availability of records in my opinion Premises No. 1, Joy Narain Tarka Panchanan Lane, P.S. & P.O. Narkeldanga, Kolkata- 700011, is free from all encumbrances and the said Sm. Sadhana Jain and NST Housing Development Private Limited.

Shubham Khan

Bar Enrollment No.: WB-1138/2012

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