

S.PRANOYSHUBHRA

Advocate
High Court, Calcutta

C/o. Saraogi & Co.

Advocates
7B Kiran Shankar Roy Road
Kolkata-700001

June 25, 2025

NON ENCUMBRANCES CERTIFICATE

Re: **All Those** various pieces and parcels of land situate lying and comprised in **L.R. Dag Nos.549, 530, 532, 529, 531, 533, 534, 535, 536, 617, 550, 552, 609, 553, 557, 558, 555, 619, 618, 608, 604, 556, 554, 611, 603, 621, 610 and 528** corresponding to R.S. Dag Nos. 448, 432/1676, 433, 432/1677, 432, 434, 435, 436/1810, 436, 499, 449, 451, 492/1716, 452, 456, 457, 454, 500, 500/1717, 492, 490, 455, 453, 494, 489, 502, 493 and 431, recorded in various L.R. Khatians, all in Mouza Kodalia, J.L. No.35, Touzi No.120, under Police Station Sonarpur, Sub-Registration Office ADSR Sonarpur, in the District of South 24 Parganas, Ward No. 18, within the limits of Rajpur Sonarpur Municipality (hereinafter referred to as "the said **Property**").

For the purpose of ascertaining the title of the Present Owners, various representations were made and photocopies of title documents were produced before me on basis of which following was my findings with regard to the title and ownership of the said Present Owners to the said Property.

PRESENT OWNERS:

- (1) VATAN ESTATE PVT. LTD.
 - (2) VATAN CONCLAVE PVT. LTD.
 - (3) VATAN BUILDCON PVT. LTD.
 - (4) SUNVAT REALTORS PVT. LTD.
 - (5) SUNVAT PROPERTIES PVT. LTD.
 - (6) SUNVAT INFRA PROJECTS PVT. LTD.
 - (7) SUNVAT HIGHRISE PVT. LTD.
 - (8) SUNVAT CONCLAVE PVT. LTD.
 - (9) SUNVAT BUILDCON (P) LTD.
 - (10) PREETI REALTORS PVT. LTD.
 - (11) PREETI HIGHRISE PVT. LTD.
 - (12) PREETI CONCLAVE PVT. LTD.
 - (13) PRATIBHA ENCLAVE PVT. LTD.
 - (14) MCPRO REALTORS PVT. LTD.
 - (15) MCPRO INFRAPROJECTS (P) LTD.
 - (16) MCPRO INFRASTRUCTURE PVT. LTD.
 - (17) MCPRO CONSTRUCTIONS PVT. LTD.,
 - (18) MCPRO HIGHRISE PVT. LTD.
 - (19) MCPRO DEVELOPERS PVT. LTD.,
 - (20) SANDEEP NIRMAN PVT. LTD.
 - (21) MCPRO CONCLAVE PVT. LTD.
 - (22) MCPRO BUILDCON PVT. LTD.
 - (23) M.C. KOTHARI REALTORS LLP
 - (24) SINGHWAHINI MARKETING PRIVATE LIMITED
 - (25) BHAIKAVKRIPA DEALMARK PRIVATE LIMITED
 - (26) BRAJBIHARI TRADERS PRIVATE LIMITED
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- (27) VATAN ENCLAVE PVT. LTD.
 (28) SANDEEP PROMOTERS & DEVELOPERS PRIVATE LIMITED
 (29) VATAN CONSTRUCTION PVT. LTD.
 (30) MOOL CHAND PRATIBHA CONSTRUCTION PVT. LTD.
 (31) PRATIBHA GRIHA NIRMAN (P) LTD.
 (32) SANDEEP ENCLAVE PVT. LTD.
 (33) PRATIBHA NIRMAN PVT. LTD.
 (34) M.C. KOTHARI PROMOTERS & DEVELOPERS PVT. LTD.
 (35) VATAN PROPERTIES PVT. LTD.
 (36) VATAN INFRASTRUCTURE PVT. LTD.
 (37) VATAN HIGH RISE PVT. LTD.

TITLE OF THE PRESENT OWNERS:

- A. Under and by virtue of 41 (forty-one) several Deeds of Conveyance, details whereof are mentioned hereunder, the Present Owners herein had purchased from various Sellers (the Vendors therein) and became seized and possessed of and/or otherwise well and sufficiently entitled as the joint owners to **All Those** various pieces or parcels of land, containing an area of **297.9 (two ninety seven point nine) Decimals** more or less situate lying at and comprised in various Dags, recorded under various Khatians, situate at Mouza Kodalia, J.L. No.35, Touzi No.120, under Police Station Sonarpur, and ADSR Office Sonarpur, in the District of South 24 Parganas, Ward No. 18, within the limits of the Rajpur Sonarpur Municipality:

Sl. No	Parties		Date of Execution	Registration Particulars	Area Conveyed
	Vendor	Purchaser (Owner herein)			
1	Swami Vivekananda Institute of Science & Technology	SUNVAT BUILDCON (P) LTD. Represented by its director Mr. Sandeep Kothari	14-02-2014	ARA-I, Kolkata in Book No.I, CD Volume No.3, Page Nos.3859 to 3882, Being No.01320 for the year 2014.	6 Decimals (R.S. Dag No.448 & L.R. Dag No. 549) 2 Decimals (R.S. Dag No.432/1676 & L.R. Dag No. 530)
2	Swami Vivekananda Institute of Science & Technology	MCPRO HIGHRISE PVT. LTD. Represented by its director Mr. Sandeep Kumar Agarwal	8-10-2013	ARA-I, Kolkata in Book No.I, CD Volume No.19, Page Nos.1429 to 1456, Being No.09809 for the year 2013.	3 Decimals (R.S. Dag No.433 & L.R. Dag No. 532) 3 Decimals (R.S. Dag No.432/1677 & L.R. Dag No. 529) 3 Decimals (R.S. Dag No.432 & L.R. Dag No. 531)
3	Swami Vivekananda Institute of Science & Technology	SUNVAT CONCLAVE PVT. LTD. Represented by its director Mr. Inder	8-10-2013	ARA-I, Kolkata in Book No.I, CD Volume No.19, Page Nos.1457 to	5 Decimals (R.S. Dag No.432 & L.R. Dag No. 531) 3 Decimals (R.S. Dag No.448 & L.R. Dag No. 549)

Sl. No	Parties		Date of Execution	Registration Particulars	Area Conveyed
	Vendor	Purchaser (Owner herein)			
		Kumar Manot		1484, Being No.09810 for the year 2013.	1 Decimal (R.S. Dag No.434 & L.R. Dag No. 533)
4	Swami Vivekananda Institute of Science & Technology	MCPRO REALTORS PVT. LTD. Represented by its authorised representative Smt. Nitu Manot	14-02-2014	ARA-I, Kolkata in Book No.I, CD Volume No.3, Page Nos.3832 to 3858, Being No.01319 for the year 2014.	3 Decimals (R.S. Dag No.434 & L.R. Dag No. 533) 2 Decimals (R.S. Dag No.435 & L.R. Dag No. 534) 2 Decimals (R.S. Dag No.436/1810 & L.R. Dag No. 535) 1 Decimal (R.S. Dag No.436 & L.R. Dag No. 536)
5	Swami Vivekananda Institute of Science & Technology	MCPRO INFRAPROJE CTS (P) LTD. Represented by its authorised representative Mr. Milap Manot	14-02-2014	ARA-I, Kolkata in Book No.I, CD Volume No.3, Page Nos.4520 to 4542, Being No.01351 for the year 2014.	9 Decimals (R.S. Dag No.436 & L.R. Dag No. 536)
6	Swami Vivekananda Institute of Science & Technology	VATAN BUILDCON PVT. LTD. Represented by its director Mr. Uday Kumar Shaw	8-10-2013	ARA-I, Kolkata in Book No.I, CD Volume No.19, Page Nos.3045 to 3065, Being No.09795 for the year 2013.	8 Decimals (R.S. Dag No.436 & L.R. Dag No. 536)
7	Swami Vivekananda Institute of Science & Technology	VATAN ESTATE PVT. LTD. Represented by its director (Smt./Mr.) Vinod Devi Ghoshal	8-10-2013	ARA-I, Kolkata in Book No. I, CD Volume No.19 Page Nos.1151 to 1171 Being No.09797 for the year 2013	6.2 Decimals (R.S. Dag No.499 & L.R. Dag No. 617)
8	Swami Vivekananda Institute of Science &	PREETI REALTORS PVT. LTD. Represented	8-10-2013	ARA-I, Kolkata in Book No. I, CD Volume	4 Decimals (R.S. Dag No.449 & L.R. Dag No. 550) 4 Decimals (R.S.

Sl. No	Parties		Date of Execution	Registration Particulars	Area Conveyed
	Vendor	Purchaser (Owner herein)			
	Technology	by its director Mr. Dipak Tibrewal		No.19, Page Nos.1172 to 1193 Being No.09798 for the year 2013	Dag No.451 & L.R. Dag No. 552)
9	Swami Vivekananda Institute of Science & Technology	SUNVAT HIGHRISE PVT. LTD. Represented by its director Smt. Pratibha Kothari	8-10-2013	ARA-I, Kolkata in Book No. I, CD Volume No.19, Page Nos.1338 to 1359 Being No.09805 for the year 2013	5 Decimals (R.S. Dag No.451 & L.R. Dag No. 552) 4 Decimals (R.S. Dag No.449 & L.R. Dag No. 550)
10	Swami Vivekananda Institute of Science & Technology	VATAN CONCLAVE PVT. LTD. Represented by its director Mr. Milap Manot	8-10-2013	ARA-I, Kolkata in Book No. I, CD Volume No.19, Page Nos.963 to 982 Being No.09788 for the year 2013	8 Decimals (R.S. Dag No.451 & L.R. Dag No. 552)
11	Swami Vivekananda Institute of Science & Technology	PRATIBHA ENCLAVE PVT. LTD. Represented by its director Mr. Milap Manot	8-10-2013	ARA-I, Kolkata in Book No. I, CD Volume No.19, Page Nos.1388 to 1407 Being No.09807 for the year 2013	4 Decimals (R.S. Dag No.492/1716 & L.R. Dag No. 609)
12	Swami Vivekananda Institute of Science & Technology	SUNVAT REALTORS PVT. LTD. Represented by its director Smt. Pratibha Kothari	08-10-2013	ARA-I, Kolkata in Book No. I, CD Volume No.19, Page Nos.1194 to 1216 Being No.09799 for the year 2013	5 Decimals (R.S. Dag No.452 & L.R. Dag No. 553) 4 Decimals (R.S. Dag No.492/1716 & L.R. Dag No. 609)
13	Swami Vivekananda Institute of Science & Technology	MCPRO CONSTRUCTI ONS PVT. LTD. Represented by its director Mr. Chirag Ghoshal	8-10-2013	ARA-I, Kolkata in Book No. I, CD Volume No.19, Page Nos.1316 to 1337 Being No.09804 for the year 2013	6 Decimals (R.S. Dag No.456 & L.R. Dag No. 557)

Sl. No	Parties		Date of Execution	Registration Particulars	Area Conveyed
	Vendor	Purchaser (Owner herein)			
14	Swami Vivekananda Institute of Science & Technology	SUNVAT INFRA PROJECTS PVT. LTD. Represented by its director Mr. Mrinal Halder	8-10-2013	ARA-I, Kolkata in Book No. I, CD Volume No.19, Page Nos.1245 to 1265 Being No.09801 for the year 2013	9 Decimals (R.S. Dag No.456 & L.R. Dag No. 557)
15	Swami Vivekananda Institute of Science & Technology	SUNVAT PROPERTIES PVT. LTD. Represented by its director Mr. Inder Kumar Manot	8-10-2013	ARA-I, Kolkata in Book No. I, CD Volume No.19, Page Nos.942 to 962 Being No.09787 for the year 2013	9 Decimals (R.S. Dag No.457 & L.R. Dag No. 558)
16	Swami Vivekananda Institute of Science & Technology	PREETI HIGH RISE PVT. LTD. Represented by its director Mr. Sandeep Kothari	8-10-2013	ARA-I, Kolkata in Book No. I, CD Volume No.19, Page Nos.1074 to 1094 Being No.09793 for the year 2013	9 Decimals (R.S. Dag No.457 & L.R. Dag No. 558)
17	Swami Vivekananda Institute of Science & Technology	MCPRO INFRASTRUC TURE PVT. LTD. Represented by its director Mr. Sandeep Kumar Agarwal	8-10-2013	ARA-I, Kolkata in Book No.I, CD Volume No.19, Page Nos.1408 to 1428, Being No.09808 for the year 2013	9 Decimals (R.S. Dag No.454 & L.R. Dag No. 555)
18	Swami Vivekananda Institute of Science & Technology	PRATIBHA ENCLAVE PVT. LTD. Represented by its director Mr. Milap Manot	14-02-2014	ARA-I, Kolkata in Book No.I, CD Volume No.3, Page Nos.8494 to 8514, Being No.01533 for the year 2014	2.5 Decimals (R.S. Dag No.500 & L.R. Dag No. 619) 3.7 Decimals (R.S. Dag No.500/1717 & L.R. Dag No. 618)
19	Swami Vivekananda Institute of Science & Technology	MCPRO DEVELOPER S PVT. LTD. Represented by its director	8-10-2013	ARA-I, Kolkata in Book No.I, CD Volume No.19, Page	8 Decimals (R.S. Dag No.492 & L.R. Dag No. 608)

Sl. No	Parties		Date of Execution	Registration Particulars	Area Conveyed
	Vendor	Purchaser (Owner herein)			
		Mr. Chirag Ghoshal		Nos.983 to 1002, Being No.09789 for the year 2013.	
20	Swami Vivekananda Institute of Science & Technology	PREETI CONCLAVE PVT. LTD. Represented by its director Mr. Dipak Tibrewal	8-10-2013	ARA-I, Kolkata in Book No.I, CD Volume No.19, Page Nos.919 to 941, Being No.09786 for the year 2013	4 Decimals (R.S. Dag No.490 & L.R. Dag No. 604) 4 Decimal (R.S. Dag No.492 & L.R. Dag No. 608)
21	Swami Vivekananda Institute of Science & Technology	M.C. KOTHARI PROMOTERS & DEVELOPER S PVT. LTD. Represented by its director Mr. Sandeep Kothari.	08-10-2013	ARA-I, Kolkata in Book No.I, CD Volume No.19, Page Nos.1485 to 1507, Being No.09811 for the year 2013	8 Decimals (R.S. Dag No.457 & L.R. Dag 558) 1 Decimal (R.S. Dag No.454 & L.R. Dag 555)
22	Swami Vivekananda Institute of Science & Technology	MCPRO BUILDCON PVT. LTD. Represented by its director Mr. Milap Manot	08-10-2013	ARA-I, Kolkata in Book No.I, CD Volume No.19, Page Nos.1266 to 1286, Being No.09802 for the year 2013	9 Decimals (R.S. Dag No.455 & L.R. Dag 556)
23	Swami Vivekananda Institute of Science & Technology	MCPRO CONCLAVE PVT. LTD. Represented by its director Mrs. Jatan Devi Nahata	08-10-2013	ARA-I, Kolkata in Book No.I, CD Volume No.19, Page Nos.1003 to 1023, Being No.09790 for the year 2013	9 Decimals (R.S. Dag No.454 & L.R. Dag 555)
24	Swami Vivekananda Institute of Science & Technology	SANDEEP PROMOTERS & DEVELOPER S PRIVATE LIMITED Represented by its director	08-10-2013	ARA-I, Kolkata in Book No.I, CD Volume No.19, Page Nos.1024 to 1046, Being No.09791 for	3 Decimals (R.S. Dag No.453 & L.R. Dag 554) 6 Decimal (R.S. Dag No.455 & L.R. Dag 556)

Sl. No	Parties		Date of Execution	Registration Particulars	Area Conveyed
	Vendor	Purchaser (Owner herein)			
		Mr. Sandeep Kothari		the year 2013	
25	Smt. Sushama Ghosh &Ors.	M.C. KOTHARI REALTORS LLP Represented by its authorized signatory Sri. Suprakash Dutta	04-07-2018	ADSR Sonarpur, South 24 Pgs in Book No. I, Volume No.1608-2018, Page Nos.80808 to 80842 Being No.16080358 9 for the year 2018	2 Decimals (R.S. Dag No.492/1716 & L.R. Dag 609)
26	Smt. Sushama Ghosh &Ors.	SUNVAT REALTORS PVT. LTD. Represented by its authorized signatory Sri. Suprakash Dutta	04-07-2018	ADSR Sonarpur, South 24 Pgs in Book No. I, Volume No.1608-2018, Page Nos.80843 to 80877 Being No.16080359 0 for the year 2018	1 Decimals (R.S. Dag No.492/1716 & L.R. Dag 609)
27	Dulal Chandra Ghosh	SINGHWAHINI MARKETING PRIVATE LIMITED Represented by its director Mr. Somnath Roy	30-12-2013	ARA-I, Kolkata in Book No.I, CD Volume No.22, Page Nos.9887 to 9904, Being No.11935 for the year 2013	8.5 Decimals (R.S. Dag No.494 & L.R. Dag 611)
28	Dulal Chandra Ghosh	SANDEEP NIRMAN PVT. LTD. Represented by its authorized representative Mr. Mangilal Manot	30-12-2013	ARA-I, Kolkata in Book No.I, CD Volume No.22, Page Nos.9987 to 10004, Being No.11940 for the year 2013	8.5 Decimals (R.S. Dag No.494 & L.R. Dag 611)
29	Dulal Chandra Ghosh	SANDEEP ENCLAVE PVT. LTD. Represented by its authorized	30-12-2013	ARA-I, Kolkata in Book No.I, CD Volume No.22, Page Nos. 10005 to	8.5 Decimals (R.S. Dag No.494 & L.R. Dag 611)

Sl. No	Parties		Date of Execution	Registration Particulars	Area Conveyed
	Vendor	Purchaser (Owner herein)			
		representative Mr. Mangilal Manot		10022, Being No.11941 for the year 2013	
30	Dulal Chandra Ghosh	VATAN CONSTRUCTION PVT. LTD. Represented by its authorized representative Mr. Uchhab Raj Mahanot	30-12-2013	ARA-I, Kolkata in Book No.I, CD Volume No.22, Page Nos. 10143 to 10160, Being No.11949 for the year 2013	8.5 Decimals (R.S. Dag No.494 & L.R. Dag 611)
31	Dulal Chandra Ghosh	VATAN ENCLAVE PVT. LTD. Represented by its authorized representative Mr. Arun Nahata	30-12-2013	ARA-I, Kolkata in Book No.I, CD Volume No.22, Page Nos. 10198 to 10215, Being No.11952 for the year 2013	8.5 Decimals (R.S. Dag No.494 & L.R. Dag 611)
32	Dulal Chandra Ghosh	SANDEEP PROMOTERS & DEVELOPERS PVT. LTD Represented by its authorized representative Mr. Uchhab Raj Mahanot	30-12-2013	ARA-I, Kolkata in Book No.I, CD Volume No.22, Page Nos. 10267 to 10284, Being No.11956 for the year 2013	8.5 Decimals (R.S. Dag No.494 & L.R. Dag 611)
33	Dulal Chandra Ghosh	BRAJBIHARI TRADERS PRIVATE LIMITED Represented by its director Mr. Indrajit Roy	30-12-2013	ARA-I, Kolkata in Book No.I, CD Volume No.22, Page Nos. 10233 to 10250, Being No.11954 for the year 2013	3 Decimals (R.S. Dag No.489 & L.R. Dag 603)
34	Sukumar Ghosh	BHAIRAVKRI PA DEALMARK PRIVATE LIMITED Represented by its director Mr. Suprakash	30-12-2013	ARA-I, Kolkata in Book No. I, CD Volume No.22, Page Nos. 10180 to 10197, Being No.11951 for the year 2013	2.5 Decimals (R.S. Dag No.489 & L.R. Dag 603)

Sl. No	Parties		Date of Execution	Registration Particulars	Area Conveyed
	Vendor	Purchaser (Owner herein)			
		Dutta			
36	Amar Ghosh	MOOL CHAND PRATIBHA CONSTRUCTI ON PVT. LTD. Represented by its director Mr. Mool Chand Kothari	30-12-2013	ARA-I, Kolkata in Book No. I, CD Volume No.22, Page Nos. 10110 to 10126, Being No.11947 for the year 2013	2 Decimals (R.S. Dag No. 502 & L.R. Dag 621)
37	Amar Ghosh	PRATIBHA GRIHA NIRMAN (P) LTD. Represented by its director Mr. Mool Chand Kothari	30-12-2013	ARA-I, Kolkata in Book No. I, CD Volume No.22, Page Nos. 9869 to 9886, Being No.11934 for the year 2013	6.5 Decimals (R.S. Dag No. 493 & L.R. Dag 610)
38	Amar Ghosh	PRATIBHA NIRMAN PVT LTD. Represented by its director Mr. Mool Chand Kothari	30-12-2013	ARA-I, Kolkata in Book No. I, CD Volume No.22, Page Nos. 10092 to 10109, Being No.11946 for the year 2013	6.5 Decimals (R.S. Dag No. 493 & L.R. Dag 610)
39	Swami Vivekananda Institute of Science & Technology	VATAN HIGH RISE PVT. LTD. Represented by its authorised representative Smt. Nitu Manot	14-02-2014	ARA-I, Kolkata in Book No. I, CD Volume No. 3, Page Nos. 3806 to 3831, Being No.01318 for the year 2014	2 Decimals (R.S. Dag No.431 & L.R. Dag 528) 5 Decimal (R.S. Dag No.432 & L.R. Dag 531) 3 Decimal (R.S. Dag No.433 & L.R. Dag 532)
40	Swami Vivekananda Institute of Science & Technology	VATAN PROPERTIES PVT. LTD. Represented by its director Mr. Vinod Devi Ghosal	08-10-2013	ARA-I, Kolkata in Book No. I, CD Volume No. 19, Page Nos. 1360 to 1387, Being No.09806 for the year 2013	3 Decimals (R.S. Dag No.431 & L.R. Dag 528) 3 Decimal (R.S. Dag No.448 & L.R. Dag 549) 3 Decimal (R.S. Dag No.432 & L.R. Dag 531)
41	Swami Vivekananda	VATAN INFRASTRUC	08-10-2013	ARA-I, Kolkata in	3 Decimals (R.S. Dag No.432 &

Sl. No	Parties		Date of Execution	Registration Particulars	Area Conveyed
	Vendor	Purchaser (Owner herein)			
	Institute of Science & Technology	TURE PVT. LTD Represented by its director Smt. Sushila Manot		Book No. I, CD Volume No. 19, Page Nos. 1047 to 1073, Being No.09792 for the year 2013	L.R. Dag 531) 3 Decimal (R.S. Dag No.448 & L.R. Dag 549) 3 Decimal (R.S. Dag No.431 & L.R. Dag 528)

B. That in the events aforesaid, the following companies became the full and absolute Owners of the said Property and got their names mutated in the records of the BL & LRO, Sonarpur, South 24 Parganas as the owners of the aforesaid land in the L.R. Records of Rights, as follows:

SUNVAT BUILDCON LTD. (P)	5.6678 Decimals (R.S. Dag No.448 & L.R. Dag No. 549) 2 Decimals (R.S. Dag No.432/1676 & L.R. Dag No. 530)	7.6678	L.R. Khatian Number 5578
SUNVAT CONCLAVE PVT. LTD	5.3312 Decimals (R.S. Dag No.432 & L.R. Dag No. 531) 2.8322 Decimals (R.S. Dag No.448 & L.R. Dag No. 549) 0.8888 Decimal (R.S. Dag No.434 & L.R. Dag No. 533)	9.0522	L.R. Khatian Number 5511
SUNVAT HIGHRISE PVT. LTD.	5.0048 Decimals (R.S. Dag No.451 & L.R. Dag No. 552) 4 Decimals (R.S. Dag No.449 & L.R. Dag No. 550)	9.0048	L.R. Khatian Number 5779
SUNVAT REALTORS PVT. LTD.	5 Decimals (R.S. Dag No.452 & L.R. Dag No. 553) 5 Decimals (R.S. Dag No.492/1716 & L.R. Dag No. 609) 0.5 Decimals (R.S. Dag No.492/1716 & L.R. Dag 609)	10.5	L.R. Khatian Number 5531
SUNVAT INFRA PROJECTS PVT. LTD.	9 Decimals (R.S. Dag No.456 & L.R. Dag No. 557)	9	L.R. Khatian Number 5583
SUNVAT PROPERTIES PVT. LTD.	9.0038 Decimals (R.S. Dag No.457 & L.R. Dag No. 558)	9.0038	L.R. Khatian Number 5572
MCPRO HIGHRISE PVT. LTD.	2.9994 Decimals (R.S. Dag No.433 & L.R. Dag No. 532) 3 Decimals (R.S. Dag No.432/1677 & L.R. Dag No. 529) 3.0432 Decimals (R.S. Dag No.432 & L.R. Dag No. 531)	9.0426	L.R. Khatian Number 5510

MCPRO REALTORS PVT. LTD.	3.1112 Decimals (R.S. Dag No.434 & L.R. Dag No. 533) 2.6664 Decimals (R.S. Dag No.435 & L.R. Dag No. 534) 2 Decimals (R.S. Dag No.436/1810 & L.R. Dag No. 535) 0.8352 Decimal (R.S. Dag No.436 & L.R. Dag No. 536)	8.6128	L.R. Khatian Number 5579
MCPRO INFRAPROJECTS (P) LTD.	9.5562 Decimals (R.S. Dag No.436 & L.R. Dag No. 536)	9.5562	L.R. Khatian Number 5580
MCPRO CONSTRUCTIONS PVT. LTD.	6 Decimals (R.S. Dag No.456 & L.R. Dag No. 557)	6	L.R. Khatian Number 5570
MCPRO INFRASTRUCTURE PVT. LTD.	8.9984 Decimals (R.S. Dag No.454 & L.R. Dag No. 555)	8.9984	L.R. Khatian Number 5582
MCPRO DEVELOPERS PVT. LTD.	8.0004 Decimals (R.S. Dag No.492 & L.R. Dag No. 608)	8.0004	L.R. Khatian Number 5573
MCPRO BUILDCON PVT. LTD.	6.6555 Decimals (R.S. Dag No.455 & L.R. Dag 556)	6.6555	L.R. Khatian Number 5568
MCPRO CONCLAVE PVT. LTD.	8.9984 Decimals (R.S. Dag No.454 & L.R. Dag 555)	8.9984	L.R. Khatian Number 5569
VATAN BUILDCON PVT. LTD.	7.6086 Decimals (R.S. Dag No.436 & L.R. Dag No. 536)	7.6086	L.R. Khatian Number 5567
VATAN ESTATE PVT. LTD.	5.7652 Decimals (R.S. Dag No.499 & L.R. Dag No. 617)	5.7652	L.R. Khatian Number 5532
VATAN CONCLAVE PVT. LTD.	7.9968 Decimals (R.S. Dag No.451 & L.R. Dag No. 552)	7.9968	L.R. Khatian Number 5584
VATAN CONSTRUCTION PVT. LTD.	8.4966 Decimals (R.S. Dag No.494 & L.R. Dag 611)	8.4966	L.R. Khatian Number 5527
VATAN ENCLAVE PVT. LTD.	8.5017 Decimals (R.S. Dag No.494 & L.R. Dag 611)	8.5017	L.R. Khatian Number 5525
VATAN HIGH RISE PVT. LTD.	2 Decimals (R.S. Dag No.431 & L.R. Dag 528) 4.912 Decimal (R.S. Dag No.432 & L.R. Dag 531) 3.0006 Decimal (R.S. Dag No.433 & L.R. Dag 532)	9.9126	L.R. Khatian Number 5518
VATAN PROPERTIES PVT. LTD.	2.6672 Decimals (R.S. Dag No.431 & L.R. Dag 528) 2.8322 Decimal (R.S. Dag No.448 & L.R. Dag 549) 3.0432 Decimal (R.S. Dag No.432 & L.R. Dag 531)	8.5426	L.R. Khatian Number 5509
VATAN	3.0432 Decimals (R.S. Dag	8.5418	L.R. Khatian

INFRASTRUCTURE PVT. LTD.	No.432 & L.R. Dag 531) 2.8322 Decimal (R.S. Dag No.448 & L.R. Dag 549) 2.6664 Decimal (R.S. Dag No.431 & L.R. Dag 528)		Number 5517
PREETI REALTORS PVT. LTD.	4 Decimals (R.S. Dag No.449 & L.R. Dag No. 550) 3.9984 Decimals (R.S. Dag No.451 & L.R. Dag No. 552)	7.9984	L.R. Khatian Number 5577
PREETI HIGH RISE PVT. LTD.	8.9986 Decimals (R.S.Dag No.457 &L.R.Dag No. 558)	8.9986	L.R. Khatian Number 5571
PREETI CONCLAVE PVT. LTD.	4 Decimals (R.S. Dag No.490 & L.R. Dag No. 604) 3.9996 Decimal (R.S. Dag No.492 & L.R. Dag No. 608)	7.9996	L.R. Khatian Number 5586
PRATIBHA ENCLAVE PVT. LTD.	3.6674 Decimals (R.S. Dag No.492/1716 & L.R. Dag No. 609) 2.5011 Decimals (R.S. Dag No.500 & L.R. Dag No. 619) 3.7002 Decimals (R.S. Dag No.500/1717 & L.R. Dag No. 618)	9.8687	L.R. Khatian Number 5514 and 5575
PRATIBHA GRIHA NIRMAN (P) LTD.	6.5 Decimals (R.S. Dag No. 493 & L.R. Dag 610)	6.5	L.R. Khatian Number5515
PRATIBHA NIRMAN PVT LTD.	6.5 Decimals (R.S. Dag No. 493 & L.R. Dag 610)	6.5	L.R. Khatian Number 5516
M.C. KOTHARI PROMOTERS & DEVELOPERS PVT. LTD.	7.9976 Decimals (R.S. Dag No.457 & L.R. Dag 558) 0.95 Decimal (R.S. Dag No.454 & L.R. Dag 555)	8.9476	L.R. Khatian Number 5581
M.C. KOTHARI REALTORS LLP	2 Decimals (R.S. Dag No.492/1716 & L.R. Dag 609)	2	Not yet mutated. Old L.R. Khatian Number 3091
SANDEEP PROMOTERS & DEVELOPERS PRIVATE LIMITED	3 Decimals (R.S. Dag No.453 & L.R. Dag 554) 4.434 Decimal (R.S. Dag No.455 & L.R. Dag 556) 8.4966 Decimals (R.S. Dag No.494 & L.R. Dag 611)	15.9306	L.R. Khatian Number 5585 L.R. Khatian Number 5526
SANDEEP NIRMAN PVT. LTD.	8.5017 Decimals (R.S. Dag No.494 & L.R. Dag 611)	8.5017	L.R. Khatian Number 5524
SANDEEP ENCLAVE PVT. LTD.	8.5017 Decimals (R.S. Dag No.494 & L.R. Dag 611)	8.5017	L.R. Khatian Number 5576
SINGHWAHINI MARKETING PRIVATE LIMITED	8.5017 Decimals (R.S. Dag No.494 & L.R. Dag 611)	8.5017	L.R. Khatian Number 5801
BRAJBIHARI TRADERS PRIVATE LIMITED	2.5 Decimals (R.S. Dag No.489 & L.R. Dag 603)	2.5	L.R. Khatian Number 5513
BHAIRAVKRIPA	2.5 Decimals (R.S. Dag No.489	2.5	L.R. Khatian

DEALMARK PRIVATE LIMITED	& L.R. Dag 603)		Number 5512
MOOL CHAND PRATIBHA CONSTRUCTION PVT. LTD.	2 Decimals (R.S. Dag No. 502 & L.R. Dag 621)	2	L.R. Khatian Number 5530

- C. The said Land Owners also got the aforesaid lands converted to "Bastu" as recorded in various conversion certificates issued by Additional District Magistrate and District Land and Block Land and Land Reforms Officer, Sonarpur, South 24 Parganas with regard thereto Save and Except L.R. Dag No.554, corresponding to R.S. Dag No.453 and L.R. Dag No. 550, corresponding to R.S. Dag No. 449 which are recorded as "Doba".
- D. Save for one of the Owners namely, **M.C. Kothari Realtors LLP**, the said Land Owners (Present Owners herein) got their names mutated in respect of the aforesaid land in the records of Rajpur Sonarpur Municipality, under Ward No.18, which has been assessed and numbered as Holding No. 123, RN Bhattacharya Road, Kolkata, and the names of the Land Owners is recorded as the Present Owners.

COMMENTS:

I hereby certify that the above mentioned Property belonging of the Present Owners namely, (1) Vatan Estate Pvt. Ltd., (2) Vatan Conclave Pvt. Ltd., (3) Vatan Buildcon Pvt. Ltd., (4) Sunvat Realtors Pvt. Ltd., (5) Sunvat Properties Pvt. Ltd., (6) Sunvat Infra Projects Pvt. Ltd., (7) Sunvat Highrise Pvt. Ltd., (8) Sunvat Conclave Pvt. Ltd., (9) Sunvat Buildcon (P) Ltd., (10) Preeti Realtors Pvt. Ltd., (11) Preeti Highrise Pvt. Ltd., (12) Preeti Conclave Pvt. Ltd., (13) Pratibha Enclave Pvt. Ltd., (14) Mcpro Realtors Pvt. Ltd., (15) Mcpro Infraprojects (P) Ltd., (16) Mcpro Infrastructure Pvt. Ltd., (17) Mcpro Constructions Pvt. Ltd., (18) Mcpro Highrise Pvt. Ltd., (19) Mcpro Developers Pvt. Ltd., (20) Sandeep Nirman Pvt. Ltd., (21) Mcpro Conclave Pvt. Ltd., (22) Mcpro Buildcon Pvt. Ltd., (23) M.C. Kothari Realtors LLP, (24) Singhwahini Marketing Private Limited, (25) Bhairavkripa Dealmark Private Limited, (26) Brajbihari Traders Private Limited, (27) Vatan Enclave Pvt. Ltd., (28) Sandeep Promoters & Developers Private Limited, (29) Vatan Construction Pvt. Ltd., (30) Mool Chand Pratibha Construction Pvt. Ltd., (31) Pratibha Griha Nirman (P) Ltd., (32) Sandeep Enclave Pvt. Ltd., (33) Pratibha Nirman Pvt. Ltd., (34) M.C. Kothari Promoters & Developers Pvt. Ltd., (35) Vatan Properties Pvt. Ltd., (36) Vatan Infrastructure Pvt. Ltd. and (37) Vatan High Rise Pvt. Ltd., is free from all encumbrances and lispdents attachment of any kind whatsoever and the Present Owners have an absolutely clear, free and marketable title.


Advocate