

Arijit Bhownick

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Ref No

Date : 22-07-2026

**NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON
TITLE**

Ref.: All that Bagan land measuring an area of 40 Decimal, more or less, out of 53 Decimal, comprising in R.S. & L.R. Dag No. 99 and Danga land measuring 17 Decimal out of 17 Decimal in Dag No.155, 06 Decimal in Dag No.157, 49 Decimal in Dag No.158 and 06 Decimal in Dag No.159, aggregating 118 Decimal (1.18 Acre), presently recorded under L.R. Khatian Nos.3917-3928 (formerly L.R. Khatian No.1288), Mouza Digberia, J.L.74, P.S. Madhyamgram, District North 24 Parganas.

PRESENT OWNERS OF THE SAID LAND :-

Jivel Infra Nirman LLP, Jivel Niwas LLP, Jivel Projects LLP, Jivel Realty LLP, KKrishiv Awas LLP, Tvisha Awas LLP, Shreyangshi Awas LLP, Shreyangshi Builders LLP, Sri Santosh K. Roongtaa, Srinath Securities Private Limited, Smt. Punita Singhania and M.K. Singhania & Sons HUF (collectively referred to as 'the Owners').

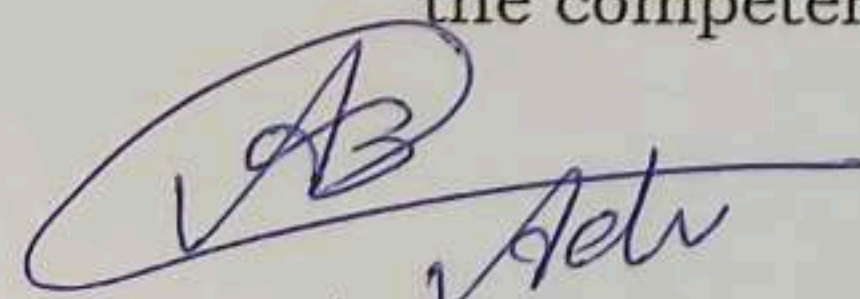
I have caused necessary searches through the official online portal of the Department of Registration and Stamp Revenue, Government of West Bengal, namely, www.wbregistration.gov.in, in respect of the records of the District Sub-Registry Office-III, North 24 Parganas, the A.R.A., Kolkata and other relevant Registration Offices, for a period of four (4) years, i.e., from 01st January, 2023 to 31st December, 2026. I have also examined the relevant L.R. Record of Rights, revenue records and other documents relating to the captioned property made available to me for the purpose of this report.

MY REPORT IS AS FOLLOWS :-

Sri Siddhartha Saraff, being the absolute owner, sold the scheduled property measuring 118 Decimal (1.18 Acre) to the above Owners by a registered Deed of Sale recorded as Deed No.309 of 2024 in the Office of the District Sub-Registry Office-III, North 24 Parganas, and delivered possession thereof.

Thereafter the names of the Owners were recorded in the relevant Record of Rights under L.R. Khatian Nos. 3917,3918, 3919,3920, 3921,3922, 3923, 3924, 3925, 3926, 3927, 3928.

The land was subsequently converted from 'Sali' to 'Bahutal Abasan' by the competent authority.


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The Owners thereafter executed a registered Development Agreement together with a registered Power of Attorney in favour of the Promoter on 04 February 2026 before A.R.A.-II, Kolkata, Book I, Volume 1902 of 2026, Pages 54612-54706, Being No.190201339 of 2026.

Save and except the aforesaid Deed of Sale, mutation, land conversion, Development Agreement and Power of Attorney, no other registered encumbrance affecting the property was traced during the search period from 01 January 2024 to 31 December 2026.

I therefore certify that the foregoing opinion is based upon the title deeds, documents, records and information produced before me, the searches conducted online by me in the concerned website of the Registration Offices and the entries appearing in the relevant L.R. Record of Rights. Upon such examination, and subject to the correctness, genuineness and authenticity of the documents produced and the records searched, I find that, save and except the aforesaid registered transactions and consequential revenue proceedings specifically mentioned hereinabove, no other registered Deed of Conveyance, Agreement for Sale, Mortgage, Charge, Lease, Gift, Exchange, Settlement, Release, Easement, Lis Pendens, Acquisition Proceeding, Decree or any other registered encumbrance affecting the title, possession or enjoyment of the Scheduled Property has been traced by me during the period of search from 01st January, 2023 to July, 2027. Accordingly, and subject to the observations made herein and the relevant entries in the L.R. Record of Rights, it is my opinion that the title of the present Owners appears to be clear, valid and marketable, and that the Scheduled Property appears to be free from any other registered encumbrance during the aforesaid period of search.

The online searching results are annexed herewith.

Prepared by :-

Arijit Bhowmick
22/07/26

Advocate.

Calcutta High Court
West Bengal.