

STATUS OF ENCUMBRANCE

In respect of land parcel admeasuring 11.54 Acres (Eleven point Fifty-four) acres comprised in L.R. Dag Nos. 4474 (p) in Mouza Konnagar, under L.R. Khatian No. 11976, Police Station — Uttarpara, District — Hooghly, within the ambit of the Kanaipur Gram Panchayat ("Scheduled Land"), we note that:

- (a) by a sale deed dated September 2, 2009 made between Hindustan Motors Limited ("HMV"), and Bengal Shriram Hi-Tech City Private Limited ("Bengal Shriram"), which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book — I, Volume No. 3, Pages 2755 to 2783 being Deed No. 01415 for the year 2009, HML sold, transferred and conveyed in favour of Bengal Shriram all that piece and parcel of land admeasuring 62.791 (sixty two point seven nine one) acres, comprised in L n. Dag Nos. 1887(p), 1888(p), 1889(p), 1894(p), 1895(p), 1896(p), 1902(p), 1903(p) and 1904(p) under R.S. Khatian No. 1677, L.R. Khatian No. 1808 in Mouza Khorda Bahera, LL. No. 6 and L.R. Dag Nos. 4473 and 4474(p) under R.S. Khatian No. 11721, C.R. Khatian No. 11976 in Mouza Konnagar, LL. No. 7 situated under the Uttarpara Police Station within the limits of Kanaipur Panchayat of Hooghly District in West Bengal ("Larger Land") (LOT a LAND)
- (b) thereafter, Bengal Shriram was recorded as a "raiyat" in respect of the Larger Land in the record of rights maintained at the office of the Block Land and Reforms Officer, Sreerampore —Uttarpara and is the absolute and lawful owner of the Larger Land as mentioned hereinabove;
- (c) Subsequently, the Larger Land was inter-alia converted and presently is classified as "Upanagari" vide order no. IX-2/07(Comm)/2358/1(7)/S/2015 dated April 20, 2015;
- (d) Bengal Shriram/SPLEPL obtained sanction for the concerned project from Kolkata Metropolitan Development Authority;

Now, I am providing the observation on marketable title of Bengal Shriram over the Schedule Land. I have caused and conducted Index-II searches at the office of the District Sub-Registrar-II, Hooghly, in respect of the Scheduled Land for the period 2011 to 2025, wherein I have not found any entry for the said period.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

Please note that Index-II searches pertaining to the below mentioned offices

- (i) Additional District Sub-Registrar, Sreerampore,
- (ii) Additional Registrar of Assurances-III, Kolkata,
- (iii) District Sub-Registrar-II, Hooghly,
- (iv) Additional District Sub-Registrar, Uttarpara,
- (v) Additional Registrar of Assurances, Kolkata, in respect of the Scheduled Land for the period 2011 to 2025.

There are no other encumbrances on the Scheduled Land as on the date of this certificate. In the event any adverse entry affecting the Scheduled Land is found, the same shall be duly intimated.

Date 13/08/2025

YOURS SINCERELY



SANJUKTA RAY
ADVOCATE