

SANJUKTA RAY
ADVOCATE

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

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

Dated: 19.01.2023

To
AVIKAM BUILDCON LLP
2/5 Sarat Bose Road,
Kolkata - 700020.

Non Encumbrances Certificate & Detailed Report on Title

Schedule of the Property: ALL THAT messuages tenements hereditaments structures out-houses sheds and premises together with the piece and parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing an area of 5 Bighas 7 Cottahs 15 Chittacks more or less situate lying at and being Premises No. 7 Convent Road, Police Station Entally, Kolkata- 700014 (formed upon amalgamation of earlier premises Nos. 7 Convent Road and 21 Canal Street) within Ward No. 55 of Kolkata Municipal Corporation, in the District of South 24 Parganas.

Present Owners of the said Property:

FIRST OWNERS

1. ALOKBARSHA TRADING PRIVATE LIMITED
2. AQUALINA PROJECTS PRIVATE LIMITED
3. EVERLASTING PROCON PRIVATE LIMITED
4. GANADHIP TRADECOM PRIVATE LIMITED
5. SWARNATURA REALTY PRIVATE LIMITED
6. ULTRASHINE MARKETING PRIVATE LIMITED
7. UPMOST RETAILS PRIVATE LIMITED

SECOND OWNERS

1. SUGAM REALTY LIMITED
2. ALEXIA DEALERS PRIVATE LIMITED
3. ERODE MERCHANTS PRIVATE LIMITED
4. SUGARH PROMOTERS PRIVATE LIMITED

“Previous Remaining Owners”

(1) Bevel Commercial Private Limited, (2) HRG Health Care Private Limited, (3) HRG Vyapaar Private Limited, (4) Lovedeal Marketing Private Limited, (5) Moonlink Devcon Private Limited, (6) Moonview Marcom Private Limited, (7) Rosette Infrastructure Private Limited and (8) Ultrafocus Developers Private Limited.

DEVELOPER:

AVIKAM BUILDCON LLP having its Registered Office at 2/5 Sarat Bose Road, Post Office Elgin Road, Police Station Ballygunge, Kolkata - 700020.

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Place and period of searching: Necessary searches have been conducted at:

- (i) The Office of Dist. Sub Registrar- Alipore, Additional District Sub-Registrar Sealdah and Registrar of Assurances Kolkata for the period 2008 to 2023.
- (ii) Index II of the above Premises No. 7, Convent Road, P.S. Entally, Kolkata - 700014, Ward No. 55 under Kolkata Municipal Corporation, Area - 5 Bigha 7 Cottahs 15 Chittacks Owner - Sugam Realty Ltd., Alexia Dealers Pvt. Ltd. & others, KMC Assessee No. 110551100030.
- (iii) The Court of the Ld. 2nd Civil Judge (Jr. Div.), Sealdah in respect of any Title Suit from the year 2012 to 2023 in the names of the above First Owners, Second Owners and Previous Remaining Owners.
- (iv) The Court of the Ld. Civil Judge (Sr. Div.), Sealdah in respect of any Title Suit from the year 2012 to 2023 in the names of the above First Owners, Second Owners and Previous Remaining Owners.
- (v) The Court of the Ld. Civil Judge (Sr. Div.), Sealdah in respect of any Money Suit from the year 2012 to 2023 in the names of the above First Owners, Second Owners and Previous Remaining Owners.
- (vi) The Kolkata Municipal Corporation.

RECITAL

- (i) By a Sale Deed dated 14th May 1929 and registered with Registrar of Assurances Calcutta in Book I Volume No. 60 Pages 150 to 156 Being No. 1768 for the year 1929, one Peter Hyrapiet Crete purchased **All That** messuages tenements hereditaments structures out-houses sheds and premises together with the piece and parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing an area of 5 Bighas 7 Cottahs 15 Chittacks more or less situate lying at and being Premises No. 7 Convent Road, Police Station Entally, Kolkata- 700014 (formed upon amalgamation of earlier premises Nos. 7 Convent Road and 21 Canal Street) within Ward No. 55 of Kolkata Municipal Corporation, in the District of South 24 Parganas, (hereinafter referred to as "the Project Land") absolutely and forever.
- (ii) The said Peter Hyrapiet Crete (also known as Petros Hyrapiet Crete) died on 29th May 1940 after making and publishing his Last Will and Testament dated 31st August 1938 whereby and whereunder he appointed one Mercantile Bank of India (Agency) Limited as the sole Executor and Trustee of the said Will and after making provisions for

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specific legacies mentioned therein gave and devised all his real or immovable estate (which, inter alia, included the Project Land) unto and in favour of the said Mercantile Bank of India (Agency) Limited upon trust, inter alia, that the said Mercantile Bank of India (Agency) Limited shall sell call in and convert into money the same or such parts thereof as shall not consist of money and to pay and transfer the same to The Holy See, Rome to be held and applied through the sacred congregation for the Oriental Church.

- (iii) The said Mercantile Bank of India (Agency) Limited, in 1940 applied for grant of Probate in respect of the said Will and Testament of Petros Hyrapiet Crete before the High Court of Judicature at Fort William in Bengal when the said Will was proved and Probate was granted to the sole Executor and Trustee namely the said Mercantile Bank of India (Agency) Limited (subsequently converted to a Private Limited Company) on 1st August 1940.
- (iv) By a Deed of Assignment dated 10th September 1956 and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 118, pages 200 to 211 Being No. 4928 for the year 1956, the said Mercantile Bank of India (Agency) Private Limited conveyed assigned and transferred unto and in favour of The Holy See, the Project Land, absolutely and forever.
- (v) By the following two Indentures of Conveyance both dated 24th April 2012 and registered with the District Sub-Registrar-III, Alipore, South 24 Parganas, the said The Holy See for the considerations therein respectively mentioned sold conveyed and transferred unto and to the First Owners - Alokbarsha Trading Private Limited, Aqualina Projects Private Limited, Everlasting Procon Private Limited, Ganadhip Tradecom Private Limited, Swarnatura Realty Private Limited, Ultrashine Marketing Private Limited, Upmost Retails Private Limited hereto alongwith the Previous Remaining Owners All That the Project Land absolutely and forever:-
- (a) Indenture of Conveyance registered in Book I CD Volume No. 8 Pages 9270 to 9302 Being No. 03792 for the year 2012 in respect of the demarcated southern portion forming part of the Project Land containing an area of 4 Bighas 3 Cottah more or less.
- (b) Indenture of Conveyance registered in Book I CD Volume No. 8 Pages 8908 to 8940 Being No. 03793 for the year 2012 in respect of the demarcated northern portion forming part of the Project Land containing an area of 1 Bigha 4 Cottah 15 Chittack more or less.
- (vi) The First Owners with the Previous Remaining Owners thus became the full and absolute owners of the Project Land in equal one-fifteenth undivided part or share therein.

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- (vii) The First Owners with the Previous Remaining Owners have caused to be mutated their names in the records of the Kolkata Municipal Corporation as a single Municipal Premises being the Project Land under Assessee No. 110551100030.
- (ix) By a Sale Deed, the Previous Remaining Owners have sold conveyed and transferred their entire share in the Project Land to the Second Owners.

From the available records from the searches made in the Registry Offices being Dist. Sub Registrar- Alipore, Additional District Sub-Registrar Sealdah and Registrar of Assurances Kolkata for the period 2008 to 2023, I have found the following Deeds:

- (i) Sale Deed No. I-190400559 for the year 2020 in the Office of the ARA-IV, Kolkata (Area of land 94.98500001 decimal - 2 Bigha 17 Katha 9 Chittaks 3 sq. ft.) (Area of Structure 16884 sq. ft.) dated 20.01.2020.
- (ii) Sale Development Agreement or Construction Agreement No. I-190401437 for the year 2020 in the Office of the ARA-IV Kolkata (Area of land 178.09687500 decimal - 5 Bigha 7 Katha 15 Chittaks) (Area of Structure 31658 sq. ft.) dated 19.02.2020.
- (iii) Power of Attorney No. I-190404107 for the year 2020 in the Office of the ARA-IV Kolkata (Area of land 178.09687500 decimal - 5 Bigha 7 Katha 15 Chittaks) (Area of Structure 31658 sq. ft.) dated 16.09.2020.
- (iv) Deed of Declaration No. I-190410267 for the year 2022 in the Office of the ARA-IV Kolkata (Area of land 178.09687500 decimal - 5 Bigha 7 Katha 15 Chittaks) (Area of Structure 31658 sq. ft.) dated 27.06.2022.
- (v) Deed of Declaration No. I-190410266 for the year 2022 in the Office of the ARA-IV Kolkata (Area of land 178.09687500 decimal - 5 Bigha 7 Katha 15 Chittaks) (Area of Structure 31658 sq. ft.) dated 27.06.2022.
- (vi) Power of Attorney No. I-190405976 for the year 2020 in the Office of the ARA-IV Kolkata (Area of land 83.11187514 decimal - 2 Bigha 10 Katha 5 Chittaks 42 sq.ft.) (Area of Structure 14774 sq. ft.) dated 16.12.2020.
- (vii) Deed of Declaration No. I-190106359 for the year 2021 in the Office of the ARA-I Kolkata (Area of land 178.09687500 decimal - 5 Bigha 7 Katha 15 Chittaks) dated 21.09.2021.

There are a number of other deeds also found before the office of the Dist. Sub Registrar- Alipore, Additional District Sub-Registrar Sealdah and Registrar of Assurances Kolkata for the period 2008 to 2023 which find mention in the search receipts which are enclosed herewith.

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From the court search in the Court of the Ld. 2nd Civil Judge (Jr. Div.), Sealdah in respect of any Title Suit from the year 2012 to 2023 in the names of the above First Owners, Second Owners and Previous Remaining Owners and the Court of Ld. Civil Judge (Sr. Div.), Sealdah in respect of any Title Suit from the year 2012 to 2023 in the names of the above First Owners, Second Owners and Previous Remaining Owners and in the Court of the Ld. Civil Judge (Sr. Div.), Sealdah in respect of any Money Suit from the year 2012 to 2023 in the names of the above First Owners, Second Owners and Previous Remaining Owners it appears that there are no Title Suits or Money Suits pending in the names of the above First Owners, Second Owners and Previous Remaining Owners.

There are no cases filed by or against the above First Owners, Second Owners and Previous Remaining Owners in the Debts Recovery Tribunal Kolkata I, II & III as per the available records in all the three Tribunals.

The Kolkata Municipal Corporation records show that the above mentioned property has been recorded in the names of the above First Owners, Second Owners and Previous Remaining Owners under Assessee No. 110551100030.

Opinion: On the basis of the searches made and the copies of documents produced before me, I hereby certify that the abovementioned property in the names of the above First Owners, Second Owners and Previous Remaining Owners is as such free from all sorts of encumbrances, charges, liabilities, liens, lispendens of any kind whatsoever and the said property is clear, free and marketable. The sale deed by which the owners have purchased the property is valid and genuine.

Following receipts are enclosed:

- (1) Search Receipts from Dist. Sub Registrar- Alipore, Additional District Sub-Registrar Sealdah and Registrar of Assurances Kolkata for the period 2008 to 2023.
- (2) Court Search receipts in the names of the above First Owners, Second Owners and Previous Remaining Owners from the Court of the Ld. 2nd Civil Judge (Jr. Div.), Sealdah and the Court of Civil Judge (Sr. Div.), Sealdah in respect of pendency of any Title Suit or Money Suit from the year 2012 to 2023.
- (3) Kolkata Municipal Corporation records from the Official Website.

Encl: As above.

Yours faithfully,
Sanjukta Ray
Sanjukta Ray
Advocate.



THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK (Portal Copy)
LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Borough No	Ward No	Street No	Premises No	Street Name	Heritage	Pond	Assessee No	Nathi No
6	055	11	7	CONVENT ROAD	NO	NO	110551100030	0000

No of Stories	Nature of Use	Plot((in Sq.Mt.))	Covered((in Sq.Ft.))	Floor((in Sq.Mt.))	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
2	D.H.& LAND		49725		Bigha 05,Cottah 07,Chatak 15							1/2019		

Name and address of owner and/or person liable to pay consolidated rate (1)	Initial and date of the H.A./Asstt. making correction (2)
Owner : SUGAM REALTY LIMITED, ALEXIA DEALERS PRIVATE LIMITED,,ERODE MERCHANTS PRIVATE LIMITED, SUGARH PROMOTERS PVT LTD.,ALOKBARSHA TRADING PRIVATE LIMITED, AQUALINA PROJECTS ,PRIVATE LIMITED, EVERLASTING PROCON PRIVATE LIMITED, GANADHIP TRADECOM PRIVATE LIMITED,,SWARNATURA REALTY PRIVATE LIMITED,,ULTRASHINE MARKETING PRIVATE LIMITED,,UPMOST RETAILS PRIVATE LIMITED., Address : 2/5 SARAT BOSE ROAD,SUKH SAGAR, KOLKATA-20,.....	

Annual Valuation (3)	Assmt. u/s (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any u/s 171(5) @25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
29160		40	16/04/1998	1996-10-01 00:00:00.0	2916	0	2916
36290		40	28/08/2003	2002-10-01 00:00:00.0	3629	0	3629
253800		40	30/11/2018	2008-10-01 00:00:00.0	25380	0	25380
304560		40	30/11/2018	2014-10-01 00:00:00.0	30456	0	30456
6326810		20	04/12/2018	2017-04-01 00:00:00.0	55278	0	55278
6326810		20	30/09/2019	2019-04-01 00:00:00.0	324249	0	324249

Quarterly Howrah Bridge Tax at leviable on the AV (11)	Proportionate AV where applicable (12)	Proportionate Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10, 11 and 15, if any(rounded off to the nearest rupee) (16)	Amount of General Rebate @5% u/s 215(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assistant(19)	Initial of Authenticating Officer u/s 191(4) (20)	Quarter of Issuing of Fresh or Supplementary Bills as per Alternations(21)	Remarks (22)
36.45			50	1458	4410	220.5	4190				ARV
45.36			50	1814.5	5489	274.45	5215				ARV
317.25			50	12690	38387	1919.35	36468				ARV
380.7			50	15228	46065	2303.25	43762				ARV
7908.51			0	0	55278	2763.9	52514.1				UAA
7908.51			0	0	324249	16212.45	308036.55				UAA

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.