

Gopal Mandal

Advocate

City Civil Court, Calcutta
Ground Floor, Bar Library
2 & 3, K. S. Roy Road
Kolkata – 700 001
Residence :
1/91, Rajendra Prasad Colony
Kolkata – 700 033
M : 9831380418 / 9038365202

Date : 13.08.2025

NO ENCUMBRANCES CERTIFICATE

Re: ALL THAT piece and parcel of land measuring a total area of 10 (ten) Cottahs 8 (eight) Chittacks more or less lying and situate at and being Municipal Premises No. 70C, Tiljala Road, Kolkata – 700 046 under Police Station – Beniapukur, within limits of the Kolkata Municipal Corporation Ward No. 064, bearing Assessee No. 11-064-40-0125-8, District South 24-Parganas.

**Present Owner : PRIMARK GARMENTS PRIVATE LIMITED
Developer : KAIZER REALTY LLP**

I have caused necessary searches through my regular searcher Ranjit Manna in respect of the above referred property in the office of the Additional District Sub Registrar at Sealdah, District Sub Registrar at Alipore and Registrar of Assurances at Kolkata for the period from 2012 to 2025. I have also caused necessary searches in the Court of the Learned Civil Judge (Junior and Senior Division) at Sealdah and I have also inspected the Deeds, documents Mutation Certificate etc. relating to the aforesaid property.

Details of Title :

- (a) By virtue of a registered Deed of Sale dated 31st January, 2011, the present Owner purchased the aforesaid property and they have been acquiring and enjoying the said property till this date.
- (b) By virtue of the above, the present Owner became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to and rightful Owner of the said property.
- (c) By virtue of the deeds and documents submitted by the present Owner, I can say that the aforesaid present Owner is the rightful Owner of the said property and I am satisfied about the title and possession of the present Owner.

I hereby certify that the above-mentioned property is free from all sorts of encumbrances, charges, liabilities, liens and lispendence, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

G. Mandal.
ADVOCATE 13/8/25

GOPAL MANDAL
Advocate
City Civil Court, Calcutta
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Kolkata-700 001

Court, Calcutta
or, Bar Library
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RANJIT MANNA
REGISTERED LAW CLERK, HIGH COURT, CALCUTTA

Date : 01.08.2025

To,
Gopal Mondal
Advocate
City Civil Court, Calcutta

Re: Premises No.70C, Tiljala Road, P.S.-Beniapukur,
ward No.64, under Kolkata Municipal Corporation.

SEARCHING REPORT OF THE RECORDS FOR CAPTIONED PROPERTY

Sir,

As per your instructions I have searched before the District
Registrar at Alipore, Addl. District Sub-Registrar- Sealdah, and
Registrar of Assurance, Kolkata for the period 2012 to 2025 in
Index- II of the above, Premises No.70C, Tiljala Road, P.S.-
Beniapukur, ward No.64, under Kolkata Municipal Corporation.

On searching as per available records supplied by the registration
office I found the following entry of the above, Premises No.70C,
Tiljala Road, P.S.-Beniapukur, ward No.64, under Kolkata
Municipal Corporation.

District Sub Registrar Alipore, I found the following entry as
per available record for the period 2012 to 2025.

Declaration Deed No.1306 of 2025 area 10 cottahs 8
chittacks.