



ADVOCATE

Ref: RKA/A/\_\_\_\_/2021

# R.K. AGARWAL & ASSOCIATES

S.P. Mukherjee Road, Opp. Arogya Niketan Nursing Home

Khalpara, Siliguri

Email: - rkagarwalassociates@gmail.com

0353-2500503  
0353-2500504

Date:03/07/2021

## NON-ENCUMBRANCE CERTIFICATE

### TO WHOM SO EVER IT MAY CONCERN

This is to certify that the below scheduled landed property is not a subject matter of any monetary or legal dues such as mortgages, lien, charge or uncleared loans with any financial institution or bank upto as per the search conducted by me on this present date. Furthermore, this landed property has also not been transferred in favour of any other person. This conclusion has been arrived on the basis of verifying original documents as presented before me by the owner of the property being EMBEE DREAMWORLD PRIVATE LIMITED (PAN:- AAGCM5546G), a company duly incorporated under the Companies Act, 1956, having CIN U45100WB2010PTC149616, having its registered office at Unit No. 2, 5th Floor, 6, Lyons Range, Post Office- General Post Office, Police Station- Hare Street, Kolkata- 700 001.

This conclusion has been arrived after detailed search been conducted in:

1. Ministry of Company Affairs portal wherein the company has not created any charge upon any property as per the master data available in the portal as on 02/07/2021.



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CIVIL & CRIMINAL PRACTITIONER

**ADV. RAJESH KUMAR AGARWAL - 0-9832466619, 0-9434020016**

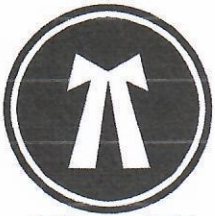
SUROVIKA DAS  
9749309018

REKHA UPADHYAY  
9832530120

HIMANSHU KUMAR SINGH  
07501404284

AAYUSHI AGARWAL  
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2. Record of Registry office has also been searched on the online portal wherein the below mentioned landed property has not been transferred to any person till date.

3. An affidavit has been sworn upon on this behalf by both the directors as existing on this date wherein they have sworn that this property is not subject matter of any mortgage, lien, charge or an uncleared loans with any financial institution or bank. Furthermore they have also sworn that this property has not been sold or is not a matter of sale to any person as of this present date.

The details of the documents verified and the schedule of the land are as follows:

1. Deed of Conveyance duly executed jointly by **MANJU GHOSH & 7 OTHERS** and registered at the office of the Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2016, Pages 116635 to 116674, being Document No. 040305550 for the year of 2016.
2. Deed of Conveyance duly executed jointly by **MANJU GHOSH & 6 OTHERS** and registered at the office of the Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2016, Pages 117398 to 117435, being Document No. 040305551 for the year of 2016.



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4. Deed of conveyance executed by **SUTAPA ROY & 8 OTHER** and registered at the office of the Additional District Sub Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2016, Pages 117351 to 117397, being document NO. 040305547 for the year 2016.
5. Deed of Exchange executed by **MRINAL KANTI BAGCHI** and registered at the office of the Additional District Sub Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2016, Pages 125015 to 125032, being document No. 040305964 for the year 2016
6. Mutation copy issued by the office of B.L. & L.R.O., Matigara being L.R. Khatian No. 3409 in the name of EMBEE DREAMWORLD PRIVATE LIMITED.
7. Conversion Order No. 124/DLLRO/DJ/17 Dated 28.04.2017 issued by the office of D.L. & L.R.O, Darjeeling for conversion of land from Rupni to Bastu, recorded in L.R. Khatian No. 3409 in respect of L.R. Plot No. 81 (0.13 Acre), 82 (0.43 Acre), 83 (0.13 Acre), 84 (1.87 Acre), 101 (0.44 Acre) & 102 (0.09 Acre), Situated within Mouza- Kawakhari Gourcharan, J.L. No. 72, Pargana- Patharghata, under Gram Panchayat Area, P.S. Matigara in the district of Darjeeling.



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8. Building Plan approved from Matigara Panchayat Samity, P.O. Kadatala, District-Darjeeling vide Order No. 103/MPS/Planning Dated 05/03/2021 for a Block-1 (LG+UG+IV) Six Storied Commercial Building and Block-2 (B+G+XII) Fourteen Storied Residential Building on land measuring 3.125 Acre.
9. Land Use Certificate issued in favour of **EMBEE DREAMWORLD PRIVATE LIMITED** to Develop the Project vide Memo No. **219/MPS/Planning** dated 29.05.2019 being issued by Matigara Gram Panchayat.

### SCHEDULE OF TOTAL LAND

All that piece or parcel of homestead land measuring 3.125 (Three Point One Two Five) Acre appertaining to and forming part of R.S. Plot No. 25 (Two Five), 34 (Three Four) & 35 (Three Five) corresponding to L.R. Plot No. 81 (Eight One), 82 (Eight Two), 83 (Eight Three), 84 (Eight Four), 99 (Nine Nine), 101 (One Zero One) & 102 (One Zero Two), recorded in R.S. Khatian No. 19 (One Nine) & 20/1 (Two Zero by One) corresponding to L.R. Khatian No. 3409 (Three Four Zero Nine) of Mouza-Kawakhari, J.L. No. 72 (Seven Two), Pargana-Patharghata, P.S. Matigara in the District of Darjeeling.

NOTE: THIS CERTIFICATE IS BEING ISSUED AT THE REQUEST OF THE CLIENT.

CERTIFIED BY

RAJESH KUMAR AGARWAL  
ADVOCATE  
3.7.2021

ADVOCATE RAJESH KUMAR AGARWAL  
SILIGURI BAR REGD.NO. WB/73/97

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