

ARNAB KUMAR DAS

M.Com, LLB, ADVOCATE

DISTRICT AND SESSION JUDGES COURT,

BARASAT, NORTH 24 PARGANAS,

ENROLLMENT NO.: F/2499/2382/2018

Chamber : 344/1, Netaji Colony, Kolkata – 700090

Residence : 76/2/9, Barui Para Lane, Kolkata – 700035

Phone No. – 8013745448, email – arnabdas799@gmail.com

Ref. No. _____

Date : 20.11.2025

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE
TO WHOM IT MAY CONCERN

Ref: ALL THAT piece and parcel of bastu land measuring an area **40 decimal in R.S. & L.R. Dag No. 4018, under L.R. Khatian No. 12777**, lying and situated at Mouza- Bishnupur J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No. 10, within the local limits of **Chandpur Gram Panchayet**, within the jurisdiction of **Rajarhat Police Station**, Pargana Kolikata, under A.D.S.R. Office, Rajarhat, New Town, in the District of North 24-Parganas, **Kolkata - 700135**

Name & Address of the Owners:

NITU DEVELOPERS PRIVATE LIMITED, (having PAN : AAECN1633P), a limited Company incorporated under the Companies Act. 1956, having its Office at Lauhati, P.O. - Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, represented by its Director JAMAL UDDIN MOLLA, (having PAN: AIYPM1138K), son of Late Mojambari Molla, residing at Village & P.O. Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata 700135, by faith- Islam, by occupation- Business, by Nationality- Indian

My report is as follows:

I have caused searching through website of wbregistration.gov.in in the records available with the all registry office of the North 24 Parganas for the period of 2012 to 2025 (up to date) and with the office of the Registrar of Assurances, Kolkata for the period of 2012 to 2025 (up to date), as is maintained and made available. During the period of searching with the aforesaid registration offices, except the deed(s) mentioned below, no adverse entries have been found in index.

DETAILED REPORT ON TITLE

WHEREAS the **MEGACITY GREEN VALLEY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, Registered Office at 23A, Netaji Subhas Road, 4th Floor, RN-7A, Kolkata- 700001, represented by its Director GIRDHARI LAL SINGHAL (PAN. AIQPS7772P, Aadhaar No. 2178 7181 1815), S/o Late Fateh Chand Singhal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at GC-37, Salt Lake City, Sector- III, P.O.- GC Market, P.S.- South Bidhannagar, District- North 24 Parganas, Kolkata-700106, purchased a Plot of Shali land measuring an area 01 Acre 39 decimal in R.S. & L.R. Dag No. 4018, previous L.R. Khatian No. 311, 3388, 3069, lying and situated at Mouza- Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, P.S.- Rajarhat, District- North 24 Parganas. by virtue of a Deed of Conveyance being No. 08981 for the year 2006, recorded in Book No. I, Pages from 1 to 31,

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registered at A.D.S.R.- Bidhannagar, North 24 Parganas, dated 29/05/2006 from 1) Abed Ali Middya, 2) Subid Ali Middya, 3) Safikul Islam @ Safik Middya all sons of Innat Ali Middya.

AND WHEREAS after purchasing the said property, the said **MEGACITY GREEN VALLEY PRIVATE LIMITED** duly recorded its name in B.L. & L.R.O. vide L.R. Khatian No. 11274 and has/have been paying Govt. Khazna regularly and also mutated its name in Chandpur Gram Panchayet and paying rates and taxes and possessing the said property which is free from all encumbrances.

AND WHEREAS said MEGACITY GREEN VALLEY PRIVATE LIMITED while seized and possessed the aforesaid land and property, they sold, transferred and conveyed ALL THAT piece and parcel of vacant Shali land measuring an area 20 decimal out of 01 Acre 39 decimal, in R.S. & L.R. Dag No. 4018, under L.R. Khatian No. 11274, lying and situated at Mouza- Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, A.D.S.R.- at present Rajarhat previous Bidhannagar, Salt Lake City, P.S.- Rajarhat, District- North 24 Parganas, Kolkata- 700135 in favour of the present landlord / vendor by executing a registered deed of conveyance dated 24.12.2024 which was duly registered in the office of the ADSR Rajarhat Newtown and recorded in the Book No. I, Volume No. 1503-2025, Pages From 21731 to 21749, Being No. 152319335 for the Year 2024.

AND WHEREAS said MEGACITY GREEN VALLEY PRIVATE LIMITED sold, transferred and conveyed another part of land measuring an area 20 decimal out of 01 Acre 39 decimal, in R.S. & L.R. Dag No. 4018, under L.R. Khatian No. 11274, lying and situated at Mouza- Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, A.D.S.R.- at present Rajarhat previous Bidhannagar, Salt Lake City, P.S.- Rajarhat, District- North 24 Parganas, Kolkata- 700135 in favour of the present landlord / vendor by executing a registered deed of conveyance dated 24.12.2024 which was duly registered in the office of the ADSR Rajarhat Newtown and recorded in the Book No. I, Volume No. 1503-2025, Pages From 21750 to 21766, Being No. 152319336 for the Year 2024.

AND WHEREAS by virtue of the aforesaid two deed of conveyance, the aforesaid landowner became the absolute owner of ALL THAT piece and parcel of vacant Shali land measuring an area 40 decimal out of 01 Acre 39 decimal, in R.S. & L.R. Dag No. 4018, under L.R. Khatian No. 11274, lying and situated at Mouza- Bishnupur, J.L. No. 44, under Chandpur Gram Panchayet, A.D.S.R.- at present Rajarhat previous Bidhannagar, Salt Lake City, P.S.- Rajarhat, District- North 24 Parganas, Kolkata- 70013

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AND WHEREAS the present landlord/ vendor while seized and possessed the aforesaid land and property, it mutated its name in the office of the B.L.&L.R.O. Rajarhat as L.R. Khatian No. 12777.

DECISION OF DEVELOPMENT

AND WHEREAS the owners herein decided to develop the total land by constructing several bungalows AND the Owners are fully competent to enter into this Agreement and all legal formalities with respect to the right, title and interest of the Promoter regarding the said Land, has/have been completed.

*AND WHEREAS obtained a sanctioned a multi storied (G+IV) building plan as part of the building project namely **SUNSHINE GREENCITY** AND the owner obtained a sanctioned building plan sanctioned and approved by the **District Engineer N-24 Parganas Zilla Parishad on 16.09.2025** and also sanctioned and approved by the **Executive Officer, Rajarhat Panchayat Samity on 24.09.2025** by virtue of **Approval Order No. 1633/RPS dated 24.09.2025** on the land of Dag No. **4018** AND the **Owner** has been started the construction of the said building AND **named the building complex As Block - F1 of "SUNSHINE GREEN CITY"**.*

My opinion:

I am the opinion that the title of the aforesaid property is free from all sorts of encumbrances, charges, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbances and obstruction whatever from any person whomsoever and corner and manner whatever and also clear, marketable, mortgagable.

Arnab K. Das

Signature.

ARNAB KUMAR DAS
Advocate
District & Session Judges Court, Barasat
Enrollment No. F/2499/2382/2018