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NON ENCUMBRANCE CERTIFICATE

Re: Municipal Premises No.62/11, Ballygunge Circular Road (formerly 8/1, Rainey Park), Police Station-Ballygunge, Kolkata-700019, under Ward No.69, of the Kolkata Municipal Corporation (in short "the said **Premises**").

For the purpose of ascertaining the title of the **Present Owners namely, (1) (Smt.) Aakriti Shroff**, wife of Shri Yashaswi Shroff, and **(2) (Shri) Ajay Kumar Shroff**, son of Shri Amar Nath Shroff in respect of the said Premises, various representations were made and photocopies of certain documents were produced, the present position as regards the title of the Present Owners, to the said Premises appears to be as follows:

- (i) By an Indenture of Conveyance dated the 15th March, 2024, made between Kesharshyam Constructions Private Limited, Pawan Kumar Gupta, Naveen Gupta, Abhishek Gupta, Manish Kumar Newar HUF, Suyash Tibrawalla, and Devansh Tibrawalla, therein referred to as the Vendors of the First Part, (Smt.) Aakriti Shroff and Ajay Kumar Shroff, therein referred to as the Purchasers of the Second Part herein as the Present Owners, India Heritage Trust therein referred to as the First Confirming Party of the Third Part and (Smt.) Charulata Newar, Avneesh Newar, and Yashas Newar, therein referred to as the Second Confirming Parties of the Fourth Part and registered in the office of the DSR-III, South 24 Parganas in Book No.I, Volume No.1603-2024, Pages 116546 to 116581, Being No.160304766 for the year 2024, the said Kesharshyam Constructions Private Limited, Pawan Kumar Gupta, Naveen Gupta, Abhishek Gupta, Manish Kumar Newar HUF, Suyash Tibrawalla, and Devansh Tibrawalla for the consideration mentioned therein sold, conveyed, transferred and India Heritage Trust, (Smt.) Charulata Newar, Avneesh Newar, and Yashas Newar concurred and confirmed unto and to the said (Smt.) Aakriti Shroff and Ajay Kumar Shroff **ALL THAT** the piece and parcel of land containing an area of **15 Cottahs 13 Chittacks** more or less, Together With 1 (One) two storied building and 6 (Six) one storied building and 1 (One) Corrugated Shed standing thereon or on the parts thereof (having a total area of 10788

Square Feet, out of which 9888 Square Feet is on the Ground floor and 900 Square Feet is on the First floor), situate lying at and being Municipal Premises No.62/11, Ballygunge Circular Road (formerly 8/1, Rainey), Police Station-Ballygunge, P.O. Ballygunge, Kolkata-700019, under Ward No.69, within the Kolkata Municipal Corporation, absolutely and forever.

- (ii) In the aforesaid, the Present Owners, (Smt.) Aakriti Shroff and Sri. Ajay Kumar Shroff have got their names mutated in the records of the Kolkata Municipal Corporation as the owners thereof.

The present Owners have provided us a photocopy of an unregistered Memorandum dated 24th April, 2025, by which an Equitable Mortgage by Deposit of Title Deeds of the said Premises, with Tata Capital Housing Finance Limited has been created (in short "the said **Mortgage**").

COMMENTS:

In view of the aforesaid, I am in the view that the Present Owners are the absolute owners of the said Premises and they have a marketable title to the said Premises, free from all encumbrances charges liens lispendens attachments claims demands acquisitions requisitions and vestings whatsoever or howsoever nature Save the said Mortgage.

Date : December 20, 2025

Place: Kolkata


Advocate