



Date. 08-01-2026

**No Encumbrances Certificate and detailed report on title**

Ref : **ALL THAT** piece and parcel of land containing by estimation an area of 4 (Four) Bighas 11 (Eleven) Cottahs, more or less, the same being comprised in and being part and portion of and being situate and lying at and known and numbered as Premises No. 50, Radhanath Chowdhury (formerly known as Tangra Road) Kolkata-700015, within Police Station Entally, Ward No.056 of the Kolkata Municipal Corporation

Present Owner of the said Plot: **ACME DYEKNIT PVT LTD** a Company incorporated under the provisions of the Companies Act 1956 having its registered office at 176/H/6, Maniktala Main Road Kolkata-700054 under P.O. Kankurgachi & P.S. Phool Bagan

I have caused necessary searches in the offices of ADSR Sealdah and Additional Registrar of Assurances (all offices) for the period from 2007 to 2025 in respect of the aforesaid Property.

My report is as follows:

**NOTE FROM THE ADVOCATE**

A. By an Indenture dated 29<sup>th</sup> day of January 2007 executed between Sri Promode Ranjan Das and Sri Probodh Ranjan Das therein called as the Vendors of the One Part and M/s Acme Dyeknit Private Limited, therein called as the Purchaser of the Other Part, and duly registered in Book No. I, Volume No. 1901-2018, Page from 372156 to 372188, Being No.190108883 for the year 2018 at the office of Additional Registrar of Assurance-I, Kolkata, the said Vendors for the consideration therein mentioned and on the terms conditions and covenants stated therein conveyed, transferred, assigned and assured unto and to the Purchaser **ALL THAT** one storeyed brick built dilapidated building dwelling house, messuage, hereditaments and premises **TOGETHER WITH** the land



BHUPENDRA GUPTA  
ADVOCATE

"Temple Chambers"  
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whereon or on part thereof the same is erected and built containing an area of 4 (Four) Bighas 11 (Eleven) Cottahs be the same a little more or less in Division IV called Entally, Sub-Division "D" called Mouza Kamardanga being part of the Holding No.6/4, Touzi No. 1298/2833 being Municipal Premises No. 50, Radhanath Chowdhury Road (formerly known as Tangra Road) Calcutta-700015 in Mouza Entally, Police Station-Entally, Sub-Registry Office Sealdah in the district of 24-Parganas within the Ward No.056 of Kolkata Municipal Corporation morefully described in the Schedule thereunder written and delineated in colour Red in the plan annexed thereto.

- B. The said M/s Acme Dyeknit Private Limited after purchase of the aforesaid land caused mutation of its name as Owner in the records of the Kolkata Municipal Corporation.
- C. The said M/s Acme Dyeknit Private Limited thus became absolute owner of **ALL THAT** piece and parcel of land containing by estimation an area of 4 (Four) Bighas 11 (Eleven) Cottahs, more or less, the same being comprised in and being part and portion of and being situate and lying at and known and numbered as Premises No. 50, Radhanath Chowdhury (formerly known as Tangra Road) Kolkata-700015, within Police Station Entally, Ward No.056 of the Kolkata Municipal Corporation.
- D. I hereby say that the above mentioned land of M/s Acme Dyeknit Private Limited is free from all sorts of encumbrances, charges, liabilities, liens and lispendents

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BHUPENDRA GUPTA  
ADVOCATE  
HIGH COURT AT CALCUTTA  
ENROLMENT No. WB/98/2001



**BHUPENDRA GUPTA**  
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attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction and the same is not under any claim of any other authority and is fit for equitable mortgage.

**BHUPENDRA GUPTA**  
**ADVOCATE**  
**HIGH COURT AT CALCUTTA**  
**ENROLMENT No. WB/98/2001**

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