
STATUS OF ENCUMBRANCE

In respect of land parcel admeasuring 19.51 (nineteen point five one) acres comprised in L.R. Dag Nos. 4474 (p) and 4473 (p) in Mouza Konnagar, under L.R. Khatian No. 11976, Police Station – Uttarpara, District – Hooghly, and L.R. Dag Nos. 1887 (p), 1888 (p), 1889 (p), 1894 (p), 1895 (p) and 1896 (p) in Mouza Khorda Bahera, under L.R. Khatian No. 1808, Police Station – Uttarpara, District – Hooghly within the ambit of the Kanaipur Gram Panchayat (“Scheduled Land”), we note that:

- (a) by a sale deed dated September 2, 2009 made between Hindustan Motors Limited (“HML”), and Bengal Shriram Hi-Tech City Private Limited (“Bengal Shriram”), which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book – I, Volume No. 3, Pages 2755 to 2783 being Deed No. 01415 for the year 2009, HML sold, transferred and conveyed in favour of Bengal Shriram all that piece and parcel of land admeasuring 62.791 (sixty two point seven nine one) acres, comprised in L.R. Dag Nos. 1887(p), 1888(p), 1889(p), 1894(p), 1895(p), 1896(p), 1902(p), 1903(p) and 1904(p) under R.S. Khatian No. 1677, L.R. Khatian No. 1808 in Mouza Khorda Bahera, J.L. No. 6 and L.R. Dag Nos. 4473 and 4474(p) under R.S. Khatian No. 11721, L.R. Khatian No. 11976 in Mouza Konnagar, J.L. No. 7 situated under the Uttarpara Police Station within the limits of Kanaipur Panchayat of Hooghly District in West Bengal (“Larger Land”);
- (b) thereafter, Bengal Shriram was recorded as a “raiyat” in respect of the Larger Land in the record of rights maintained at the office of the Block Land and Reforms Officer, Sreerampore –Uttarpara and is the absolute and lawful owner of the Larger Land as mentioned hereinabove;
- (c) Subsequently, the Larger Land was *inter-alia* converted and presently is classified as “Upanagari” *vide* order no. IX-2/07(Comm)/2358/1(7)/S/2015 dated April 20, 2015;
- (d) meanwhile, a development agreement dated February 4, 2019 was made between Bengal Shriram, and SPL Estates Private Limited (“SPLEPL”), which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book – I, Volume No. 1903-2019, Pages 15556 to 15612, being Deed No. 190300337 for the year 2019, in respect of all that piece and parcel of land admeasuring 19.51 (nineteen point five one) acres, i.e., the Scheduled Land, *vide* which Bengal Shriram accorded development rights to SPLEPL over the Scheduled Land;
- (e) Bengal Shriram/SPLEPL obtained sanction for the concerned project from Kolkata Metropolitan Development Authority; and
- (f) a first and exclusive mortgage was created over the Scheduled Land without possession, in favour of Arka Fincap, *vide* which the mortgage was done, which was registered in the office of the Additional District Sub Registrar Uttarpara and duly recorded in Book – I, Volume No. 621-2022, Pages 58934 to 59071, being Deed No. 062101604 of 2022.

Now, I am providing the observation on marketable title of Bengal Shriram over the Scheduled Land. I have caused and conducted Index-II searches at the office of the District Sub-Registrar-II, Hooghly, in respect of the Scheduled Land for the period 2011 to 2025, wherein I have not found any entry for the said period.

Please note that Index-II searches pertaining to the below mentioned offices

- (i) Additional District Sub-Registrar, Sreerampore,
- (ii) Additional Registrar of Assurances-III, Kolkata, and

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- (iii) District Sub-Registrar-II, Hooghly,
 - (iv) Additional District Sub-Registrar, Uttarpara,
 - (v) Additional Registrar of Assurances, Kolkata, in respect of the Scheduled Land for the period 2011 to 2025.

There are no other encumbrances, except the already existing enmbrances mentioned in points (d) and (f) hereinabove, which are subsisting on the Scheduled Land as on the date of this certificate. In the event any adverse entry affecting the Scheduled Land is found, the same shall be duly intimated.

Date: 22.03.2025

YOURS SINCERELY,

Sanjukta Ray

SANJUKTA RAY
ADVOCATE.