

# SaptarshiDatta

## Advocate

Office: "Centre Point", 5<sup>th</sup> Floor, Room No. 508, 21, Hemanta Basu Sarani, Kolkata - 700 001.

(O):+91 9830247840, (O):+91 9830025245

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Date- 24<sup>th</sup> December 2025

### No Encumbrances Certificate

**Reg. :** Landed property Under Mouza Ramkrishnapur, J. L. No. 70, RS/LR Dag no. 1974, 1946, 1947, 1961, 1960 & 1959/2760, L. R. Khatian Nos. 4288, 3408, 3607, 3591, 4961 & 6230, within the jurisdiction of Ramkrishnapur Borhanpur Gram Panchayet, Police Station- Bishnupur, District- South 24 Pgs., Pin- 743 503.

**Present Owners:** (1) **LINKWISE REALBUILD PVT LTD.** (PAN:AACCL1813B), a company incorporated under the Companies Act, 1956 having its Registered Office at 18B, Ashutosh Mukjherjee Road, P.O. and P.S.- Bhawanipore, Kolkata- 700 020, (2) **ALLOTROPE INDIA PRIVATE LIMITED** (PAN: AACC8010D), a company incorporated under the Companies Act, 1956 having its Registered Office at Mouza-Kriparampore, P.S.- Bishnupur, District- South 24 Pgs., Pin- 743503, (3) **RIPPLE TRADECOM PVT. LTD.** (PAN: AVHPS5172K), a company incorporated under the Companies Act, 1956 having its Registered Office at 233, B. L. Saha Road, Post Office- New Alipore, Police Station- Tollygunge, Kolkata- 700 053, (4) **SUSHIL KUMAR MOHTA (PAN-AFCPM0777P)**, son of late Shiv Kishan Mohta, residing at village-Ramkrishnapur, P.O. Sukhdevpur, P.S. Bishnupur, P.S. Bishnupur, South 24 Parganas, Pin- 743503 and (5) **SAKET MOHTA (PAN-AKHPM9746Q)**, son of Mr. Sushil Mohta, residing at 9A, Alipore Park Place, South City Belair, P.O. & P.S. New Alipore, Kolkata- 700027.

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This is to certify that I have caused necessary searches in the office of the Additional District Sub Registrar at Bishnupur, District Registrar at Alipore, District Sub Registrar – I, II, III, IV and V at Alipore, Registrar of Assurances at Kolkata, Additional Registrar of Assurances at Kolkata, during the period from 1995 to till date of 2025 and so far available records and documents from the aforesaid offices I have found no adverse entry of Lease, Sale, Mortgage or any kind of transfer in respect of the above mentioned plots save and except the entries of sale in the office of the Additional Sub Registrar at Bishnupur and District Sub Registrar-IV at Alipore in respect of the property which is purchased by the present Owners:-

**LINKWISE REALBUILD PVT LTD.** by virtue of three deed of conveyances being nos. 5398 and 5399 both for the year 2014, both the deeds registered in the office of Additional Sub Registrar at Bishnupur, has purchased land measuring about 31 decimals and 31 decimals, respectively total 62 decimals of land equivalent to 1 bigha 17 cottahs 8 chittaks 7 sq.ft. more or less in R.S./L.R. Dag No. 1974, being part of Ramkrishnapur Borhanpur Gram Panchayet, under Mouza-Ramkrishnapur, Police Station-Bishnupur, District- South 24 Pgs., Pin- 743503.

**ALLOTROPE INDIA PVT LTD.** by virtue of four deed of conveyances being nos. 2226, 2227, 2229, 5782 and 5766 for the year of 2006 and two deed of conveyances being nos. 1586 and 1594 for the year 2008 were registered in the office of District Sub Registrar- IV at Alipore, has purchased land measuring about 37.75 decimals in R.S./L.R. Dag No. 1961, 56 decimals in R.S./L.R. Dag No. 1946, 55 decimals in R.S./L.R. Dag No. 1947 and 97 decimals in R.S./L.R. Dag No. 1960, respectively total 245.75 decimals of land equivalent to 7 bighas 8 cottahs 10 chittaks 40 sq.ft. more or less, being part of Ramkrishnapur Borhanpur Gram Panchayet, under Mouza-Ramkrishnapur, Police Station- Bishnupur, District- South 24 Pgs., Pin- 743503.



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**RIPPLE TRADECOM PVT LTD.** by virtue of four deed of conveyances being nos. 372 for the year 2011, being no. 1598, 1662, 4258 for the year 2007 and exchange deed being no. 451 for the year 2024 and registered in the office of District Sub Registrar-IV at Alipore, has purchased land measuring about 55 decimals in R.S./L.R. Dag No. 1974, 72 decimals in R.S./L.R. Dag No. 1960, 8 decimals in R.S./L.R. Dag No. 1959/2760, respectively total 135 decimals of land equivalent to 4 bighas 1 cottahs 10 chittaks 32 sq.ft. more or less, being part of Ramkrishnapur Borhanpur Gram Panchayet, under Mouza-Ramkrishnapur, Police Station-Bishnupur, District- South 24 Pgs., Pin- 743503.

**SAKET MOHTA** by virtue of two deed of conveyances being nos. 1864 for the year 2018 and being no. 3124 for the year 2021 and registered in the office of Additional District Sub Registrar at Bishnupur, has purchased land measuring about 66 decimals in R.S./L.R. Dag No. 1974 and 16.5 decimals in R.S./L.R. Dag No. 1959/2760, respectively total 82.5 decimals of land equivalent to 2 bighas 9 cottahs 14 chittaks 25 sq.ft. more or less, being part of Ramkrishnapur Borhanpur Gram Panchayet, under Mouza-Ramkrishnapur, Police Station- Bishnupur, District- South 24 Pgs., Pin- 743503.

**SUSHIL KUMAR MOHTA** by virtue of a deed of conveyance being no. 454 for the year 2024 and registered in the office of Additional District Sub Registrar at Bishnupur, has purchased land measuring about 9 decimals in R.S./L.R. Dag No. 1959/2760, equivalent to 5 cottahs 7 chittaks 5 sq.ft. more or less, being part of Ramkrishnapur Borhanpur Gram Panchayet, under Mouza-Ramkrishnapur, Police Station- Bishnupur, District- South 24 Pgs., Pin- 743503.



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In pursuance of the aforesaid Linkwise Realbuild Pvt. Ltd., Allotopie India Pvt. Ltd., Ripple Tradecom Pvt. Ltd., Saket Mohta and Sushil Kumar Mohta, became the owner of total land parcel measuring 534.25 decimals equivalent to 16 bighas 3 cottahs 3 chittaks 23 sq.ft. more or less comprised in R.S./L.R. Dag No. 1946, 1947, 1960, 1961, 1974, 1959/2760, all dags are under Mouza-Ramkrishnapur, J. L. No. 70, within the jurisdiction of Ramkrishnapur Borhanpur Gram Panchayet, Police Station-Bishnupur, District- South 24 Pgs., Pin- 743503.

Thereafter Linkwise Realbuild Pvt. Ltd., Allotrope India Pvt. Ltd., Ripple Tradecom Pvt. Ltd., Saket Mohta and Sushil Kumar Mohta, mutated their names in the L. R. Record of Rights and their allotted L. R. Khatian Nos. 4288, 3408, 3607, 3591, 4961 and 6230 and also converted their lands from recorded classification to Bahutal Abasan of the aforesaid land parcels measuring about 534.25 decimals equivalent to 16 bighas 3 cottahs 3 chittaks 23 sq.ft. more or less.

However, I have also made court searching in respect of the territorial jurisdiction of the subject land and I have not found any litigation neither in respect of the land nor in the name of Linkwise Realbuild Pvt. Ltd., Allotopie India Pvt. Ltd., Ripple Tradecom Pvt. Ltd., Saket Mohta and Suhsil Kumar Mohta (hereinafter referred to as the present owners).

So, I am in the opinion that the present owners have got good clear and marketable title and the said premises is free from all encumbrances, charges, liens, claims and demands.

*Saptarshi Datta*

**[SAPTARSHI DATTA]**

Advocate