

NIRJHAR BASU
ADVOCATE
Alipore Judges Court,
Kolkata-700 027

Chamber-29B, Mahim Halder Street,
Kolkata-700 026
A N D
93, Shanti Pally, B .D. Block,
Kasba, Kolkata-700107.
Ph-8230236051, 9831257592.
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DECLARATION FOR NON-ENCUMBRANCES

To:

17.06.2026

ATK Manor Developers LLP,
63, Rafi Ahmed Kidwai Road,
Kolkata 700 016,
P.S. Park Street and P.O. Park Street

Dear Sir/Madam

Under the instructions and on behalf of my client **ATK Manor Developers LLP**, I have caused the following searches:

REGISTRATION OFFICE

I have carried out physical searches in the offices of the Additional Registrar of Assurances - I, Additional Registrar of Assurances - II, Additional Registrar of Assurances - III and Additional Registrar of Assurances - IV to detect entries in Index - I Registers (maintained name wise) and in Index - II Registers (maintained property wise) for the period mentioned below.

A. INDEX I (NAME WISE SEARCHING)

Sl. No.	Names	(Period for Searches)
1.	Chaya Dass, widow of Late Sailendranath Dass.	1995-2025
2.	Sheila De, widow of Late Dr Gopal Chandra De.	1995-2025

B. INDEX II (PROPERTY WISE SEARCHING)

Sl No.	Names	(Period for Searches)
1.	Premises No. 6, Ho Chi Minh Sarani, Kolkata - 700071, P.S. Shakespeare Sarani, Ward No. 063, Holding No. 16, Block - 19, South Division.	1995-2025

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Following entries were detected while carrying out the above searches in Index I and Index II:

Deed details	Remarks
Deed of Lease registered in A.R.A- II, Kolkata in Book 1, Volume No. 12, Pages 9780 to 9793, Being No. 05713 for the year 2009.	Deed of Lease whereby Sheila De leased unit/ flat measuring 1200 Sq. ft at the said Property in favour of Mr./ Dr. Kamalesh Kothari for a period of nine years commencing from 15 June 2009 till 14 June 2018. The said lease is no longer subsisting and does not adversely affect the title to the Said Property.
Declaration registered in A.R.A -II, Kolkata, in Book No. I, Volume No. 5, Pages 8143 to 8150 being No. 1597 for the year 2013.	Boundary Declaration.
Declaration registered in A.R.A -II, Kolkata, in Book No. I, Volume No. 5, Pages 3054 to 3060 being No. 1061 for the year 2014.	Boundary Declaration.
Declaration registered in A.R.A -II, Kolkata, in Book No. I, Volume No. 1902 – 2018, Pages 77700 to 77714, being No. 02214 for the year 2018.	Boundary Declaration.
Declaration registered in A.R.A – II, Kolkata, in Book No. I, Volume No. 1902 – 2018, Pages 100939 to 100952, being No. 2896 for the year 2018.	Boundary Declaration.
Deed of Lease registered in A.R.A- III, Kolkata in Book 1, Volume No. 1903-2024, 72733 to 72753 being No 01985 for the year 2024.	Deed of Lease whereby Sheila De leased unit/ flat measuring 1150 Sq. ft out of the said Property in favour of The Metal Printers Company for a period of five years commencing from 1 February

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	2024 till 31 January 2029.
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Based on my above searches and subject to the entries detected hereinabove, I hereby declare, confirm, and place on record that the Property described in the Schedule below is free from all encumbrances, charges, liens and mortgages.

SCHEDULE

ALL THAT piece and parcel of land admeasuring **2 (two) Bighas, 14 (fourteen) Cottahs 15 (fifteen) Chittacks and 10 (ten) square feet**, together with buildings erected thereon, situate, lying at and being Premises No. 6, Ho Chi Minh Sarani (previously Harrington Street), Kolkata 700 071, Holding No. 16, Block- 19, South Division, Police Station Shakespeare Sarani, within the jurisdiction of Kolkata Municipal Corporation, Ward No. 63 butted and bounded in the following manner:

ON THE NORTH:

By Ho Chi Minh Sarani,

ON THE SOUTH:

Partly by Premises No. 44, Shakespeare Sarani and partly by Premises No. 43, Shakespeare Sarani

ON THE EAST:

By Premises No. 7, Ho Chi Minh Sarani,

ON THE WEST:

Partly by Premises No. 5 and 5/1, Ho Chi Minh Sarani

Name: NIRJHAR BASU, Advocate

Signature: Nirjhar Basu
Advocate

Enrolment No. : W.B. 942/2011 .