

18.08.2025

To,
KVK CONSTRUCTIONS LLP.
at Imagine Techpark, 19th Floor,
Suite No. - 1906, DP - 6, Sector - V,
Salt Lake, Kolkata - 700091

No Encumbrances Certificate and detailed report on title.

Ref : ALL THAT the piece and parcel of vacant land measuring about 8 Decimals i.e. 4 Cottahs 13 Chittacks 28 Sq.ft be the same a little more or less comprised in Mouza: Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, appertaining to L.R. Dag No. 310, 312 and 313 corresponding to present KhatianNos. 2456 and 2458 Mahisbathan Road under Police Station: Rajarhat, District: North 24 Parganas

Present Owners of the said Plot : **MR.PRIYAM CHOWDHURY** and **MR. PRITAM CHOWDHURY**

I have caused necessary searches in the Additional Sub-Registry Office at Bidhanagar for the period from 2008 to 2025 and in the District Registry Office at D.S.R.-Barasat for a period from 2008 to 2025 and ARA, Kolkata for period from 2008-2025 have inspected the Settlement Records and all other relevant documents in respect of the aforesaid property.

My report is as follows :

A. Nimai Charan Mondal, Haran Chandra Mondal, Mritunjoy Mondal, Bikash Chandra Mondal, Mollicka Mondal, Subarna Mondal, Kanok Mondal, Lilabati Mondal, and Pashupati Mondal was the joint owners of all that 0.010 Satak land lying and situated under Mouza Mahisbathan, in Hal Plot No. 313 and 310, within Touzi No. 145, District 24 Parganas.

B. By a deed of conveyance dated 12.05.1961 made by and between Nimai Charan Mondal, Haran Chandra Mondal, Mritunjoy Mondal, Bikash Chandra Mondal, Mollicka Mondal, Subarna Mondal, Kanok Mondal, Lilabati Mondal, and Pashupati Mondal therein referred to as the Vendor and Samar Kumar Mondal therein referred to as the Purchaser of the other part registered at the office of the Sub Registry Cossipore Dumdum recorded in Book No. 1, Volume No. 57, Pages from 46 to 51 being no. 3395 of 1961 in respect of all that 0.010 Satak land lying and situated under Mouza Mahisbathan, in Hal Plot No. 313 and 310, within Touzi No. 145, District 24 Parganas.

C. Alok Kumar Mondal, Ashis Kumar Mondal, Mrinalini Mondal, Bimal Chandra Mondal, Satyabala Mondal, Nanda Rani Pramanik, Rajrani Biswas, Chameli Mondal, Mollika Rani Sarkar, Golapika Parui, Balaram Maltika Basugan, Mondal, Khatendranath Mondal, Krishnapada Mondal was

the joint owners of all that 0.06 satak land lying and situated under Mouza Mahisbathan, in Hal Plot No. 312, within Touzi No. 145, District 24 Parganas.

D. By a deed of conveyance dated 12.07.1991 made by and between Alok Kumar Mondal, Ashis Kumar Mondal, Mrinalini Mondal, Bima! Chandra Mondal, Satyabala Mondal, Nanda Rani Pramanik, Rajrani Biswas, Chameli Mondal, Mollika Rani Sarkar, GolapikaParui, Balaram MaltikaBasugan, Mondal, Khatendranath Mondal, Krishnapada Mondal therein referred to as the Vendors and Samar Kumar Mondal therein referred to as the Purchaser of the other part registered at the office of the Sub Registry Cossipore Dumdum recorded in Book No. I, being no. 6165 of 1991 in respect of all that land measuring 1 katha 8 chittacks 36 Sq.ft lying and situated under Mouza Mahisbathan, in Hal Plot No. 312, within Touzi No. 145, District 24 Parganas.

E. Thereafter Samar Kumar Mondal became the owner of all that piece and parcel of land measuring 8 Decimal lying and situated under Mouza Mahisbathan, in Hal Plot no. 310, 312 and 313, within Touzi No. 145, District 24 Parganas.

F. By a deed of conveyance dated 17.08.1991 made by and between Samar Kumar Mondal therein referred to as the Vendor and Kalpataru Chowdhury therein referred to as the Purchaser registered at the office of the Sub Registry Cossipore Dumdum, recorded in Book No. 1, being of 7570 of 1991 in respect of all that piece and parcel of land measuring 4 katha 13 Chittack 28 Sq.ft. lying and situated under Mouza Mahisbathan, in Hal Plot no. 310, 312 and 313, within Touzi No. 145, District 24 Parganas.

G. Sri. Kalpataru Chowdhury duly mutated his name in the records of B.L. & L.R.O in respect of Dag No. 310, 312 and 313 under Khatian No. 2458.

H. Thereafter Mr. Kalpataru Chowdhury passed away on 03.02.2016 after the demise of said Smt. Kalpataru Chowdhury the Probate application was filed vide P.L.A No. 316 of 2015 before the Hon'ble High Court at Calcutta and the Hon'ble High Court was pleased to grant Probate application by Order in favour of Sri. Priyam Chowdhury and Sri. Pritam Chowdhury.

I. Thereafter Sri. Priyam Chowdhury became the sole and absolute owner in respect of all that piece and parcel of Land measuring about 4 Decimals be the same a little more or less comprised in Mouza Mahisbathan, J.L. No. 18, appertaining to L.R. Dag No. 310, 312 and 313 corresponding to L.R. Khatian No. 2458 under Police Station- Rajarhat, District- North 24 Parganas.

J. Thereafter Sri. Pritam Chowdhury became the sole and absolute owner in respect of all that piece and parcel of Land measuring about 4 Decimals be the same a little more or less comprised in Mouza Mahisbathan, J.L. No. 18, appertaining to L.R. Dag No. 310, 312 and 313 corresponding to L.R. Khatian No. 2458 under Police Station- Rajarhat, District- North 24 Parganas.

[Handwritten signature]

K. Simultaneously Priyam Chowdhury and Pritam Chowdhury mutated their name at the office of the B.L. & L.R.O Rajarhat, North 24 Parganas in respect of the L.R. Plot No 310, 312 and 313 under L.R.. Khatian No. 2456.

L. Thereafter Priyam Chowdhury and Pritam Chowdhury applied for the change of classification of land from Bagan to Bastu at the office of the B.L.& L.R.O Rajarhat, North 24 Parganas.

M. Simultaneously their application was allowed vide Memo No. CON/560/ BLLRO/RAJ/2024 dated 09.04.2024 and Memo No. CON/1369/BLLRO/RAJ/2023 dated 03.10.2023.

N. Thereafter by a declaration of amalgamation of Adjacent Plot dated 22.04.2024 made by and between Priyam Chowdhury therein referred to as the Owner-1 of the 1st Part and Pritam Chowdhury therein referred to as the Owner-2 of the 2nd Part amalgamated their share of land measuring 8 decimals be the same a little more or less comprised in Mouza Mahisbathan, J.L. No. 18, appertaining to L.R. Dag No. 310, 312 and 313 corresponding to L.R. Khatian No. 2458 under Police Station- Rajarhat, District- North 24 Parganas.

O. Thereafter Priyam Chowdhury and Pritam Chowdhury mutated their name at the office of the Bidhannagar Municipal Corporation vide Mutation Certificate No. BNMC/24-25/MU/001739/234877 dated 28.10.2024.

P. By a registered development agreement dated 21-11-2024 made by and between Mr. Priyam Chowdhury and Mr. Pritam Chowdhury therein referred to as the Owner of the 1st Part and KVK Construction LLP represented by its Partner namely Karan Kochar therein referred to as the Developer of the Other Part registered at the Office of A.R.A - I Kolkata, recorded in Book No. I, Volume No. 1901-2025, Pages from 14154 to 14211, Being No. 190110210 for the year 2024 in respect of all that piece and parcel of Vacant Land measuring about 8 Decimals i.e. 4 Cottahs 13 Chittacks 28 Sq.ft be the same a little more or less comprised in Mouza: Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, appertaining to L.R. Dag No. 310, 312 and 313 corresponding to present Khatian Nos. 2456 and 2458 Mahisbathan Road under Police Station: Rajarhat, District: North 24 Parganas.

Q. By a Registered Power of Attorney dated 21-11-2024 made by and between Mr. Priyam Chowdhury and Mr. Pritam Chowdhury therein referred to as the Owner and KVK Construction LLP represented by its Partner namely Karan Kochar therein referred to as the Attorney registered at the Office of A.R.A. - I, Kolkata, recorded in Book No. I, Volume No. 1901-2024, Being No. 190110223 for the year 2024 in respect of all that piece and parcel of Vacant Land measuring 8 Decimals i.e. 4 Cottahs 13 Chittacks 28 Sq.ft be the same a little more or less comprised in Mouza: Mahisbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, appertaining to L.R. Dag No. 310, 312 and 313 corresponding to present Khatian Nos. 2456 and 2458 Mahisbathan Road under Police Station: Rajarhat, District: North 24 Parganas

Nabanita Deb Roy

Advocate
Calcutta High Court

10, Kiran Shankar Roy Road
1st Floor, Kolkata - 700 001
(M) : 96749 78030 / 94331 32638
E-mail : nabanita7434@gmail.com

R. The plans for construction of the said Buildings has been sanctioned by The Bidhannagar Municipality has granted the commencement certificate to develop the Project vide approval dated _____ bearing no. _____.

The said **MR. PRIYAM CHOWDHURY** and **MR. PRITAM CHOWDHURY**, after inherent the aforesaid property become the absolute owners of the aforesaid area of 8 Decimals i.e. 4 Cottahs 13 Chittacks 28 Sq.ft of land as mentioned above/also mutated as a recorded owners in Municipal Office and paid the relevant taxes up to date.

I hereby that the above mentioned land of **MR. PRIYAM CHOWDHURY** and **MR. PRITAM CHOWDHURY**, is free from all sorts of encumbrances, charges, liabilities lines and lispendents 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 of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Thanking you,

Encl: As above.

Yours faithfully,

Nabanita Deb Roy
(NABANITA DEB ROY)

NABANTA DEB ROY
Advocate

10, Kiran Sankar Roy Road
Kolkata-700001