

PAMPA SAHA

ADVOCATE

Bar Association,
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Date: 02.06.2025

NON ENCUMBRANCE CERTIFICATE

Re: Non encumbrance certificate relating to the land measuring about 1.31 Acre comprising of entire R.S. Dag No. 495, recorded in Khatian No. 1362 in Mouzas Bonhooghly, J.L.No. -6, District North 24 Parganas under Baranagar Municipality, Premises No. 126, B.T Road, P.S. - Baranagar, Holding No. 539, under Ward no. 014.

Property belonging with - Shreyashi Tradecom Private Limited

Client has produced before me Photocopies of the Search Report of one Farhan Gaffar dated 12.04.2021 with instruction to cause necessary searches in respects of the said Premises from 2022 - 2025 before the concerned Registry Office (s) and concerned Court (s) having jurisdiction over the said Premises with regard to encumbrances created in respect of the said Premises. Hence the Report on Title with details of encumbrances, if any created by the owner in respect of the said Premises. After perusal the documents, I have prepared this Certificate :-

SEARCH REPORT

1. REGISTRATION OFFICES :

I have caused online searches on the website in respect of the property for the year 2022-2025 at the Registration Offices under Index -II. The


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information obtained in respect of such searches are annexed hereto and marked with A1 to A4.

The searches have not disclosed any encumbrances affecting the said Premises.

Comment : If registration of any document is kept in abeyance, the same does not reflect in the searches.

2. COURTS :

I have caused to be made necessary online searches on the website of services, ecourts.gov.in as to whether any suit or case was filed in the Hon'ble High Court, Calcutta between the years .2022-2025 by or against the said owner Dibakar Properties Private Limited. No such suit or case appears to have been filed against the above owner during the period stipulated above. Information obtained in respect of such searches are annexed herewith B1-B4.

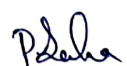
I have also caused to be made necessary online searches on the website of services, ecourts.gov.in as to whether any Title Suit or Title Execution Case was filed in the Concerned Court having the territorial jurisdiction over the said property between the years 2022-2025 by or against the said owner Dibakar Properties Private Limited. No such suit or case appears to have been filed against the above owner during the period stipulated above. Information obtained in respect of such searches are annexed herewith and marked with B5 to B8.

3. Acquisition, Requisition, Alignment :

The client has got information from the owners that the owners are not aware of or has been served with any notice with regard to Acquisition, Requisition, Alignment of the said Premises or any part thereof.

My opinion after perusal the records regarding the status of the aforementioned property it reveals that :-

The said Land Owner of the property is Shreyashi Tradecom Private Limited and by a Deed of Simple Mortgage dated 09th October, 2015 made between the Owner Shreyashi Tradecom Private Limited as Mortgager and Axis Bank Limited as Mortgagee Bank which was registered before Registrar of Assurance -IV, Kolkata and recorded in Book No. -1, Volume no. 1904-2015, Pages from 32753 to 32769, being no. 190400987 /2015


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The Owner has mortgaged the property as third party guarantor for the Borrower Saket Infradevelopers Pvt. Ltd to avail a loan of Rs. 10 Crores and a Cash Credit facility of Rs. 50.00 Lakh from the Axis Bank Limited.

The property has been mutated and recorded before Baranagar Municipality as well as BLRO in the name of Shreyashi Tradecom Private Limited.

The searches undertaken by me do not relate to any encumbrances or charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax, Service Tax, GST, VAT, or other Government dues. Physical verification of the said Premises has not been made by me. I have assumed that the copies of the documents provided to me are genuine.

Hence I opine that the owner has a marketable title over the said Premises and the Premises is free from encumbrances subject to the charge created by the owner in favour of Axis Bank Limited.

Yours faithfully,


Pampa Saha
Advocate
High Court Calcutta
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