



Rajdeep Goswami

B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)
Burdwan District Judges' Court

Resi. & Chamber :-
2 No. Dhobapara Lane,
Jhapantala, P.O. Rajbati
Burdwan - 713104
Ph No- 9476134272
e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

NON- ENCUMBRANCES REPORT OF PROPERTY

'DETAILED SEARCHING REPORT ON TITLE'

Ref. : Non- Encumbrances Report of Property through Title Searching Report of the property of **1) SHRI RAJESH SHAW**, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (Nearby Omkar Nath Ashram), Post - Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.- 713101; **PAN: ALDPS0968H; 2) SHRI RAJEN SHAW**, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN: ALDPS0968H; 3) SHRI DHANUK KUMAR SHAW**, Son of Late Ram Prosad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; presently residing at Ananda Pally, P.O. Sripally, P.S. Burdwan Sadar, District – Purba Bardhaman, West Bengal, PIN-713103; **PAN : APBPS2600E; and 4) SHRI UTTAM KUMAR SHAW**, Son of Late Ram Prasad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN : ALYPS1055N;** in connection to their ownership and possession of the property and the right to Development of the said property by **"PODDAR PROJECTS LIMITED"** (CIN : L51909WB1963PHC025750), (PAN: AACCP5704B), [A Company duly incorporated and Registered under the Provisions of Indian Companies Act 1956] and having its registered Office at Poddar Court, 9th Floor, 18, Rabindra Sarani, Kolkata- 700001, West Bengal; represented by its Authorized Signatory cum Authorised Person namely **Mr. Pradip Ghosh**, S/o Late Trinath Chandra Ghosh. By Nationality: Indian, by caste Hindu, by occupation Service, residing at Bhagini Nibedita Sarani, MB Road, P.O. Birati, P.S. Nimta, Kolkata-700051; **PAN. AKIPG9676Q.**

OWNERS OF THE SAID PLOT :

1) SHRI RAJESH SHAW, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (Nearby Omkar Nath



Rajdeep Goswami
B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)
Burdwan District Judges' Court

Resi. & Chamber :-
2 No. Dhobapara Lane,
Jhapantala, P.O. Rajbati
Burdwan - 713104
Ph No- 9476134272
e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

Ashram), Post - Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN: ALDPS0968H; 2) SHRI RAJEN SHAW**, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN: ALDPS0968H; 3) SHRI DHANUK KUMAR SHAW**, Son of Late Ram Prasad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; presently residing at Ananda Pally, P.O. Sripally, P.S. Burdwan Sadar, District - Purba Bardhaman, West Bengal, PIN-713103; **PAN : APBPS2600E; and 4) SHRI UTTAM KUMAR SHAW**, Son of Late Ram Prasad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN : ALYPS1055N; (hereinafter referred as the "OWNERS/FIRST PART")**
"PODDAR PROJECTS LIMITED" (CIN : L51909WB1963PHC025750), (PAN: AACCP5704B), [A Company duly incorporated and Registered under the Provisions of Indian Companies Act 1956] and having its registered Office at Poddar Court, 9th Floor, 18, Rabindra Sarani, Kolkata- 700001, West Bengal; *represented by its*

DEVELOPER OF THE SAID PLOT :



Rajdeep Goswami

B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)

Burdwan District Judges' Court

Resi. & Chamber :-

2 No. Dhobapara Lane,

Jhapantala, P.O. Rajbati

Burdwan - 713104

Ph No- 9476134272

e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

Authorized Signatory cum Authorised Person namely Mr. Pradip Ghosh, S/o Late Trinath Chandra Ghosh. By Nationality: Indian, by caste Hindu, by occupation Service, residing at Bhagini Nibedita Sarani, MB Road, P.O. Birati, P.S. Nimta, Kolkata-700051; PAN. AKIPG9676Q. (hereinafter referred as the "DEVELOPER/SECOND PART")

MY REPORT IS FOLLOWS :-

THAT it appears from the Documents as perused before me that the property mentioned above was originally owned and possessed by the **Owners** namely **1) SHRI RAJESH SHAW**, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (Nearby Omkar Nath Ashram), Post - Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN: ALDPS0968H;** **2) SHRI RAJEN SHAW**, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN: ALDPS0968H;** **3) SHRI DHANUK KUMAR SHAW**, Son of Late Ram Prosad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; presently residing at Ananda Pally, P.O. Sripally, P.S. Burdwan Sadar, District - Purba Bardhaman, West Bengal, PIN-713103; **PAN : APBPS2600E;** and **4) SHRI UTTAM KUMAR SHAW**, Son of Late Ram Prasad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN : ALYPS1055N;**

THAT the OWNERS together are the sole and absolute owners in respect of the Schedule mentioned Land and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever morefully described in the **Schedule** hereinafter written (hereinafter referred to as the "**SAID PROPERTY**").

THAT, the **Schedule** mentioned property being Situated at Mouza "Bahir Sarbamangala", Classified as "Sali", Presently Classified as "Bastu", measuring an area of 13 (Thirteen) decimal (be the same a Little More or Less) to the extent of 16 (Sixteen) Anna Shares appertaining to R. S. Plot No.- 1290 (One Two Nine Zero) was Previously



Rajdeep Goswami
B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)
Burdwan District Judges' Court

Resi. & Chamber :-
2 No. Dhobapara Lane,
Jhapantala, P.O. Rajbati
Burdwan - 713104
Ph No- 9476134272
e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

Owned and Possessed by One Narayan Chandra Saha, who Lawfully got his name duly recorded in the R. S. R. O. R. as the exclusive Owner and Possessor in respect of the said Plot of Land being denoted as R. S. Plot No.- 1290 (One Two Nine Zero) under R. S. Khatian No.- 597 (Five Nine Seven), the said Plot being of Mouza "Bahir Sarbamangala", J. L. No.- 42 (Forty Two), Dist.- Burdwan (Presently Purba Bardhaman), Police Station- Burdwan Sadar, within the Municipal limits of Burdwan Municipality, Keshabganj Mohalla, Present Ward No.- 27, West Bengal.

THAT the said Narayan Chandra Saha while Lawfully Owning and Possessing the said Landed Property being R. S. Plot No.- 1290 (One Two Nine Zero) under R. S. Khatian No.- 597 (Five Nine Seven), J.L. No. 42 as aforesaid, in order to meet his Financial Needs, Proclaimed to Sell Out a Portion of Land from his aforesaid Landed Property, fully described in the "Schedule" hereunder written, measuring an area of $5\frac{1}{3}$ satak or 5.50 (Five Point Five Zero) decimal (be the same a Little More or Less) in favour of the Prospective Purchaser and in that regard, One Sita Devi Shaw by virtue of a Registered Deed of Sale being Deed No.- 2301 for the year of 1960 vide dated 25/03/1960 which was Registered at the Office of the District Sub-Registrar, Burdwan and duly incorporated in Book No.- I, Volume No.- 31, in Pages from No. 29 to No. 30 and released & discharged all his direct and Collateral right, title and interest as well as delivered the possession of the same in favour of the said Purchaser Sita Devi Shaw.

THAT thereafter the said Narayan Chandra Saha Proclaimed to Sell Out of the remaining Portion of the Landed Property in favour of the Prospective Purchaser being R. S. Plot No.- 1290 (One Two Nine Zero) under R. S. Khatian No.- 597 (Five Nine Seven) , J.L. NO. 42, for fulfill his Financial Needs, fully described in the Schedule, measuring an area of 7.50 (Seven Point Five Zero) decimal (be the same a Little More or Less) and in that regard, One Govinda Mistri alias Govinda Sharma and One Shibdhari Mistri Jointly and Lawfully Purchased the remaining Portion of the Landed Property, as aforesaid, by Paying Lawful Sale Consideration Money towards Narayan Chandra Saha by virtue of another Registered Deed of Sale vide Deed No.- 2302 for the year of 1960 vide dated 25/03/1960 which was Registered at the Office of the District Sub-Registrar, Burdwan and duly incorporated in Book No.- I, Volume No.- 20, in Pages from No. 241 to No. 242 and the said Narayan Chandra Saha released & discharged all his direct and Collateral right, title and interest as well as delivered the possession of the same in favour of the said Purchaser Govinda Mistri alias Govinda Sharma and Shibdhari Mistri .

THAT after the said Purchase, the said Govinda Mistri alias Govinda Sharma, while enjoying the Usufructs of the aforesaid Purchase of Land of being R. S. Plot No.- 1290 (One Two Nine Zero) measuring an area of 3.75 (Three Point Seven Five) decimal (be the same a Little More or Less) as his Share of Purchased Land, in order to meet his Financial Needs, Proclaimed to Sell Out his Share of Purchased Land in favour of the



Rajdeep Goswami

B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)

Burdwan District Judges' Court

Resi. & Chamber :-

2 No. Dhobapara Lane,

Jhapantala, P.O. Rajbati

Burdwan - 713104

Ph No- 9476134272

e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

Prospective Purchaser and in that regard, One Ram Prasad Shaw Lawfully Purchased his Share of Purchased Land measuring an area of 3.75 (Three Point Seven Five) decimal (be the same a Little More or Less) by Paying Lawful Sale Consideration Money towards Govinda Mistri alias Govinda Sharma by virtue of a Registered Deed of Sale being Deed No.- 4088 for the year of 1975 vide dated 23/04/1975 which was Registered at the Office of the District Sub-Registrar, Burdwan and duly incorporated in Book No.- I, Volume No.- 45, in Pages from No. 233 to No. 234 and the said Govinda Mistri alias Govinda Sharma released & discharged all his direct and Collateral right, title and interest as well as delivered the possession of the same in favour of the said Purchaser Ram Prasad Shaw .

THAT the said Shibdhari Mistri, while enjoying the Usufructs of the aforesaid Purchase of Land of being denoted as R. S. Plot No.- 1290 (One Two Nine Zero) measuring an area of 3.75 (Three Point Seven Five) decimal (be the same a Little More or Less) as his Share of Purchased Land, in order to meet his Financial Needs Proclaimed to Sell Out 02 (Zero Two) decimal (be the same a Little More or Less) out of his Share of Purchased Land measuring an area of 3.75 (Three Point Seven Five) decimal (be the same a Little More or Less) in favour of the Prospective Purchaser and in that regard, Ram Prasad Shaw Lawfully Purchased his Share of Purchased Land measuring an area of 02 (Zero Two) decimal (be the same a Little More or Less) by Paying Lawful Sale Consideration Money towards Shibdhari Mistri by virtue of a Registered Deed of Sale vide Deed No.- 456 for the year of 1978 vide dated 07/02/1978 which was Registered at the Office of the Joint Sub-Registrar Office, Burdwan and duly incorporated in Book No.- I, Volume No.- 11, in Pages from No. 48 to No. 50 and the said Shibdhari Mistri released & discharged all his direct and Collateral right, title and interest as well as delivered the possession of the same in favour of the said Purchaser Ram Prasad Shaw. Be it mentioned that in the concern Bengali Deed it is mentioned 1 cottah, i.e. about 720 Sft.; however 1.75 Decimal implies 43 Sft. excess land.

THAT the said Shibdhari Mistri, Proclaimed Sell Out of the remaining Portion of the Landed Property measuring an area of 1.75 (One Point Seven Five) decimal (be the same a Little More or Less) out of 3.75 (Three Point Seven Five) decimal (be the same a Little More or Less) as his Share of Purchased Land, in favour of the Prospective Purchaser and in that regard, One Tunia Devi Shaw alias Urmila Shaw Lawfully Purchased his Share of Purchased Land measuring an area of 1.75 (One Point Seven Five) decimal (be the same a Little More or Less) by Paying valid Sale Consideration Money towards Shibdhari Mistri by virtue of a Registered Deed of Sale vide Deed No.- 457 for the year of 1978 vide dated 07/02/1978 which was Registered at the Office of the Joint Sub-Registrar Office, Burdwan and duly incorporated in Book No.- I, Volume No.- 11, in Pages from No. 51 to No. 52 and the said Shibdhari Mistri released &



Rajdeep Goswami
B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)
Burdwan District Judges' Court

Resi. & Chamber :-
2 No. Dhobapara Lane,
Jhapantala, P.O. Rajbati
Burdwan - 713104
Ph No- 9476134272
e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

discharged all his direct and Collateral right, title and interest as well as delivered the possession of the same in favour of the said Purchaser Tunia Devi Shaw alias Urmila Shaw.

THAT Tunia Devi Shaw alias Urmila Shaw being Owner and the Possessor of the said Purchased Land measuring an area of 1.75 (One Point Seven Five) decimal (be the same a Little More or Less) Gifted in favour of Lab Kishore Shaw, Shri Dhanuk Kumar Shaw and Shri Uttam Kumar Shaw by dint of a Registered Deed of Gift vide Deed No.- 4557 for the year of 1990 vide dated 28/05/1990 which was Registered at the Office of the Joint Sub-Registrar Office, Burdwan and duly incorporated in Book No.- I, Volume No.- 79, in Pages from No. 219 to No. 225 and She released & discharged all her direct and Collateral right, title and interest as well as delivered the possession of the same in favour of the said Lab Kishore Shaw, Shri Dhanuk Kumar Shaw and Shri Uttam Kumar Shaw.

THAT the Landed Property mentioned in the "Schedule" hereunder written, Classified as "Sali" and Presently Classified as "Bastu", total measuring an area about 16 (Sixteen) decimal to the extent of 16 (Sixteen) Anna Shares, was previously Owned and Possessed by One Samsunehar Bibi who also got her name recorded in the R. S. R. O. R. in respect of the said Land being denoted as R. S. Plot No.- 1289 (One Two Eight Nine) under R. S. Khatian No.- 1473 (One Four Seven Three), of Mouza- "Bahir Sarbamangala", J. L. No.- 42 (Fourty Two), Keshabganj Mohalla, Dist.- Burdwan (now known as Purba Bardhaman), Police Station- Burdwan Sadar, West Bengal, within the Municipal limits of Burdwan Municipality, Present Ward No.- 27 and She was enjoying her Landed Property by discharging her liabilities towards the State of West Bengal by paying unto it the revenue for the same.

THAT aforesaid Samsunehar Bibi became the absolute Owner and is in Possession and enjoying the Usufructs of the said Landed Property being denoted as R. S. Plot No.- 1289 (One Two Eight Nine) , under R.S. Khatian No. 1473 of Mouza- "Bahir Sarbamangala", J.L. No. 42, as aforesaid, in order to meet her Financial Needs, Proclaimed to Sell Out the Landed Property in favour of the Prospective Purchaser and in that regard, Tunia Devi Shaw alias Urmila Shaw Lawfully Purchased the Land measuring an area of 5S! (Five and One Third) decimal (be the same a Little More or Less) out of 16 (Sixteen) decimal by Paying valid Sale Consideration Money towards the said Seller Samsunehar Bibi by virtue of a Registered Deed of Sale vide Deed No.- 5665 for the year of 1980 vide dated 16/07/1980 which was Registered at the Office of the District Sub-Registrar, Burdwan and duly incorporated in Book No.- I, Volume No.- 85, in Pages from No. 1 to No. 3.

THAT Ram Prasad Shaw Lawfully Purchased the Land measuring an area of 5¹/₃rd (Five and One Third) decimal (be the same a Little More or Less) out of 16



Rajdeep Goswami
B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)
Burdwan District Judges' Court

Resi. & Chamber :-
2 No. Dhobapara Lane,
Jhapantala, P.O. Rajbati
Burdwan - 713104
Ph No- 9476134272
e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

(Sixteen) decimal by Paying valid Sale Consideration Money towards the said Seller Samsunehar Bibi by virtue of a another Registered Deed of Sale vide Deed No.- 5666 for the year of 1980 vide dated 16/07/1980 which was Registered at the Office of the District Sub-Registrar, Burdwan and duly incorporated in Book No.- I, Volume No.- 85, in Pages from No. 4 to No. 6.

THAT Shri Dhanuk Kumar Shaw and Shri Uttam Kumar Shaw were Jointly and Lawfully Purchased the Land measuring an area of $5\frac{1}{3}$ rd (Five and One Third) decimal (be the same a Little More or Less) out of 16 (Sixteen) decimal by Paying valid Sale Consideration Money towards the said Seller Samsunehar Bibi by virtue of a another Registered Deed of Sale vide Deed No.- 5667 for the year of 1980 vide dated 16/07/1980 which was Registered at the Office of the District Sub-Registrar, Burdwan and duly incorporated in Book No.- I, Volume No.- 82, in Pages from No. 56 to No. 58 and the said Seller Samsunehar Bibi released & discharged all her direct and Collateral right, title and interest as well as delivered the possession of the same in favour of the said Purchsers Shri Dhanuk Kumar Shaw and Shri Uttam Kumar Shaw.

THAT Tunia Devi Shaw alias Urmila Shaw became the absolute Owner and is in Possession and enjoying the Usufructs of the said Landed Property being denoted as R. S. Plot No.- 1289 (One Two Eight Nine) of Mouza- "Bahir Sarbamangala" as aforesaid, measuring an area of 5S! (Five and One Third) decimal (be the same a Little More or Less) Gifted in favour of Shri Lab kishore Shaw, Shri Dhanuk Kumar Shaw and Shri Uttam Kumar Shaw by dint of a Registered Deed of Gift vide Deed No.- 4557 for the year of 1990 vide dated 28/05/1990 which was Registered at the Office of the Joint Sub-Registrar Office, Burdwan and duly incorporated in Book No.- I, Volume No.- 79, in Pages from No. 219 to No. 225 and She released & discharged all her direct and Collateral right, title and interest as well as delivered the possession of the same in favour of the said Labkishore Shaw, Shri Dhanuk Kumar Shaw and Shri Uttam Kumar Shaw.

THAT the Landed Property, mentioned in the "Schedule" hereunder written, Classified as "Sali" and Presently Classified as "Bastu", total measuring an area about 22 (Twenty Two) decimal (be the same a Little More or Less) to the extent of 16 (Sixteen) Anna Shares, was previously Owned and Jointly Possessed by Nityananda Halder and Gopal Chandra Halder, who also got their names recorded in the R. S. R. O. R. in respect of the said Land being denoted as R. S. Plot No.- 1291 (One Two Nine One) under R. S. Khatian No.- 375 (Three Seven Five), of Mouza- "Bahir Sarbamangala", J. L. No.- 42 (Fourty Two), Keshabganj Mohalla, Dist.- Burdwan (now known as Purba Bardhaman), Police Station- Burdwan Sadar, West Bengal, within the Municipal limits of Burdwan Municipality, Present Ward No.- 27 . After coming into force of the West Bengal Land Reforms Act (W. B. L. R. Act), the said Nityananda Halder and Gopal Chandra Halder, for



Rajdeep Goswami
B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)
Burdwan District Judges' Court

Resi. & Chamber :-
2 No. Dhobapara Lane,
Jhapantala, P.O. Rajbati
Burdwan - 713104
Ph No- 9476134272
e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

their convenience of Possession arranged and even amicable got their said Landed Property being denoted as R. S. Plot No.- 1291 (One Two Nine One) Partitioned amongst themselves by meets & bounds and as per Partitioned amongst themselves, the said Nityananda Halder was allotted the define & demarcated Portion of Land measuring an area about 11 (Eleven) decimal (be the same a Little More or Less) out of 22 (Twenty Two) decimal (be the same a Little More or Less) Plot of Land of the Northern Side of the R. S. Plot No.- 1291 (One Two Nine One) and the said Gopal Chandra Halder was allotted the define & demarcated Portion of Land measuring an area about 11 (Eleven) decimal (be the same a Little More or Less) out of 22 (Twenty Two) decimal (be the same a Little More or Less) Plot of Land of the Southern Side of the R. S. Plot No.- 1291 (One Two Nine One) . As per Partitioned amongst themselves, the said Nityananda Halder became the absolute Owner and is in Possession and enjoying the Usufructs of the said allotted Landed Property measuring an area about 11 (Eleven) decimal (be the same a Little More or Less) out of 22 (Twenty Two) decimal (be the same a Little More or Less) Plot of Land of the Northern Side of the R. S. Plot No.- 1291 (One Two Nine One), died intestate leaving behind his Two (2) Sons, namely, Mrityunjay Halder and Dhananjay Halder, together in equal shares stepped into shoes as Legal heirs of the said Nityananda Halder and became the Joint Owners and Possessors (in accordance with the Hindu Law of Succession) in respect of the aforesaid Undivided Property Left by him . The Legal heirs of aforesaid Nityananda Halder, as above named, for their convenience of Possession arranged and even amicable got their Undivided Property Left by the said Nityananda Halder, Partitioned amongst themselves by meets & bounds by dint of a Registered Deed of Partition vide Deed No.- 7669 for the year of 1989 vide dated 10/11/1989 which was Registered at the Office of the District Sub-Registrar, Burdwan and duly incorporated in Book No.- I, Volume No.- 140, in Pages from No. 130 to No. 142 . After Deed of Partition, the said 11 (Eleven) decimal (be the same a Little More or Less) Plot of Land of the Northern Side of the R. S. Plot No.- 1291 (One Two Nine One), Left by his Father Nityananda Halder, was allotted in favour of the said Mrityunjay Halder.

THAT the said Mrityunjay Halder, became the absolute Owner and is in Possession and enjoying the Usufructs of the said 11 (Eleven) decimal (be the same a Little More or Less) Landed Property of the Northern Side of the R. S. Plot No.- 1291 (One Two Nine One), in order to meet his Financial Needs, Proclaimed to Sell Out the Landed Property measuring an area of 1662 (One Six Six Two) Sq. Ft. (be the same a Little More or Less) out of the aforesaid 11 (Eleven) decimal (be the same a Little More or Less) Land in favour of the Prospective Purchaser and in that regard, One Afroza Begam Lawfully Purchased the Land measuring an area of 1662 (One Six Six Two) Sq. Ft. (be the same a Little More or Less) by Paying valid Sale Consideration Money towards the said Seller Mrityunjay Halder by virtue of a Registered Deed of Sale vide



Rajdeep Goswami
B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)
Burdwan District Judges' Court

Resi. & Chamber :-
2 No. Dhobapara Lane,
Jhapantala, P.O. Rajbati
Burdwan - 713104
Ph No- 9476134272
e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

Deed No.- 2464 for the year of 1999 vide dated 03/05/1999 which was Registered at the Office of the Additional District Sub-Registrar, Burdwan and duly incorporated in Book No.- I, Volume No.- 67, in Pages from No. 95 to No. 99.

THAT the said Mrityunjay Halder, while Owning and Possessing and enjoying the Usufructs of the said Land, in order to meet his Financial Needs, Proclaimed to Sell Out the Landed Property measuring an area of 2461 (Two Four Six One) Sq. Ft. (be the same a Little More or Less) out of the aforesaid 11 (Eleven) decimal (be the same a Little More or Less) Land in favour of the Prospective Purchaser and in that regard, One Khandekar Habibur Rahaman Lawfully Purchased the Land measuring an area of 2461 (Two Four Six One) Sq. Ft. (be the same a Little More or Less) by Paying valid Sale Consideration Money towards the said Seller Mrityunjay Halder by virtue of a Registered Deed of Sale vide Deed No.- 7338 for the year of 1999 which was Registered at the Office of the Additional District Sub-Registrar, Burdwan and duly incorporated in Book No.- I, Volume No.- 212, in Pages from No. 57 to No. 61 .

THAT the said Afroza Begam and the said Khandekar Habibur Rahaman together and Jointly Proclaimed to Sell Out the Landed Property measuring an area of 4123 (Four One Two Three) Sq. Ft. (be the same a Little More or Less) Land of the Northern Side of the R. S. Plot No.- 1291 (One Two Nine One), in favour of the Prospective Purchaser and in that regard, Shri Dhanuk Kumar Shaw son of Late Ram Prasad Shaw, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; Lawfully Purchased the Land measuring an area of 4123 (Four One Two Three) Sq. Ft. (be the same a Little More or Less) Land of the Northern Side of the R. S. Plot No.- 1291 (One Two Nine One) by Paying valid Sale Consideration Money towards the Seller Afroza Begam and Khandekar Habibur Rahaman by virtue of a Registered Deed of Sale vide Deed No.- 438 for the year of 2000 vide dated 24/01/2000 which was Registered at the Office of the Additional District Sub-Registrar, Burdwan and duly incorporated in Book No.- I, Volume No.- 14, in Pages from No. 153 to No. 162.

THAT the said Ram Prasad Shaw while Owning and Possessing and enjoying the Usufructs of his all Landed Property died intestate and all the legal heirs of the said Ram Prasad Shaw together in equal shares stepped into shoes and became the Joint Owners and Possessors (in accordance with the Hindu Law of Succession) in respect of his Undivided lot of Landed Property Left by him . Subsequently, after the death of the said Ram Prasad Shaw, his all legal heirs i.e. Shri Lab kishore Shaw (Herein Father of No.- 1 and No.-2 of FIRST PART), Shri Dhanuk Kumar Shaw and Shri Uttam Kumar Shaw and Other Legal heirs of the aforesaid Ram Prasad Shaw for their convenience of Possession and for the Purpose of clear Title of their Undivided Property, instituted a Suit for Partition by meets and bounds before the Learned Civil Judge (Senior Division),



Rajdeep Goswami

B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)

Burdwan District Judges' Court

Resi. & Chamber :-

2 No. Dhobapara Lane,

Jhapantala, P.O. Rajbati

Burdwan - 713104

Ph No- 9476134272

e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

Burdwan, being Title Suit No.- 192 of 2004 and thereafter, the said Suit was decreed in Final Form and was drawn-up vide dated 21/12/2005 (21st December, 2005) and thereafter the said Suit was Finally disposed off in the Form of Final Decree vide dated 22/12/2005 (22nd December, 2005) . As per Final Decree formed by the Learned Civil Judge (Senior Division), Burdwan, Shri Lab kishore Shaw (Herein Father of No.- 1 and No.-2 of FIRST PART) was allotted the Schedule mentioned Landed Property measuring an area of 0.033 (Zero Point Zero Three Three) Acre (be the same a Little More or Less) being denoted as R. S. Plot No.- 1290 (One Two Nine Zero) and also Schedule mentioned Landed Property measuring an area of 0.073 (Zero Point Zero Seven Three) Acre (be the same a Little More or Less) being denoted as R. S. Plot No.- 1289 (One Two Eight Nine) as a sole Owner and Possessor AND Shri Dhanuk Kumar Shaw was allotted the Schedule mentioned Landed Property measuring an area of 0.070 (Zero Point Zero Seven Zero) Acre (be the same a Little More or Less) being denoted as R. S. Plot No.- 1290 (One Two Nine Zero) and also Schedule mentioned Landed Property measuring an area of 0.034 (Zero Point Zero Three Four) Acre (be the same a Little More or Less) being denoted as R. S. Plot No.- 1289 (One Two Eight Nine) as a sole Owner and Possessor AND Shri Uttam Kumar Shaw was allotted the Schedule mentioned Landed Property measuring an area of 0.027 (Zero Point Zero Two Seven) Acre (be the same a Little More or Less) being denoted as R. S. Plot No.- 1290 (One Two Nine Zero) and also Schedule mentioned Landed Property measuring an area of 0.053 (Zero Point Zero Five Three) Acre (be the same a Little More or Less) being denoted as R. S. Plot No.- 1289 (One Two Eight Nine) as a sole Owner and Possessor.

THAT after coming into force of the West Bengal Land Reforms Act (W. B. L. R. Act), "Schedule" mentioned Landed Property, hereunder written, being R. S. Plot No.- 1290 (One Two Nine Zero) was duly recorded in the L. R. R. O. R. as L. R. Plot No.- 3323 (Three Three Two Three); "Schedule" mentioned Landed Property, hereunder written, being R. S. Plot No.- 1289 (One Two Eight Nine) was duly recorded in the L. R. R. O. R. as L. R. Plot No.- 3325 (Three Three Two Five) and "Schedule" mentioned Landed Property, hereunder written, being R. S. Plot No.- 1291 (One Two Nine One) was duly recorded in the L. R. R. O. R. as L. R. Plot No.- 3324 (Three Three Two Four) . Being an absolute Owner, the said Lab kishore Shaw (Herein Father of No.- 1 and No.-2 of FIRST PART) mutated his name in the office of B. L. & L. R. O., Burdwan and his name was duly recorded in the L. R. R. O. R. in respect of the allotted "Schedule" mentioned Landed Property, hereunder written, being R. S. Plot No.- 1289 (One Two Eight Nine) and 1290 (One Two Nine Zero), which was allotted as per Final Decree formed in the Suit for Partition by meets and bounds being Title Suit No.- 192 of 2004 by the Learned Civil Judge (Senior Division), Burdwan, and the said Plot of Land is renumbered as L. R. Khatian No.- 6840 (Six Eight Four Zero), and enjoying his landed property by



Rajdeep Goswami

B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)

Burdwan District Judges' Court

Resi. & Chamber :-

2 No. Dhobapara Lane,

Jhapantala, P.O. Rajbati

Burdwan - 713104

Ph No- 9476134272

e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

discharging his liabilities towards the State of West Bengal by paying unto it the revenue for the same . Being an absolute Owner, the said Dhanuk Kumar Shaw mutated his name in the office of B. L. & L. R. O., Burdwan and his name was duly recorded in the L. R. R. O. R. in respect of the allotted "Schedule" mentioned Landed Property, hereunder written, being R. S. Plot No.- 1289 (One Two Eight Nine) and 1290 (One Two Nine Zero), which was allotted as per Final Decree formed in the Suit for Partition by meets and bounds being Title Suit No.- 192 of 2004 by the Learned Civil Judge (Senior Division), Burdwan, and the said Plot of Land is renumbered as L. R. Khatian No.- 3449 (Three Four Four Nine) and also being absolute Owner, the said Dhanuk Kumar Shaw mutated his name in the office of B. L. & L. R. O., Burdwan and his name was duly recorded in the L. R. R. O. R. in respect of the Purchased "Schedule" mentioned Landed Property, hereunder written, being R. S. Plot No.- 1291 (One Two Nine One), and the said Plot of Land is renumbered as L. R. Khatian No.- 9248 (Nine Two Four Eight) and enjoying his landed property by discharging his liabilities towards the State of West Bengal by paying unto it the revenue for the same . Being an absolute Owner, the said Uttam Kumar Shaw mutated his name in the office of B. L. & L. R. O., Burdwan and his name was duly recorded in the L. R. R. O. R. in respect of the allotted "Schedule" mentioned Landed Property, hereunder written, being R. S. Plot No.- 1289 (One Two Eight Nine) and 1290 (One Two Nine Zero), which was allotted as per Final Decree formed in the Suit for Partition by meets and bounds being Title Suit No.- 192 of 2004 by the Learned Civil Judge (Senior Division), Burdwan, and the said Plot of Land is renumbered as L. R. Khatian No.- 1287 (One Two Eight Seven), and enjoying his landed property by discharging his liabilities towards the State of West Bengal by paying unto it the revenue for the same . Thereby, the said Lab Kishore Shaw, the said Dhanuk Kumar Shaw and said Uttam Kumar Shaw has acquired absolute and indefeasible right, title and interest over the Landed Property to which they were legally and lawfully entitled. Hence, the said Lab Kishore Shaw, the said Dhanuk Kumar Shaw and said Uttam Kumar Shaw has acquired a good Title over the "Schedule" mentioned Land without any Interference or Intervention of any or by any other Person/s.

THAT thereafter, the said Lob kishore Shaw, the said Dhanuk Kumar Shaw and said Uttam Kumar Shaw for the purpose of Conversion their Landed Property from Classification of Land as "Sali" to Classification of Land as "Bastu", made several Applications before the Competent Authority and got Permission for Conversion their Landed Property from Classification of Land as "Sali" to Classification of Land as "Bastu", in respect of the "Schedule" mentioned Landed Property, hereunder written, measuring an area about 13 (Thirteen) decimal (be the same a Little More or Less) being L. R. Plot No.- 3323 (Three Three Two Three) corresponding to R. S. Plot No.- 1290 (One Two Nine Zero) , the "Schedule" mentioned Landed Property, hereunder written, measuring



Rajdeep Goswami

B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)

Burdwan District Judges' Court

Resi. & Chamber :-

2 No. Dhobapara Lane,

Jhapantala, P.O. Rajbati

Burdwan - 713104

Ph No- 9476134272

e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

an area about 16 (Sixteen) decimal (be the same a Little More or Less) being L. R. Plot No.- 3325 (Three Three Two Five) corresponding to R. S. Plot No.- 1289 (One Two Eight Nine) and the "Schedule" mentioned Landed Property, hereunder written, measuring an area about 09 (Nine) decimal (be the same a Little More or Less) being L. R. Plot No.- 3324 (Three Three Two Four) corresponding to R. S. Plot No.- 1291 (One Two Nine One) . The said Lab kishore Shaw, the said Dhanuk Kumar Shaw and said Uttam Kumar Shaw, for their own interest, together & Jointly intended & framed a scheme to get Constructed a multi-storied Building over their Schedule mentioned hereunder Three (3) Plots of Landed Property . But, for want of time, lack of their Experience and Fund the aforesaid Land Owners were unable to proceed with such Project . Therefore, the aforesaid Land Owners i. e. the said Lab Kishore Shaw, said Dhanuk Kumar Shaw and said Uttam Kumar Shaw, together & jointly intended and raise to develop their Schedule mentioned, hereunder written, Three (3) Plots of Landed Property by the Experience Developer, who is engaged in the business of Developing & Promoting and also Sponsoring Construction of multistoried Building having its Own Financial resources to carry out any Development Scheme, including Construction of multistoried Building, taking up all the related responsibility of Preparation and Sanction multistoried Building Plan for Construction and engage Engineers, masons and Labourers and wanted to enter into a Development Agreement with such Developer to develop on terms & conditions that Developer would construct a multistoried Building thereon at its Own Cost & Expenses . As per aforesaid Proposal of the said Land Owners, "PODDAR PROJECTS LIMITED" (Herein SECOND PART), a DEVELOPER FIRM, having its registered Office at Poddar Court, 9th Floor, 18, Rabindra Sarani, Kolkata- 700001, West Bengal, having its Knowledge & Experience, agreed to develop and construct a multistoried Building on Schedule mentioned, hereunder written, Three (3) Plots of Landed Property of the said Land Owners at its Own Cost & Expenses and would like to supervise of completing the construction of the Proposed multistoried Building as per the Plan Sanctioned by the Burdwan Municipality, Burdwan and therefore, the said Lab kishore Shaw, the said Dhanuk Kumar Shaw and said Uttam Kumar Shaw, for their own interest, together & Jointly and "PODDAR PROJECTS LIMITED" (Herein SECOND PART), a DEVELOPER, have entered into a Unregistered Development Agreement vide dated 14/02/2011 . Thereafter, the said Land Owners i.e. said Lob Kishore Shaw, the said Dhanuk Kumar Shaw and said Uttam Kumar Shaw have entered into a Development Agreement with the said DEVELOPER, namely, "PODDAR PROJECTS LIMITED" (Herein SECOND PART), on Terms & Conditions as mentioned therein, to Lawfully construct the Proposed multistoried Building and also Executed a Development Power of Attorney concerning that Agreement and appointed the said DEVELOPER, namely, "PODDAR PROJECTS LIMITED" (Herein SECOND PART), as an agent of the aforesaid Land Owners



Rajdeep Goswami
B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)
Burdwan District Judges' Court

Resi. & Chamber :-
2 No. Dhobapara Lane,
Jhapantala, P.O. Rajbati
Burdwan - 713104
Ph No- 9476134272
e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

would make Construction of the Proposed multistoried Building over the Schedule mentioned, hereunder written, Three (3) Plots of Landed Property by virtue of a Registered Development Agreement vide Deed No.- 020304274 for the year of 2017 vide dated 02/05/2017 which was Registered at the Office of the Additional District Sub-Registrar, Burdwan and duly incorporated in Book No.- I, Volume No.- 02030-2017 in Pages from No. 69095 to No. 69165.

THAT during the continuance of the validity Period of aforesaid Registered Development Agreement, the said Lob kishore Shaw, Gifted his portion in the "Schedule" mentioned Land, hereunder written, in equal share in favour of his Two (2) Sons, namely, Shri Rajesh Shaw and Shri Rajen Shaw by virtue of a Registered Deed of Gift vide Deed No.- 1859 for the year of 2018 vide dated 12/03/2018 which was Registered at the Office of the Additional District Sub-Registrar, Burdwan and relinquished his all Right, Title & Interest and delivered the Possession in favour of the Shri Rajesh Shaw and Shri Rajen Shaw and on the basis of the aforesaid Deed of Gift, the said Rajesh Shaw and Rajen Shaw became a absolute Owner and is in Possession of the "Schedule" mentioned Land, hereunder written, in equal Shares . Thus, being absolute Owner the said Rajesh Shaw and Rajen Shaw mutated as well as recorded their names in L. R. Khatian No.- 20424 (Two Zero Four Two Four) and 20425 (Two Zero Four Two Five) respectively and used to pay revenue thereon.

THAT by virtue of the aforesaid Registered Development Agreement vide Deed No.- 020304274 for the year of 2017 vide dated 02/05/2017 which was Registered at the Office of the Additional District Sub-Registrar, Burdwan and duly incorporated in Book No.- I, Volume No.- 02030-2017 in Pages from No. 69095 to No. 69165, the parties carried on the venture of the Development amongst themselves and finally when the Plan was sanctioned by virtue of the Memo No. 705/E/VII-4 dated 29/10/2018 bearing Enclosure No. 1501 dated 09/10/2018 extended vide Memo No. 275/E/VII-4 dated 07/05/2022 in regard to Petition No. 556 dated 08/10/2021 to construct one B+G+7 Storied Commercial cum Residential Building comprising of multiple commercial units, residential units and parking spaces, the parties hereto decided to continue and complete the project in relation to the old Development Agreement and also decided to get themselves allocated with specific allocation in order to avoid further complicacy and future inconvenience and for such the FIRST PART informed that they want to execute a new Development Agreement along with a Power of Attorney therein on the following Terms and Conditions and after mutual discussions and on acceptance of the said Proposal of the Parties of the FIRST PART of this Indenture, the said DEVELOPER, namely, "Poddar Projects Limited" (herein Second Part) has accepted the said Offer and decided to raise construction as per the sanctioned plan as mentioned hereinabove by virtue of a Development Agreement cum Development Power of Attorney and the



Rajdeep Goswami

B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)

Burdwan District Judges' Court

Resi. & Chamber :-

2 No. Dhobapara Lane,

Jhapantala, P.O. Rajbati

Burdwan - 713104

Ph No- 9476134272

e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

said Development Agreement cum Development Power of Attorney is hereby agreed between the Parties to be executed and registered on the following terms and conditions as stated below to develop the property with a project for construction of multi-storeyed commercial cum residential building along with commercial cum residential complex inclusive of Shops, Offices, Flats/Residential Units and Car Parking Spaces.

THAT the aforesaid DEVELOPER are in process of making construction of the proposed multistoried building comprising several Commercial Units, Residential Flats/Units and Car Parking Spaces whom the DEVELOPER through its all partners would procure on its own and such intending purchaser shall pay consideration money to the DEVELOPER through its all partners for the Residential Flats/Units and Car Parking Spaces, as well as undivided proportionate and impartible share of the land out of the land described in the schedule hereunder written and after completion of after construction work, the said multistoried Residential Building which will be known as **BURDWAN RESIDENCY-5**, as per the sanctioned plan from Burdwan Municipality **THAT** the Super Built Up Area of every Flat means super built-up area is the built up area plus proportionate area of common areas such as the lobby, lifts shaft, stairs, etc. The plinth area along with a share of all common areas proportionately divided amongst all unit owners makes up the Covered Area.

I hereby certify that the above mentioned land of **1) SHRI RAJESH SHAW**, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (Nearby Omkar Nath Ashram), Post - Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN: ALDPS0968H**; **2) SHRI RAJEN SHAW**, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN: ALDPS0968H**; **3) SHRI DHANUK KUMAR SHAW**, Son of Late Ram Prosad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; presently residing at Ananda Pally, P.O. Sripally, P.S. Burdwan Sadar, District - Purba Bardhaman, West Bengal, PIN-713103; **PAN : APBPS2600E**; **and 4) SHRI UTTAM KUMAR SHAW**, Son of Late Ram Prasad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN : ALYPS1055N** is free from all sorts of encumbrances, charges, liabilities, liens and lis-pendeses, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title till today and **1) SHRI**



Rajdeep Goswami

B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)
Burdwan District Judges' Court

Resi. & Chamber :-
2 No. Dhobapara Lane,
Jhapantala, P.O. Rajbati
Burdwan - 713104
Ph No- 9476134272
e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

RAJESH SHAW, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (Nearby Omkar Nath Ashram), Post - Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN: ALDPS0968H**; **2) SHRI RAJEN SHAW**, Son of Shri Lob Kishore Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN: ALDPS0968H**; **3) SHRI DHANUK KUMAR SHAW**, Son of Late Ram Prosad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; presently residing at Ananda Pally, P.O. Sripally, P.S. Burdwan Sadar, District - Purba Bardhaman, West Bengal, PIN-713103; **PAN : APBPS2600E**; and **4) SHRI UTTAM KUMAR SHAW**, Son of Late Ram Prasad Shaw, Nationality Indian, by faith Hindu, by occupation- Business, residing at Khaluibill Math (nearby Omkar Nath Ashram), Post- Burdwan, Police Station- Burdwan Sadar, District- Purba Bardhaman, West Bengal, PIN.-713101; **PAN : ALYPS1055N** have sufficient, good, well and marketable title to alienate or transfer the said property.

I hereby certify that the above mentioned Developer namely "**PODDAR PROJECTS LIMITED**" (CIN : L51909WB1963PHC025750), (PAN: AACCP5704B), [A Company duly incorporated and Registered under the Provisions of Indian Companies Act 1956] and having its registered Office at Poddar Court, 9th Floor, 18, Rabindra Sarani, Kolkata- 700001, West Bengal; represented by its Authorized Signatory cum Authorised Person namely **Mr. Pradip Ghosh**, S/o Late Trinath Chandra Ghosh. By Nationality: Indian, by caste Hindu, by occupation Service, residing at Bhagini Nibedita Sarani, MB Road, P.O. Birati, P.S. Nimta, Kolkata-700051; **PAN. AKIPG9676Q** and their right and interest are free from all sorts of encumbrances, charges, liabilities, liens and lis-pendeses, attachment of any kind whatsoever as the said property has an absolutely clear, free and marketable title till today and "**PODDAR PROJECTS LIMITED**" (CIN : L51909WB1963PHC025750), (PAN: AACCP5704B), [A Company duly incorporated and Registered under the Provisions of Indian Companies Act 1956] and having its registered Office at Poddar Court, 9th Floor, 18, Rabindra Sarani, Kolkata- 700001, West Bengal; represented by its Authorized Signatory cum Authorised Person namely **Mr. Pradip Ghosh**, S/o Late Trinath Chandra Ghosh. By Nationality: Indian, by caste Hindu, by occupation Service, residing at Bhagini Nibedita Sarani, MB Road, P.O. Birati, P.S. Nimta, Kolkata-700051; **PAN. AKIPG9676Q** have sufficient, good, well and marketable right and power to develop, construct and sell, transfer, convey and alienate the said Flats and Parking Spaces.

THE SCHEDULE ABOVE REFEREED TO



Rajdeep Goswami

B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)

Burdwan District Judges' Court

Resi. & Chamber :-

2 No. Dhobapara Lane,

Jhapantala, P.O. Rajbati

Burdwan - 713104

Ph No- 9476134272

e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

(Property Details)

ALL THAT PIECE AND PARCEL OF TOTAL LAND measuring an area about **0.380 (Zero point Three Eight Zero) Acres** or **38 (Thirty Eight) Decimals** be the same a little more or less, now lying vacant, appertaining to -

- a. R. S. Plot No.- 1291 (One Two Nine One), under R. S. Khatian No.- 375 (Three Seven Five) corresponding to Present L. R. Plot No.- 3324 (Three Three Two Four), under L. R. Khatian No.- 9248 (Nine Two Four Eight), classification of Land "Bastu", measuring an area 0.090 (zero point zero Nine zero) acres or 09 (Nine) decimal (be the same a little more or less);
- b. R. S. Plot No.- 1289 (One Two Eight Nine), under R. S. Khatian No.- 1473 (One Four Seven Three) corresponding to Present L. R. Plot No.- 3325 (Three Three Two Five), under L. R. Khatian No.- 3449 (Three Four Four Nine), 1287 (One Two Eight Seven), 20424 (Two Zero Four Two Four) and 20425 (Two Zero Four Two Five) classification of land "Bastu", measuring an area 0.160 (Zero point One Six Zero) acres or 16 (Sixteen) decimal (be the same a little more or less): *and*
- c. R. S. Plot No.- 1290 (One Two Nine Zero), under R. S. Khatian No.- 597 (Five Nine Seven) corresponding to Present L. R. Plot No.- 3323 (Three Three Two Three), under L.R Khatian No.- 3449 (Three Four Four Nine), 1287 (One Two Eight Seven), 20424 (Two Zero Four Two Four) and 20425 (Two Zero Four Two Five), classification of land "Bastu", measuring an area 0.130 (zero point One Three zero) acres or 13 (Thirteen) decimal (be the same a little more or less).

And the aforesaid plot numbers situated at Mouza "Bahir Sarbamangala", J. L. No.- 42 (Forty Two), Keshabganj Mohalla, within the area of Burdwan Sadar Police Station, Dist- Purba Bardhaman, West Bengal and the same are also within the Municipal Limits of Burdwan Municipality, Present Ward No.- 27, TOGETHER WITH Uninterrupted absolute Right of free ingress and egress from the said Land and use of all Common Areas, Benefits, Common Facilities & Amenities and together with Undivided and Impartible Proportionate Share and/or Interest of Land along with all Privileges of Rights of Easements, Quasi Easements, and Others thereof attached thereto are also subject to said Landed Property of this Agreement whereas the property is altogether measuring 0.380 (Zero point Three Eight Zero) acre or 38 (Thirty Eight) decimal (be the same a little more or less) comprising in the above 3 (Three) Plots of Land and the said 0.380 acre or 38 decimal (be the same a little more or less) and the Total Land given for Development is measuring **0.38 Acres (A Little More or Less) i.e., 38 Decimals (A**



Rajdeep Goswami
B.A.LL.B (Hons.), LL.M (Corporate Law - NLUJ)
Burdwan District Judges' Court

Resi. & Chamber :-
2 No. Dhobapara Lane,
Jhapantala, P.O. Rajbati
Burdwan - 713104
Ph No- 9476134272
e-mail-rajdeep.law@gmail.com

RefNo.....

Date.....

Little More or Less) i.e., **1540.52 Sq. Mtrs.** (A Little More or Less) i.e., **16,582 Sq. Ft.** (A Little More or Less) of landed property and the said property is demarcated and specifically portrayed in the Sanctioned Plan of the Burdwan Municipality being Municipal Plan Memo No. 705/E/VII-4 dated 29/10/2018 bearing Enclosure No. 1501 dated 09/10/2018 extended vide Memo No. 275/E/VII-4 dated 07/05/2022 in regard to Petition No. 556 dated 08/10/2021 with the permission to construct one Basement (B) Plus (+) Ground (G) Plus (+) Seven (7) Storied Residential Building to be comprised with Commercial Units and Residential Flats and Parking Spaces

AND THE SAID PREMISES IS BUTTED AND BOUNDED BY,

In the North: 75 Feet Wide G.T. Road;
In the South : Dreamland Nursing Home;
In the East: Canal;
In the West : Petrol Pump:

TOTAL AREA OF PROPERTY GIVEN FOR DEVELOPMENT:- 0.38 Acres (A Little More or Less) i.e., 38 Decimals (A Little More or Less) i.e., 1540.52 Sq. Mtrs. (A Little More or Less) i.e., 16,582 Sq. Ft. (A Little More or Less) *which is specifically demarcated and properly delineated as per Burdwan Municipal Plan being Memo No. 705/E/VII-4 dated 29/10/2018 bearing Enclosure No. 1501 dated 09/10/2018 extended vide Memo No. 275/E/VII-4 dated 07/05/2022 in regard to Petition No. 556 dated 08/10/2021.*

The Property is having Holding No. "57/1" of Ward No. 27, Mahalla - Keshabganj within the limit of Burdwan Municipality.

Revenue payable to the State of West Bengal through B.L & L.R.O., Burdwan- I.

Rajdeep Goswami
Advocate
Burdwan District Judges' Court