

Satakshi Dey Pal

Advocate, High Court at Calcutta

Chamber: -

10, Old Post Office Street,
Kolkata -- 700001.

Dated: - 23.07.2016

SUB: Non-Encumbrances Certificate and detailed Report on Title

Description of the property:-

ALL THAT Piece and Parcel of Land admeasuring 7 Acre 61 decimal together with structure standing thereon lying and situated at Mouza - Doharia, comprised in R.S. Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, 1362/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 734/810/1390 & 1361 R.S. Khatian no. 979, 988 P.S. Barasat North 24 Parganas (by way of purchase). ALL THAT Piece and Parcel of Land admeasuring 7 Acre 51 decimal together with structure standing thereon lying and situated at Mouza - Doharia, J.L. no. 45, Touzi no. 146, comprised in R.S. Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, 1363/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 1390 & 1361 R.S. Khatian no. 979, 988, 208, and 310, Municipality District North 24 Parganas (by way of Settlement Record). ALL THAT Piece and Parcel of Land admeasuring 22 bigha 15 Kattah 5 Chiitak 5 Square feet together with structure standing thereon lying and situated at Mouza - Doharia, J.L. no. 45, Touzi no. 146, comprised in R.S. Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, 1363/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 1390 & 1361 R.S. Khatian no. 979, 988, 208, and 310, at Holding no. 19, Mujibar Rahaman Road, P.S. Barasat presently Madhyamgram under Ward no. 15 (Old) 16 (New) within the ambit of Madhyamgram Municipality District North 24 Parganas (as per physical measurement).

Present owner of the aforesaid property:-

Ramchandani Pvt. Ltd.

Searches made:

We have caused necessary searching through Searcher with the office of the District Registrar & Additional District Sub-Registrar at Barasat and Registrar of Assurances at Kolkata for the period of 1985-2016 as is maintained and made available. That during the period of searching with the aforesaid registration offices, no adverse entries have been found in Index.

Note. Only Index - If Search has been made available in the relevant registry Office. Pending R.R. Search is not made available.

My report is as follows:-

Based upon the xerox copies of the supplied documents:-

Whereas in pursuant to the order 14.09.1993 passed by the Hon'ble High Court, Calcutta, **Learned Receiver** Dipak Deb sold, transferred and conveyed all that piece and parcel of land admeasuring 8 acres in Dag nos. 1356, 1357, 1358, 1359, 1360, 1363, 1364, 1365, 1362/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 734/810/1390, 622, 623 & 1361 unto and in favour of M/s. Ramchandani Pvt. Ltd. by a Sale deed dated 12.10.1993 and same was duly registered with the office of the Registrar of Assurances at Calcutta and recorded in Book no. I, Volume no. 357, Pages 190 to 203, Being no. 14915 for the year 1993.

Whereas one Mosammat Furni Bibi was sole and absolute owner of All That piece and parcel of land measuring an area of 27 Satak in Dag no. 1362 along with other Dags.

And Whereas said Mosammat Furni Bibi sold, transferred and conveyed the aforesaid lands unto and in favour of Amal Chandra Ghosh by a Sale Deed dated 30.03.1967 and the same was registered with the office of Sub Registrar at Barasat and recorded in Book no. I, Volume no. 60, Pages 155 to 157, Being no. 4503 for the year 1967 and thus said Amal Chandra Ghosh became the owner of the aforesaid land.

And Whereas said Amal Chandra Ghosh sold, transferred and Conveyed the aforesaid land admeasuring 27 Decimals in Dag no. 1362 unto and in favour of Bholanath Mondal by way of sale deed dated 26.11.1971 which was duly registered with the office of Sub Registrar at Barasat and recorded in Book no. I, Volume no. 74, Pages 290 to 291, being no. 6467 for the year 1971.

And whereas by a Sale Deed dated 30.3.1992 the said Bholanath Mondal sold, transferred and conveyed the said land unto and in favour of M/s. Ramchandani Pvt. Ltd. duly registered with the office of the Registrar of Assurance at Calcutta and recorded in Book no. I, Being no. 6458 for the year 1992.

And whereas in the manner aforesaid the said M/s. Ramchandani Pvt. Ltd. became the owner of all that piece and parcel of land total measuring an area of 7 Acre 61 Satak in Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, 1362/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 734/810/1390 & 1361 along with other two Dags and subsequently said Ramchandani Pvt. Ltd. sold out some portion of land situated at Dag Nos. 662 and 663 to some intending purchasers thereof by way of various registered Deeds.

And whereas said M/s. Ramchandani Pvt. Ltd. duly mutated its name in the records of settlement and the dag No.1362/1662 renumbered as dag No.1363/1662 & the dag No. 734/810/1390 renumbered as dag No.1390.

And Whereas as per settlement record, Ramchandani Pvt. Ltd. became the owner of land admeasuring 7 Acre 51 decimal in Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, 1363/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 1390 & 1361 and by virtue of physical measurement land is appeared as 22 bigha 15 Kattah 5 Chiitak 5 Square feet.

And whereas said Ramchandani Pvt. Ltd. entered into Development Agreement dated with one Master Properties Pvt. Ltd. for the purpose of developing a multi storied building on the aforesaid land and same was duly registered with the office of Additional Registrar of Assurances IV, Kolkata and recorded in Book No. I, Volume No. 1904, Pages 168600 to 168649, Being No. 4637 for the year 2016.

Certificate:

I hereby certified that the landowner Ramchandani Pvt. Ltd.'s title appears to be free from all sorts of encumbrances, charges, liabilities, liens, attachment, and acquisition and/or requisition whatsoever subject to the verification of original Title Deed/s and the above mentioned property is having absolute clear, free and marketable title.

The receipts for the relevant searches are enclosed herewith.

Satankshi Dey Pal (WB/2142/2009)
Signature of the Advocate

Encl: - Search Receipt/s.

N I W

Satakshi Dey Pal

Advocate

High Court, Calcutta.

Chamber:

10, Old Post Office Street,
Kolkata - 700001.

Dated: 18.05.2016

SUB: Non-Encumbrances Certificate and detailed Report on Title.

Description of the property:

ALL THAT Piece and Parcel of Land admeasuring 7 Acre 61 decimal together with structure standing thereon lying and situated at Mouza - Doharia, comprised in R.S. Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, 1362/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 734/810/1390 & 1361 R.S. Khatian no. 979, 988 P.S. Barasat North 24 Parganas (by way of purchase). **ALL THAT** Piece and Parcel of Land admeasuring 7 Acre 51 decimal together with structure standing thereon lying and situated at Mouza - Doharia, J.L. no. 45, Touzi no. 146, comprised in R.S. Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, 1363/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 1390 & 1361 R.S. Khatian no. 979, 988, 208, and 310, Municipality District North 24 Parganas (by way of Settlement Record). **ALL THAT** Piece and Parcel of Land admeasuring 22 bigha 15 Kattah 5 Chiitak 5 Square feet together with structure standing thereon lying and situated at Mouza - Doharia, J.L. no. 45, Touzi no. 146, comprised in R.S. Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, 1363/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 1390 & 1361 R.S. Khatian no. 979, 988, 208, and 310, at Holding no. 19, Mujibar Rahaman Road, P.S. Barasat presently Madhyamgram under Ward no. 15 (Old) 16 (New) within the ambit of Madhyamgram Municipality District North 24 Parganas (as per physical measurement).

Present owners of the aforesaid Property:

Ramchandani Pvt. Ltd.
13, Brabourne Road,
Kolkata- 700020.

Searches made:

I have caused necessary searches through searcher in the records available with the office of the District Registrar & Additional District Sub-Registrar at Barasat and Registrar of Assurances at Kolkata for the period of 2003-2016.

We have also conducted searches of Ramchandani Pvt. Ltd. with the records of Registrar of Companies, Kolkata and found charge in respect of the immovable property of the above mentioned company with Magma Housing Finance, 8, Sant Nagar, New Delhi, Pin- 110065. The inspection receipt is annexed hereto.

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My report:

Based upon the search conducted by me as aforesaid with the said various authorities and having perusal of the records pertaining to the said property i.e. the Deeds, documents and papers relating to the title thereof my report is as follows:

Whereas in pursuant to the order 14.09.1993 passed by the Hon'ble High Court, Calcutta, Learned Receiver Dipak Deb sold, transferred and conveyed all that piece and parcel of land admeasuring 8 acres in Dag nos. 1356, 1357, 1358, 1359, 1360, 1363, 1364, 1365, 1362/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 734/810/1390, 622, 623 & 1361 unto and in favour of M/s. Ramchandani Pvt. Ltd. by a Sale deed dated 12.10.1993 and same was duly registered with the office of the Registrar of Assurances at Calcutta and recorded in Book no. I, Volume no. 357, Pages 190 to 203, Being no. 14915 for the year 1993.

Whereas one Mosammat Furni Bibi was sole and absolute owner of All That piece and parcel of land measuring an area of 27 Satak in Dag no. 1362 along with other Dags.

And Whereas said Mosammat Furni Bibi sold, transferred and conveyed the aforesaid lands unto and in favour of Amal Chandra Ghosh by a Sale Deed dated 30.03.1967 and the same was registered with the office of Sub Registrar at Barasat and recorded in Book no. I, Volume no. 60, Pages 155 to 157, Being no. 4503 for the year 1967 and thus said Amal Chandra Ghosh became the owner of the aforesaid land.

And Whereas said Amal Chandra Ghosh sold, transferred and Conveyed the aforesaid land admeasuring 27 Decimals in Dag no. 1362 unto and in favour of Bholanath Mondal by way of sale deed dated 26.11.1971 which was duly registered with the office of Sub Registrar at Barasat and recorded in Book no. I, Volume no. 74, Pages 290 to 291, being no. 6467 for the year 1971.

And whereas by a Sale Deed dated 30.3.1992 the said Bholanath Mondal sold, transferred and conveyed the said land unto and in favour of M/s. Ramchandani Pvt. Ltd. duly registered with the office of the Registrar of Assurance at Calcutta and recorded in Book no. I, Being no. 6458 for the year 1992.

And whereas in the manner aforesaid the said M/s. Ramchandani Pvt. Ltd. became the owner of all that piece and parcel of land total measuring an area of 7 Acre 61 Satak in Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, 1362/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 734/810/1390 & 1361 along with other two Dags and subsequently said Ramchandani Pvt. Ltd. sold out some portion of land situated at Dag Nos. 662 and 663 to some intending purchasers thereof by way of various registered Deeds.

And whereas said M/s. Ramchandani Pvt. Ltd. duly mutated its name in the records of settlement and the dag No.1362/1662 renumbered as dag No.1363/1662 & the dag No. 734/810/1390 renumbered as dag No.1390.

And Whereas as per settlement record, Ramchandani Pvt. Ltd. became the owner of land admeasuring 7 Acre 51 decimal in Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, 1363/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 1390 & 1361 and by virtue of physical measurement land is appeared as 22 bigha 15 Kattah 5 Chitak 5 Square feet.

And whereas said Ramchandani Pvt. Ltd. entered into Development Agreement dated with one Master Properties Pvt. Ltd. for the purpose of developing a multi storied building on the aforesaid land and same was duly registered with the office of Additional Registrar of Assurances Kolkata, and recorded in Book No. 1, Being No. 4637 for the year 2015.

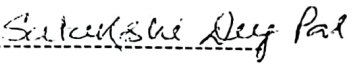
Certificate:

I certify that prima facie on perusal of photocopies of documents in respect of subject land of the owner namely, the said Ramchandani Pvt. Ltd. appears to be free from all sorts of encumbrances, charges, liabilities, liens, lis-pendenses, and attachment whatsoever subject to the verification of original/photocopy of the Title Deed/s and the above mentioned property **Subject to clearance of charges with Magma Housing Finance, 8, Sant Nagar, New Delhi, Pin- 110065.**

The receipt/s for the relevant searches is/are enclosed herewith.

Note: 1. During the period of searching with the office of the District Registrar & Sub-Registrar at Barasat and Registrar of Assurances at Kolkata, no adverse entries have been found in index.

Note: 2. Only Index - II Search has been made available in the relevant registry Office. Pending IGR Search is not made available.



(Satakshi Dey Pal)
Advocate

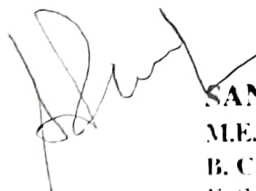
Encl: As above.

STRUCTURAL STABILITY CERTIFICATE

REF : "ORCHARD ESTATE" 19, Mujibar Rahaman Road, Doltala, Doharia,
PO - Ganganagar, PS - Madhyamgram, Kolkata - 700132, Ward - 09
Dist - North 24 Parganas,
(3L-1,2,4 #5)

I hereby certify that the erection of building Premises No.- "ORCHARD ESTATE" 19, Mujibar Rahaman Road, Doltala, Doharia, PO - Ganganagar; PS - Madhyamgram, Kolkata - 700132, Ward - 09 Dist - North 24 Parganas, has been supervised by me and has been completed on according to the plans sanctioned vide B.P. No 2092 dated 19.03.2015.

The work has been completed in accordance with the sanctioned plan and to our best satisfactions. The workmanship and all the materials (type and grade) have been used strictly in accordance with general and detailed specification. No provisions of the West Bengal Municipal Act, 1993 and the West Bengal Municipal (Building) Rules, 2006 have been violated in course of the work. The building is structurally safe and fit for use for which it has been erected/re-erected/ altered/added to.



SANJIV J. PAREKH
M.E. (STRUCT.), M.E. (CONST. ENG.),
B. C. E., FIE-(F-018202-4)
E. S. E. NO. 104 (I) K. M. C.

SANJIV J. PAREKH

Date: 29/09/2021.