

**SANCHERI MITRA**  
**Advocate**

High Court, Calcutta

**Off. & Chamber:**

9, Kiran Shankar Roy Road, 1<sup>st</sup> floor,  
Kolkata – 700 001  
Mobile: 9874168853

### REPORT ON TITLE

**Client: SARAWOGI & SANDEEP BUILDERS & DEVELOPERS LLP**

Room No. 101, Block B, 1<sup>st</sup> floor, 7 Ganpat Bagla Road,  
Kolkata – 700 007.

#### **I. DESCRIPTION OF PROPERTY:**

**ALL THAT** the piece and parcel of land admeasuring about 44(forty four) cottah 4(four) chittacks 22(twenty two) sq. ft. be the same a little more or less under CS Dag Nos. 1918, 1947, 1048, 1949, 1950 appertaining to CS Khatian No. 30 in Mouza: Kasba, being the Municipal Premises No. 12/1A Dharmatala Road, Kolkata – 700 042, District: South 24 Parganas, West Bengal.

#### **II. OWNERSHIP AND TITLE:**

##### **(PART – I)**

- 2.1.1 By a Kobala dated 29.5.1961 duly registered in the office of S.R. Alipore and recorded in Book No. I, Volume 87, Pages 90 to 98, being No. 4562 for the year 1961, one Narayan Chandra Mondal sold and conveyed **ALL THAT** land measuring 2(two) cottah 8(eight) chittacks in the portion of Dag No. 1918 under Malik Khatian No. 30, Proja Khatian No. 448, Mouza: Kasba, JL No. 13, P.S. Tollygunge District -24 Parganas being the then Municipal Premises 50/3B, Dharmatala Road, Kolkata-700042, unto and in favour of Sm. Sibani Ghosh.
- 2.1.2 The said Smt. Sibani Ghosh constructed two pucca rooms and two R.T. shed rooms upon the land at the aforesaid property with her stridhan money.
- 2.1.3 The said Sm. Sibani Ghosh by a Kobala in Bengali language and character bearing the date 18.3.1966 duly registered in the office of Sub Register of Alipore and recorded in Book No. I Volume No. 45, Pages 80 to'83, being No. 2139 for the year 1966, sold, transferred and conveyed the aforesaid property at the then Premises No. 50/3B, Dharmatala Road, P. S. Jadavpore (now Kasba), District 24 Parganas

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fully described in the Schedule therein written unto and in favour of Sm. Archana Banerjee.

- 2.1.4 The said Sm. Archana Banerjee by a Kobala in Bengali language dated 20.9.1966 duly registered in the office of the Sub Register at Alipore and recorded in Book No I, Volume No. 120, Pages 19 to 21, being No.7579 for the year 1966, sold transferred and conveyed the aforesaid property unto and in favour of Sm. Kamala Debi.
- 2.1.5 The said Sm. Kamala Debi caused to mutate her name in the records of Calcutta Municipal Corporation (Kolkata Municipal Corporation) as the owner of the aforesaid property.
- 2.1.6 The said Sm. Kamala Debi died intestate on 22/09/03 leaving her surviving her husband Banamali Acharjee, only son namely Gopal Acharya and 6(six) daughters namely Sm. Tara Paul, Sm. Pratima Bhattacharjee, Sm. Mita Chandra, Sm. Nabanita Chakraborty, Smt. Putul Das and Sm. Gouri Chakraborty, as her only legal heirs and heiresses.
- 2.1.7 The said Banamali Acharjee, Gopal Acharya, Sm. Tara Paul, Sm. Pratima Bhattacharjee, Sm. Mita Chandra, Sm. Nabanita Chakraborty, Putul Das and Sm. Gouri Chakraborty sold transferred and conveyed unto and in favour of Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha, Haradhan Ghosh, by a registered Sale Deed dated 20.1.2007 duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No. I, Pages 1 to 15, being Deed No.765 for the year 2007.
- 2.1.8 The said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha, Haradhan Ghosh, duly caused to mutate their respective names in the records of Kolkata Municipal Corporation for **ALL THAT** the piece and parcel of land measuring about 2 (two) cottah 8 (eight) chittacks with pucca and R.T. shed rooms lying and situate at the then Municipal Premises No.50/3B, Dharmatala Road, Municipal Assessee No.210671002891, P.S. - Kasba, in the town of Kolkata under C.S Dag No. 1918, C.S. Khatian No. 30, Mouza- Kasba within the limits of the Kolkata Municipal Corporation, Ward No. 67, **TOGETHER WITH** the rights over the passage common thereto.

## PART - II

- 2.2.1 By a Kobala in Bengali language and character dated 22.5.1962 duly registered in the office of Sub-Registrar, Alipore Sadar and recorded in Book No. I, Volume No. 60, Pages 192 to 197, being No. 4361 for the year 1962, one Amar Nath Das and his brother Nirode Baran Das

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purchased **ALL THAT** the piece or parcel of land measuring about 33(thirty three) decimals comprised in and being portion of C.S. Dag No. 1948 and 11(eleven) decimals comprised in and being portion of C.S. Dag No. 1949 and 9(nine) decimals comprised in and being portion of C.S. Dag No. 1950 under Khatian No. 382, Mouza Kasba, J.L. No. 13, totaling a land area of 53(fifty three) decimals corresponding to 1(one) Bigha 12(twelve) cottah 1(one) chittack 20(twenty) sq. ft. in P.S. Sader Tollygunge (now Kasba), District - 24 Parganas being the then Municipal Premises No.12/1A, Dharmatala Road within the limits of Calcutta Municipal Corporation (now Kolkata Municipal Corporation).

- 2.2.2 The said Amar Nath Das and Nirode Baran Das duly caused to mutate their respective names as the owners of the aforesaid property in the records of the then Corporation of Kolkata and constructed RT Shed structures upon the land thereat.
- 2.2.3 The said Nirode Baran Das and Amar Nath Das mutually partitioned the aforesaid property on 28/06/90 by a deed of partition registered in the office of the Registrar of Assurances, Calcutta being Deed No. 9589, Book No.1, Volume No. 359, Pages 487 to 501 for the year 1999.
- 2.2.4 By virtue of 3(three) separate registered Sale Deeds registered on 19.03.2007, said Nirode Baran Das sold transferred and conveyed unto and in favour of Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha, Haradhan Ghosh, **(i) ALL THAT** the piece or parcel of land measuring about 7(seven) cottah 8(eight) chittacks be the same more or less together with structure standing thereupon comprised in and being portion of C.S. Dag No.1948 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge (now Kasba), District - 24 Parganas being part of the then Municipal Premises No. 12/1A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta Municipal Corporation (Kolkata Municipal Corporation), by Indenture dated 19<sup>th</sup> March 2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No. I, Pages 1 to 14, being Deed No.3278 for the year 2007, **(ii) ALL THAT** the piece or parcel of land admeasuring about 7(seven) cottah 8(eight) chittacks be the same more or less together with the structure standing thereupon comprised in and being portion of C.S. Dag No.1948 under Khatian No.382, Mouza Kasba, J.L. No.13, P.S. Sader Tollygunge (now Kasba), District - 24 Parganas being part of Municipal Premises No. 12/1A, Dharmatala Road, Kolkata-700042 within the limits of

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Calcutta Municipal Corporation ((Kolkata Municipal Corporation), by another Indenture dated 19<sup>th</sup> March 2007 duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No. I Volume No. I, Pages 1 to 14, being Deed No.3282 for the year 2007, **(iii) ALL THAT** the piece or parcel of land measuring about 2(two) cottah 4(four) chittacks be the same more or less together with structures standing thereupon comprised in and being portion of C.S. Dag Nos.1948, 1949 & 1950 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District - 24 Parganas being part of the then Municipal Premises No. 12/1A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta Municipal Corporation (Kolkata Municipal Corporation), by Indenture dated 19<sup>th</sup> March 2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No. I Volume No. I, Pages 1 to 14, being Deed No.3285 for the year 2007.

2.2.5 The said Amar Nath Das sold, transferred and conveyed **ALL THAT** the piece or parcel of land measuring about 7(seven) cottah 22.5(twenty two point five) sq. ft. be the same more or less together with structure standing thereupon comprised in and being portion of C.S. Dag Nos.1948, 1949 & 1950 under Khatian No.382, Mouza Kasba, J.L. No.13, P.S. Sader Tollygunge (now Kasba), District - 24 Parganas being part of the then Municipal Premises No. 12/1A, Dharmatala Road, Kolkata-700042, within the limits of Calcutta Municipal Corporation (now Kolkata Municipal Corporation), by an Indenture dated 13<sup>th</sup> April 2007 duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No. I, Pages 1 to 14, being Deed No.5655 for the year 2007.

2.2.6 The said Amar Nath Das further sold, transferred and conveyed **ALL THAT** the piece or parcel of land measuring about 7(seven) cottah 22.5(twenty two point five) sq. ft. be the same more or less together with structure standing thereupon comprised in and being portion of C.S. Dag No.1948, 1949 & 1950 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge (now Kasba), District - 24 Parganas being part of the then Municipal Premises No. 12/1A, Dharmatala Road, Kolkata-700042, within the limits of Calcutta Municipal Corporation (now Kolkata Municipal Corporation), unto and in favour of the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh by another Indenture dated 13<sup>th</sup> April 2007 duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No. I, Pages 1 to 14, being Deed No.5656 for the year 2007.

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- 2.2.7 The said Amar Nath Das further sold, transferred and conveyed **ALL THAT** the piece or parcel of land measuring about 1(one) cottah 42.5(forty two point five) Sq. Ft. be the same more or less comprised in and portion of C.S. Dag No. 1948 & 1950 under Khatian No.382, Mouza Kasba, J.L. No.13, P.S. Sader Tollygunge (now Kasba), District - 24 Parganas being part of Municipal Premises No. 12/1A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta Municipal Corporation (Kolkata Municipal Corporation), unto and in favour of the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh, by another Indenture dated 13<sup>th</sup> April 2007 duly registered in the office of the Additional Registrar of Assurances-I and recorded in Book No 1 Volume No.1, Pages 1 to 14, being Deed No.5659 for the year 2007.
- 2.2.8 The said Amar Nath Das during his lifetime remained entitled to **ALL THAT** the piece or parcel of land measuring about 1(one) cottah 3(three) chittacks 2.5(two point five) sq. ft. be the same more or less in a portion of C.S. Dag No. 1950 under Khatian No.382, Mouza: Kasba, J.L. No.13 in P.S. Sader Tollygunge (now Kasba), District - 24 Parganas being part of the then Municipal Premises No. 12/ I A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta Municipal Corporation (now Kolkata Municipal Corporation).
- 2.2.9 The said Amar Nath Das died Intestate on 27.07.2007, leaving behind him surviving his wife Smt. Ava Rani Das, son namely Dipankar Das and 2(two) daughters namely Smt. Shipon Das and Tutun Banerjee, as his legal heirs and heiresses.
- 2.2.10 By virtue of a registered Sale Deed registered on 28.05.200, the said Smt. Ava Rani Das, Dipankar Das, Smt. Shipon Das and Smt. Tutun Banerjee jointly and collectively sold, transferred and conveyed **ALL THAT** the piece or parcel of land measuring about 1(one) cottah 3(three) chittacks 2.5 (two point five) Sq. Ft. be the same more or less together with structure standing thereupon comprised in and portion of C.S. Dag No.1950 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge (now Kasba) ,District - 24 Parganas being part of Municipal Premises No. 12/1A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta Municipal Corporation (now Kolkata Municipal Corporation), unto and in favour of the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh by an Indenture dated 28<sup>th</sup> May 2008 registered in the office of the Additional Registrar of

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Assurances-I, and recorded in Book No 1 Volume No.64, Pages 4011 to 4026, being Deed No.5628 for the year 2008.

2.2.11 The said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh duly mutated their names in the records of Kolkata Municipal Corporation for the land purchased by the aforesaid 7(seven) separate sale deeds and actually found to contain a land area of 32(thirty two) cottah 01(one) chittacks 27(twenty seven) sq. ft. with pucca and R.T. shed rooms lying and situate at the then Municipal Premises 12/1A, Dharmatolla Road, Municipal Assessee No.21-067-10-0105-9, P.S. - Kasba, in the town of Kolkata under C.S Dag No.1948, 1949 & 1950, C.S. Khatian No.382, Mouza- Kasba within the limits of the Kolkata Municipal Corporation, Ward No. 67, TOGETHER WITH the rights over the passage common thereto.

2.2.12 The said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh executed a registered Deed of Declaration dated 17<sup>th</sup> June 2016 declaring that the land area purchased by them under the aforesaid 7(seven) separate sale deeds being Nos. 05655/07, 05656/07, 05659/07, 03282/07, 03285/07, 03278/07 and deed being 05628/18 was 32(thirty two) cottah 1(one) chittacks 27(twenty seven) sq. ft. in C.S. Dag No.1948 including the tank measuring about 6(six) Cottah in C.S. Dag NO.1948 at the then premises No. 12/1A, Dharmatala Road, Ward No.67, Kolkata-700042 and the said Deed of Declaration was registered before District Sub-Registrar-III, Alipore and recorded in Book No.1, Volume No.1603-2016, Pages 89705 to 89721, being No. 160302894 for year 2016.

### PART – III

2.3.1 Kanchan Ghosh, Kamal Kanta Ghosh Kantilal Ghosh Smt. Molinbala Ghosh Smt. Dolly Ghosh, Smt. Sandhya Ghosh, Smt. Chhaya Ghosh and Smt. Maya Ghosh sold, transferred and conveyed undivided 1/ 4th share of interest of total land measuring about 16 decimals ( equivalent to 1742.25 sq. ft be the same more or less) together with structures standing thereupon comprised in and portion of C.S. Dag No. 1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge (now Kasba), District - 24 Parganas at Dharmatala Road, Kolkata-700042 within the limits of Calcutta Municipal Corporation (now Kolkata Municipal Corporation), unto and in favour of unto and in favour of the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha, and Haradhan Ghosh by Indenture dated 16<sup>th</sup> February

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2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.1, Pages 1 to 16, being Deed No.2514 for the year 2007.

- 2.3.2 One Minoti Ghosh sold, transferred and conveyed undivided 1/ 20<sup>th</sup> share of interest of total land measuring about 16(sixteen) decimals (equivalent to 348.45 sq. ft be the same more or less) together with structures standing thereupon comprised in and portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Srdar Tollygunge now Kasba, District - 24 Parganas at Dharmatala Road, Kolkata-700042 within the limits of Calcutta Municipal Corporation (Kolkata Municipal Corporation), unto and in favour of the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh of by Indenture dated 16<sup>th</sup> February 2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.1, Pages 1 to 13, being Deed No.2517 for the year 2007.
- 2.3.3 By an Indenture dated 16<sup>th</sup> February 2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No. I, Pages 1 to 15, being Deed No.2518 for the year 2007, Samir Kumar Ghosh, Swapan Ghosh, Rabindra Nath Ghosh, Smt. Rekha Ghosh, Smt. Santi Ghosh, Smt. Jayashree Chatterjee, Smt. Manjushree Hazari, Smt. Durgashree Ghosh, Smt. Purnima Ghosh, Smt. Padmashree Gope, Chittaranjan Ghosh, Raj Kumar Ghosh and Smt. Soma Ghosh sold, transferred and conveyed undivided 1/ 4<sup>th</sup> share of interest of total land measuring about 16(sixteen) decimals (equivalent to 1742.25 sq. ft.) together with structure standing thereupon comprised in CS Dag No. 1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge (now Kasba), District - 24 Parganas at Dharmatala Road, Kolkata-700042 within the limits of Calcutta Municipal Corporation (now Kolkata Municipal Corporation), unto and in favour of unto and in favour of the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh.
- 2.3.4 by an Indenture dated 16<sup>th</sup> February 2007 duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.1, Pages 1 to 17, being Deed No.2519 for the year 2007, Sudhakar Ghosh, Sasadhar Ghosh, Makhanlal Ghosh, Probhat Kumar Ghosh, Smt. Keyarani Paul ( nee Ghosh), Smt. Molina Ghosh, Smt. Malati Ghosh, Uttam Ghosh, Smt. Anupama Ghosh, Iman Ghosh, Smt. Anushree Ghosh, sold, transferred and conveyed undivided 1/ 4<sup>th</sup> share of interest of total land measuring about 16(sixteen) decimals (equivalent to 1742.25 sq. ft. be the same

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more or less) comprised in and portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J .L. No.13 in P.S. Sader Tollygunge (now Kasba), District - 24 Parganas at Dharmatala Road, Kolkata-700042 within the limits of Calcutta Municipal Corporation, unto and in favour of unto and in favour of the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh.

- 2.3.5 By Indenture dated 16<sup>th</sup> February 2007 registered in the office of the Additional Registrar of Assurances - I, and recorded in Book No 1 Volume No.I, Pages 1 to 14, being Deed No.2515 for the year 2007, Panchanan Ghosh, Pankoj Kumar Ghosh, Prosad Ghosh, Mrityunjoy Ghosh sold, transferred and conveyed undivided 1/5<sup>th</sup> share of interest of total land measuring about 16(sixteen) decimals (equivalent to 1393.8 sq.ft be the same more or less) together with structures standing thereupon comprised in and portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District - 24 Parganas at Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, unto and in favour of unto and in favour of the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh.
- 2.3.6 Due to some typographical error, 4(four) feet wide common passage in the eastern side of the property purchased by the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh under the aforesaid 5(five) deeds being Nos. 2514/07, 2515/07, 2517/07, 2518/07 and 2519/07, leading to the main road comprised in CS Dag No. 1947 under Khatian No. 263, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District 24 Parganas, meant for common use of the owners of premises Nos. 50/3B Dharmatala Road and 12/1A Dharmatala Road was omitted and not shown in the plan annexed in the aforesaid 5(five) deeds and the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh accordingly executed a Deed of Declaration dated 30<sup>th</sup> August 2016 registered before District Sub-Registrar-III, Alipore and recorded in Book No. I, Volume No.1603-2016, Pages 126345 to 126358, being No.160304176 for year 2016.
- 2.3.7 After purchasing the said property by the aforesaid (5)five separate sale deeds in respect of **ALL THAT** the total piece and parcel of land measuring about 16(sixteen) decimals equivalent to 9(nine) cottah 10(ten) chittacks 40(forty) sq. ft., be the same more or less together with strctures standing thereupon comprised in and portion of C.S. Dag No.1947 under Khatian



No.263, Mouza: Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District 24 Parganas at Dharmatala Road, Kolkata-700042, TOGETHER WITH the rights over the passage common thereto, the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh, duly caused to assess and mutate their respective names in the records of Kolkata Municipal Corporation under the then Municipal Premises No.65, Dharmatolla Road, Municipal Assessee No.2106710 14832, P.S.-Kasba, Mouza- Kasba within the limits of the Kolkata Municipal Corporation, Ward No. 67.

- 2.3.8 Thus the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh became absolute owners of **(1) ALL THAT** the piece and parcel of land measuring about 2 (two) cottah 8 (eight) chittacks with pucca and R.T. shed rooms lying and situate at Municipal Premises No.50/3B, Dharmatala Road, Municipal Assessee No. 210671002891, P.S. - Kasba, In the town of Kolkata under C.S Dag No.1918, C.S. Khatian No. 30, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward No. 67, TOGETHER WITH the rights over the passage common thereto, **(2) ALL THAT** the piece and parcel of land measuring about 1(one) Bigha 6(six) cottah 1(one) chittacks 27(twenty seven) sq. ft. comprised in C.S. Dag No.1949 & 1950 and Tank measuring about 6(six) cottah in C.S. Dag No.1948, aggregating about 1(one) bigha 12(twelve) cottah 1(one) chittacks 27(twenty seven) sq. ft. together with structures standing thereupon at the then Premises No.12/1A, Dharmatala Road, Ward No.67, Kolkata- 700042, having Assessee No.210671001059, TOGETHER WITH the rights over the passage common thereto **(3) ALL THAT** the piece and parcel of land measuring about 16(sixteen) decimals equivalent to 9(nine) cottah 10(ten) chittacks 40(forty) sq. ft. more or less be the same more or less comprised in and portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge (now Kasba), District - 24 Parganas being part of the then Municipal Premises No.65, Dharmatala Road, Kolkata-700042, TOGETHER WITH the rights over the passage common thereto.

#### (PART – IV)

- 2.4.1 The said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma and Sushil Ojha applied for and caused to amalgamate the aforesaid properties under old premises Nos. 50/3B, Dharmatala Road, 65, Dharmatala Road and 12/1A, Dharmatala Road and the Kolkata Municipal Corporation has

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assessed the aforesaid properties as a single premises No. 12/1A, Dharmatala Road, Kolkata: 700042 under Assessee No. 210671001059, containing a total physical land area of 44 (four) cottah 04(four) chittaks 22(twenty two) sq. ft. be the same a little more or less including the tank and the common passage comprised in C.S Dag No.1918,1947,1048,1949,1950, C.S. Khatian No. 30, Mouza- Kasba within the limits of the Kolkata Municipal Corporation, Ward No. 67 (hereinafter referred to as the "**Entire Property**").

- 2.4.2 By and under a Deed of Conveyance dated 18<sup>th</sup> July 2018 registered with the office of the Additional District Sub Registrar Sealdah, the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha have sold and transferred their aggregate four-fifth (4/5<sup>th</sup>) share and interest in the said Entire Property unto and in favour of M/s Candid Merchants Private Limited at and for the consideration mentioned therein.
- 2.4.3 The said Haradhan Ghosh remains to hold one-fifth (1/5<sup>th</sup>) share and interest in the said Entire Property.
- 2.4.4 By and under an Agreement dated 22<sup>nd</sup> September 2018 registered with the office of the ADSR Sealdah and recorded in Book No. I, Volume No. 1606-2018, Pages 141830 to 141876, being No. 160604303 for the year 2018, the said Candid Merchants Private Limited engaged and entrusted Saraogi & Sandeep Builders & Developers LLP for development of the said Entire Property under the terms recorded therein.
- 2.4.5 By and under an Agreement dated 18<sup>th</sup> June 2019 registered with the office of the DSR – III, Alipore and recorded in Book No. I, Volume No. 1603-2019, Pages 61164 to 61221, being No. 160301928 for the year 2019, the said Haradhan Ghosh also engaged and entrusted the said Saraogi & Sandeep Builders & Developers LLP for development of the said Entire Property under the terms recorded therein.
- 2.4.6 The said Entire Property is lying mutated in the name of the said Candid Merchants Private Limited and Haradhan Ghosh in the records of the Kolkata Municipal Corporation.

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### **III. CONCLUSION:**

This is to confirm that in pursuance of the aforesaid, the said Saraogi & Sandeep Builders & Developers LLP is holding the said Entire Property for the purpose of development and commercial exploitation thereof and the said Entire Property is free from all encumbrances and mortgages based upon the upon perusal of the copies of the deeds and documents provided by the said Saraogi & Sandeep Builders & Developers LLP and the searches conducted in the following concerned registration offices for the period from 1985 to 2021 and courts:-

- (i) The Registrar of Assurances, Kolkata
- (ii) District Registrar, Alipore
- (iii) ADSR, Sealdah
- (iv) Civil Judge(Sr. Division), Alipore
- (v) Civil Judge (Jr. Division), Alipore
- (vi) Website of the Kolkata Municipal Corporation

Dated this 30th day of Nov . , 2021.

  
(ADVOCATE)