

TAPAJIT ROY
ADVOCATE
Alipore Police Court,
Near Bengal Lock – Up,
Kolkata-700027.

RESIDENCE AND CHAMBER AT:
SANTI PALACE, 2053, Brahmapur, Third Floor,
Ram Krishna Pally, Police Station Bansdrani,
Kolkata – 700096.
Mob: + 91 9830882206.
Email: advocatetapajitroy@gmail.com.

Date: 20.01.2022.

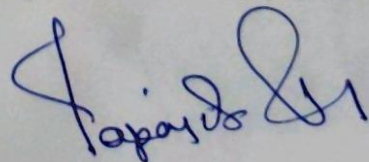
TO WHOM IT MAY CONCERN

NO ENCUMBRANCES CERTIFICATE AND DETAIL
REPORT ON TITLE

RE : ALL THAT the piece and parcel of land measuring about 05 (Five) Cottahs, lying and situate within the District: South 24 Parganas, Police Station Behala, Additional District Sub Registrar at Behala, District Sub registrar at Alipore, J.L. No.9, Mouza Punja Sahapur, appertaining to C.S. Khatian No.232, comprising C.S. Dag Nos. 349 and 350, within the limits of the Kolkata Municipal Corporation, within the limits of the Kolkata Municipal Corporation, Ward No. 117 and being known and numbered as the KMC Premises No.24, Roy Bahadur Road, Kolkata – 700053 and being assessed under the Assessee No. 41-117-11-0140-6.

THE PRESENT OWNER : SRI DEVELOPERS, a Partnership Firm, having its Place of Business at 241, Roy Bahadur Road, Post Office New Alipore, Police Station Behala, Kolkata-700053, District: South 24-Parganas and being represented by it's Partners namely (1) SRI RANBIR KUMAR SAH, son of Ganga Prasad Sah and residing at 27/61/1, S.N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata – 700038, District: South 24 Parganas AND (2) SRI INDER KUMAR SADHWANI, son of Late Sirumal Sadhwani and residing at 3, Hari Das Dawn Road, Post Office New Alipore, Police Station Behala, Kolkata – 700053, District: South 24 Parganas.

I have caused necessary searches through my deputed clerk, at the respective Offices of the A.D.S.R. at Behala, D.S.R. at Alipore and R.A. Kolkata, in respect of Premises No. 24, Roy Bahadur Road and also in respect of Mouza Punja Sahapur, Dag nos. 349 and 350, from 1991 to till date and also inspected necessary papers and



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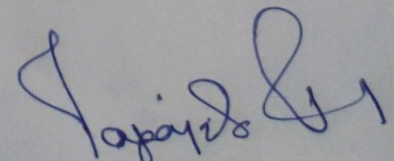
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documents related with the property as captioned above. On the basis such search and inspection I furnish my report on title as follows:

WHEREAS one Kailash Prasad Chowdhury (son of Late Radha Kanta Chowdhury) was the C.S. recorded owner of ALL THAT the piece and parcel of land measuring about 05 (Five) Cottahs, lying and situate within the District: South 24 Parganas, Police Station Behala, Additional District Sub Registrar at Behala, District Sub registrar at Alipore, J.L. No.9, Mouza Punja Sahapur, appertaining to C.S. Khatian No.232, comprising C.S. Dag Nos. 349 and 350, within the limits of the then South Suburban Municipality now Kolkata Municipal Corporation and well seized, possessed and sufficiently entitled to the Said Property without any disturbances and / or hindrances from any corner and free from all encumbrances.

During his sole and absolute ownership and peaceful possession and enjoyment of the said property, the said Kailash Prasad Chowdhury, on receipt of a fair consideration amount, sold and / or conveyed ALL THAT the above mentioned Property to and in favour of one Smt. Rajani Tandon (wife of Satpal Tandon), by virtue of execution and registration of the Deed of Sale dated 06.04.1971, which was duly registered at the Office of the District Sub Registrar, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 40, from 200 to 203 Pages and being Deed No. 01438 for the year 1971.

On and from the date of purchase of the said property, the said Smt. Rajani Tandon became the sole and absolute Owner and Possessor of the above mentioned Property and thereby started to possess and enjoy the same solely and absolutely and without any disturbance and/ or hindrance from anybody and thereby mutated her name in the books and records of the Kolkata Municipal Corporation under Ward No. 117 and the said Property has started to be known and numbered as the KMC



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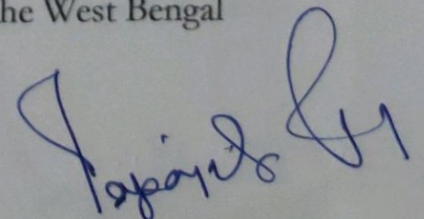
Premises No. 24, Roy Bahadur Road, Kolkata 700053 and thereby assessed under the Assessee No. 41-117-11-0140-6 and thereby started to pay its taxes, rents and other payables to the Concerned Authorities regularly.

During her sole and absolute ownership and peaceful possession and enjoyment of the said property, the said Smt. Rajani Tandon, on receipt of a fair consideration amount, sold and / or conveyed ALL THAT the above mentioned Property to and in favour of one M/s. Trilok Light Engineering Private Limited, by virtue of execution and registration of the Deed of Sale dated 24.09.1987, which was duly registered at the Office of the Registrar of Assurances, Kolkata and recorded in Book No. I, Volume No. 259, from 57 to 70 Pages and being Deed No. 10104 for the year 1987.

AND WHEREAS during it's sole and absolute ownership and enjoyment of the above mentioned property, it has been reflected from the said Deed that some error and / or omissions have been made and for the same, the said Smt. Rajani Tandon and M/s. Trilok Light Engineering Private Limited, jointly rectified those discrepancies and for the same executed a Deed of Declaration on 26.02.1988, which was duly registered at the Office of the District Registrar at Alipore and recorded in Deed No. 2279 for the year 1988.

AND WHEREAS in pursuance of the said Deed of Sale and Deed of Declaration, the said M/s. Trilok Light Engineering Private Limited started to possess and enjoy the peaceful possession and enjoyment of the said Property and without any disturbances and / or hindrances from any corner.

AND WHEREAS the said M/s. Trilok Light Engineering Private Limited mortgaged the said Property before the Competent Authority of the West Bengal



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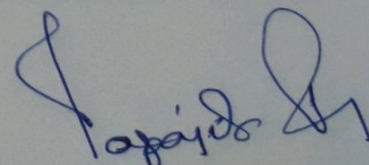
Financial Corporation for a lump sum amount for better running of its business. However, in due course of time, the said M/s. Trilok Light Engineering Private Limited failed to repay the Principal amount along with interest to the Concerned Bank within the stipulated period of time and failed to comply with the terms and conditions of the said security documents.

Hence, the said West Bengal Financial Corporation, served notice to the said M/s. Trilok Light Engineering Private Limited on 05.10.1993 as last opportunity to liquidate the said Loan amount but the said M/s. Trilok Light Engineering Private Limited remained in default of making payment.

Thereafter, on 10.02.1997, the said West Bengal Financial Corporation took over the physical possession of the said Property and after getting the clear and marketable title of the said Property, the said West Bengal Financial Corporation had published the Public Notices on various newspapers for inviting offers from the intending purchasers.

AND WHEREAS the said West Bengal Financial Corporation after taking over the physical possession of the Said Property had published Public Notices on various News Papers on several dates for inviting offers from the intending Purchasers to purchase the Said Property in consideration of reasonable price and in response of one of those Public Notices Smt. Inderpal Kaur, wife of Amarjit Singh Thethi, the Vendor herein, made an offer to West Bengal Financial Corporation and express her willingness to purchase the Said Property through a Letter dated 19.08.1999.

AND WHEREAS the said West Bengal Financial Corporation accepted her offer and was agreed to sell the said Property to her and accordingly she paid the total



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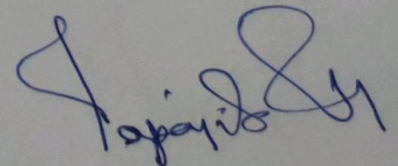
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Consideration amount to West Bengal Financial Corporation and took over the Possession on 08.10.1999 and subsequently the West Bengal Financial Corporation, on receipt of a fair consideration amount, sold and/or transferred the Said Property, to and in favour of one Smt. Inderpaul Kaur, by virtue of a registered Deed of Sale dated 13th December, 2004, duly registered at the office of the Additional of Assurances – I, Calcutta and recorded in Book No. I, Volume No. I, from 1 to 19 Pages, and being Deed No. 05362, for the year 2005.

On and from the date of purchase of the said property, the said Inderpaul Kaur became the sole and absolute Owner and Possessor of the said Property and thereby started to possess and enjoy the same solely and absolutely and without any disturbance and/ or hindrance from anybody.

AND WHEREAS during her sole and absolute ownership and enjoyment of the above mentioned property, the said Inderpaul Kaur, on receipt of a fair consideration amount, sold and / or conveyed ALL THAT the above mentioned Property to and in favour of one SRI DEVELOPERS, a Partnership Firm, being represented by its Partners namely Sri Ranbir Kumar Sah and Inder Kumar Sadhwani (the Owner / Vendor herein named), by virtue of execution and registration of the Deed of Sale dated 11.05.2022, which was duly registered at the Office of the Additional Registrar of Assurances - I, Kolkata and recorded in Book No. I, Volume No. 1901-2022, from 228915 to 228945 Pages and being Deed No. 190104293 for the year 2022.

AND WHEREAS the Owner / Vendor herein named have also mutated its name in the books and records of the Kolkata Municipal Corporation under Ward No. 117 and the said Property has continued to be known and numbered as the KMC Premises No. 24, Roy Bahadur Road, Kolkata 700053 and the said Property has been



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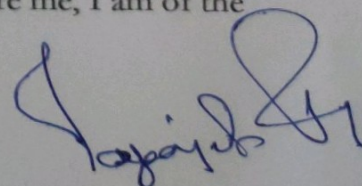
assessed under Assessee No. 41-117-11-0140-6 and thereby started to pay its taxes, rents and other payables to the Concerned Authority regularly.

Subsequently, for the purpose of better use & utilization of the property, the Owner / Vendor herein-named has decided to Develop the property by raising a Multistoried building thereon and thereafter with his initiation and investment, a Building Plan was prepared by a Competent Engineer and the same was submitted before the Competent Authority of the Kolkata Municipal Corporation and after proper compliance of all the provisions of various Acts & Rules of the Municipal Corporation, the said Building Plan has been sanctioned by the Competent Authorities of The Kolkata Municipal Corporation vide Building Permit No. 2023130199 dated 08.01.2024, for raising a G + IV storied building.

Thereafter, the said SRI DEVELOPERS, being represented by its Partners namely Sri Ranbir Kumar Sah and Inder Kumar Sadhwani, has deputed various Technical Persons, Masons and Labours for the purpose of construction of the said proposed G + IV storied building and in due course of time, the entire Project has been completed in all respect.

At the time of searching the respective Registry office, I found the above mentioned entries in the respective offices.

Hence, on the basis of the available record of the respective registry offices and after perusing the papers and documents which are produced before me, I am of the



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opinion that the property as captioned above is good and marketable title and is otherwise free from all encumbrances.

Search Receipt being nos. 3196 dated
18.01.2022, 1563 dated 19.01.2022,
1564 dated 19.01.2022, 3198 dated
18.01.2022, 3970 dated 19.01.2022,
3971 dated 19.01.2022, 1561 dated
19.01.2022 and 1562 dated
19.01.2022 is attached herewith.

Tapajit Roy
Advocate.

Form No. 1557

[New Rule Form No. 20 (Appendix-I)]

No. REGN O 788836

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Number of application..... 3286

..... 12/11/22

from..... R. P. S.

Amount of copy of Deed No.....

Registered in Book No.....

No..... Page.....

year—

..... 12-1-05 office.....

Fee under Article..... 2 n Roy Bahadur P1

G (a).....

G (b).....

Charge for preparing map or plan.....

Stamp paper (value).....

Cartridge paper..... sheets.....

..... 207

..... Registrar of.....

Vest Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN AA 063163

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 1563
2. Date of application 19/11/22
3. Search for the year (s) 1991-05
4. Name of office to which the record to be searched or inspected relates P. Rajpur & Sr. Bahda
5. Name of person or property to be searched 24 Raj Bahadur
6. Nature of document RT
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 11
8. From whom received R. pal
9. Fees paid under Article 34/
- ☐ (1) (i)
- ☐ (2) (ii)
- ☐ (2)



Kolkata-56

No. REGN AA 063164

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 1564
- 2. Date of application 19/11/22
- 3. Search for the year (s) 1991-05
- 4. Name of office to which the record to be searched or inspected relates DR Dipu + DR Behala
- 5. Name of person or property to be searched Ganja Lake pur
- 3. Nature of document M-1
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 209-249, 350
Forwarded to D.S.P. P.S. Behala
For searching from P. Pal
- 8. From whom received
- 9. Fees paid under Article 241
- (1) (i)
- (2) (ii)
- (2)



Form No. 1557

[New Rule Form No. 20 (Appendix-I)]

No. REGN O 788838

Receipt for Fees for Copy under Application for Inspection

Dated

Number of application..... 3098

From..... 18.11.22

Number of copy of Deed No..... 2-24

in Book No..... 9

Forwarded to D.S.R. / A.D.S.R. ✓

Page.....

For searching fee.....

Office..... 192105

under Article..... 20

of Junior Sahasra

preparing map or plan.....

(value).....

per..... sheets.....

Registrar of..... 20

a-700 015.

West Bengal Form No. 1557

[New Rule Form No. 20 (Appendix-I)]

No. REGN *Q* 789171

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application..... 3971

Date..... 12/11/22

Received from..... P. Chakravarty

On account of copy of Deed No..... 11

Registered in Book No..... 1

Volume No..... Page.....

For the year—

Of the 7006-22 office..... P.M.

Copying fee under Article..... 24, Roy Bahadur P1

G (a)..... P. Chakravarty

G (b).....

Copying for preparing map or plan.....

Stamp paper (value).....

Cartridge paper..... sheets

12 1 —
Registrar of.....

S.B.P., Calcutta-700 015.

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN AA 063161

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 1561
2. Date of application 19/11/22
3. Search for the year (s) 2006-2022
4. Name of office to which the record to be searched or inspected relates
DR & Lipna MR Behala
5. Name of person or property to be searched
m- Priso Satapur
6. Nature of document
202-349, 350
7. Particulars of record to be inspected (year, number, book, volume and page in
the case of registered document)
PS- Behala
11
8. From whom received
Pritam Chakraborty
9. Fees paid under Article — 36/-
F (1) (i)
F (2) (ii)
F (2)



No. REGN AA 063162

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 1562
- 2. Date of application..... 19/11/22
- 3. Search for the year (s)..... 2006 - 2022
- 4. Name of office to which the record to be searched or inspected relates.....
DRA Cipmut SA Bahale
- 5. Name of person or property to be searched.....
MC-24, Ro. 7 Bahadur
- 6. Nature of document.....
RD.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
PS Bahale
- 8. From whom received.....
Pritam Chakraborty
- 9. Fees paid under Article — 36/
- F (1) (i)
- F (2) (ii)
- F (2)

