

Ref.No. :

Date: 30/11/2023

NO ENCUMBRANCES SEARCH CERTIFICATE AND
DETAILED REPORT ON TITLE

Ref :- **All That** pieces and parcels of Bastu land measuring about **7.02 acre (7 acre 02 decimal)** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 situated at mouza- Rishra, J.L. No- 27, under L.R. Dag No- 9169 under L.R. Khatian No- 22161, 22185, 22200 and 22201 **together with** existing housing building known as **"B"** Compound under present holding no 103/3, S.C. Aown Road, (previous Holding No- 103/3, G.T. Road) under ward no 13 within the jurisdiction of Rishra Municipality; within A.D.S.R.O. Serampore

Present owner of the Landed Property : (1) OFFLIX E-MARKETING LLP, a LIMITED LIABILITY PARTNERSHIP FIRM, and having PAN: AAGFO4050Q a Limited Liability



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Partnership firm and having its registered office at 86B/2,
Topsia Road, Gajraj chambers, 3rd Floor, Room 3D, P.S. Topsia,
Kolkata-700046.

**(2) PADMAWATI INFRAREALTY PRIVATE LIMITED (PAN :
AAMCS5249N)** formerly known as SRI VISHNU AWAS
PRIVATE LIMITED a company incorporated under the
Companies Act 1956 and having its Head Office at 1 R.N.
Mukherjee Road, P.S. Hare Street, Kolkata – 700001.

(3) FLORIN NIRMAN PVT. LTD (PAN : AACCF0199G) a
company incorporated under the Companies Act 1956 and
having its Head Office at 32, Jawaharlal Nehru Road, 3rd Floor,
P.S. Shakespeare Sarani, Kolkata 700071.

I have caused necessary search the on line records of
Additional District Sub Registry office at Serampore, for the



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period from **2005 to 2023** (up to date) and have inspected

all other relevant documents in respect of the aforesaid property

WHEREAS All That pieces and parcels of Bastu land measuring about **7.02 acre (7 acre 02 decimal)** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 situated at mouza- Rishra, J.L. No- 27, under L.R. Dag No- 9169 under L.R. Khatian No- 22161, 22185, 22200 and 22201 **together with** existing housing building known as **"B"** Compound under present holding no 103/3, S.C. Aown Road, (previous Holding No- 103/3, G.T. Road) under ward no 13 within the jurisdiction of Rishra Municipality; within A.D.S.R.O. Serampore hereinafter referred as the **"SAID PROPERTY"**



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AND WHEREAS aforesaid property along with other properties

was originally belong to **ICI India Limited** (formerly known as Indian Explosives Limited or IEL Limited or Alkali and Chemical Corporation of India Limited w.e.f. 01.10.1982 Alkali and Chemical Corporation of India Limited was amalgamated with the **Indian Explosives Limited**) and they purchased the aforesaid properties by virtue of several Deeds of Conveyance being No.853 for the year 1950, Deed No.4559 for the year 1957, Deed No.3157 for the year 1960, Deed No.199 for the year 1962, Deed No.4745 for the year 1962, Deed No.4748 for the year 1962, Deed No.4808 for the year 1962 all registered at the office of the Registrar of Assurances Calcutta and Deed **Being** No.5050 for the year 1961 duly registered at the office of the Sub-Registrar Serampore, Hooghly and Deed **being** No.1575 for the year 1961 registered at the office of the Registrar of



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Assurances Calcutta and Deed **being** No.4178 for the year 1967

registered at the office of the Sub-Registrar Serampore, Hooghly.

AND WHEREAS by a Deed of Conveyance dated 29.10.2007 registered at the office of the A.D.S.R. Serampore, Hooghly and recorded in Book No.I, CD Volume No.7, pages: 13829- 13845 being No.06539 for the year 2007 made between **ICI India Limited**, therein described as the Vendor, the said **ICI India Limited**, sold, transferred and conveyed unto and in favour of **M/S. PMC Rubber Chemicals India Private Limited**, therein described as the Purchaser **All That** pieces and parcels of land measuring about **9.769 acre** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28, B2,


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revenue survey No.1757 being Holding No.103/3, G.T. Road

(West), Rishra, Ward No.15 under Rishra Municipality, P.S.

Rishra, District- Hooghly ;

AND WHEREAS thus the said **M/S. PMC Rubber Chemicals India Private Limited** became absolute Owner of **All That** pieces and parcels of land measuring about **9.769 acre** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28, B2, revenue survey No.1757 being Holding No.103/3, G.T. Road (West), Rishra, Ward No.15 under Rishra Municipality, P.S. Rishra, District- Hooghly ;

AND WHEREAS by a Deed of Conveyance dated 26th day of August, 2012 registered at the office of the A.R.A.-III Kolkata being No.0364 for the year 2012 made between **M/S. PMC Rubber Chemicals India Private Limited**, therein described as the Vendor, the said **M/S. PMC Rubber Chemicals India**


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Private Limited, sold, transferred and conveyed unto and in favour of **(1) M/s. Sri Vishnu Awas Private Limited, (2) Shagun Barter Private Limited, (3) NU Heights Agency Private Limited** and **(4) Florin Nirman Pvt. Ltd.**, therein collectively called as the Purchasers **All That** pieces and parcels of bastu land measuring about **7.02 acre (7 acre 02 decimal)** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 being part of Holding No.103/3, G.T. Road (West), Rishra-712248, Ward No.15 under Rishra Municipality, P.S. Rishra, A.D.S.R. Office, District- Hooghly **together with** existing housing building known as "B" Compound

AND WHEREAS by virtue of the said Deed of Conveyance dated 26th day of August, 2012 the said **(1) M/s. Sri Vishnu Awas Private Limited, (2) Shagun Barter Private Limited, (3) NU**


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Heights Agency Private Limited and (4) Florin Nirman Pvt.

Ltd., became absolute joint Owners **All That** pieces and parcels of bastu land measuring about **7.02 acre (7 acre 02 decimal)** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 being part of old Holding No.103/3, G.T. Road (West), Rishra-712248, Ward No.15 under Rishra Municipality, P.S. Rishra, A.D.S.R. Office, District- Hooghly **together with** existing housing building known as **"B"** Compound and later on they mutated the aforesaid property under new holding no 103/3, S.C. Aown Road, (previous Holding No- 103/3, G.T. Road) under ward no 13 within the jurisdiction of Rishra Municipality;

AND WHEREAS SHAGUN BARTER PRIVATE LIMITED **has been** changed to **PADMAWATI REALCON PRIVATE LIMITED** in the records of Ministry of Corporate Affairs with effect from



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10/09/2013 and M/S. SRI VISHNU AWAS PRIVATE LIMITED

has been changed to **PADMAWATI INFRA REALTY PRIVATE LIMITED** in the records of Ministry of Corporate Affairs with effect from 06/09/2013 ;

AND WHEREAS by virtue of the aforesaid Deed of Conveyance dated 26th August, 2012 **NU HEIGHTS AGENCY PRIVATE LIMITED** become the undivided 25% share of **7.02 Acre** Bastu land i,e measuring about **1.755 acre** (25% undivided share of 7.02 acre) more or less lying and situate at Mouza-Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 being part of holding no 103/3, S.C. Aown Road, under ward no 13 within the jurisdiction of Rishra Municipality, P.S. Rishra A.D.S.R. Office, District- Hooghly **together with** existing housing building known as **"B"** Compound ;



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AND WHEREAS by virtue of the aforesaid Deed of Conveyance

dated 26th August, 2012 **PADMAWATI REALCON PRIVATE**

LIMITED formerly known as SHAGUN BARTER PRIVATE

LIMITED become the undivided 25% share of **7.02 Acre**

Bastu land i,e measuring about **1.755 acre** (25% undivided

share of 7.02 acre) more or less lying and situate at Mouza-

Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue

survey No.1757 being part of holding no 103/3, S.C. Aown

Road, under ward no 13 within the jurisdiction of Rishra

Municipality, P.S. Rishra A.D.S.R. Office, District- Hooghly

together with existing housing building known as **"B"**

Compound.

AND WHEREAS being the 25% undivided owner of the

aforesaid 7.02 Acre land aforesaid **NU HEIGHTS AGENCY**

PRIVATE LIMITED sold their entire share i.e. undivided 25%


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to **OFFLIX E-MARKETING LLP** by virtue of a Deed of Conveyance Being No- 060200900 for the year of 2019 duly registered at the office of District Sub Registrar -II, Chinsurah, Hooghly and another co-sharer aforesaid **PADMAWATI REALCON PRIVATE LIMITED** formerly known as SHAGUN BARTER PRIVATE LIMITED being the 25% undivided owner of the aforesaid 7.02 Acre land, sold their entire share i.e, undivided 25% to **OFFLIX E-MARKETING LLP** by virtue of a Deed of Conveyance Being No- 060200898 for the year of 2019 duly registered at the office of District Sub Registrar -II, Chinsurah, Hooghly and by virtue of the aforesaid two Deed of conveyance **OFFLIX E-MARKETING LLP** has become the 50% undivided share holder of the entire 7.02 Acre of land and **PADMAWATI INFRA REALTY PRIVATE LIMITED** formerly known as SRI VISHNU AWAS PRIVATE LIMITED is the owner



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of undivided 25% of the entire land i.e, 7.02 Acre and rest of the
25% of the undivided share of the entire land remain to **Florin
Nirman Pvt. Ltd.**

AND WHEREAS being the 25% undivided owner of the
aforesaid property **Florin Nirman Pvt. Ltd.** Mutated its name
in the LR records under L.R. Khatian No- 22161 and also
mutated its name in the assessment records of Rishra
Municipality under present Holding No- 103/3, S.C. Aown
Road, under ward no 13 within the jurisdiction of Rishra
Municipality

AND WHEREAS being the 25% undivided owner of the
aforesaid property **PADMAWATI INFRA REALTY PRIVATE
LIMITED.** Mutated its name in the LR records under L.R.
Khatian No- 22185 and also mutated its name in the
assessment records of Rishra Municipality under present



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Holding No- 103/3, S.C. Aown Road, under ward no 13 within
the jurisdiction of Rishra Municipality

AND WHEREAS being the 50% undivided owner of the
aforesaid property **OFFLIX E-MARKETING LLP** Mutated its
name in the LR records under L.R. Khatian No- 22200 & 22201
and also mutated its name in the assessment records of Rishra
Municipality under present Holding No- 103/3, S.C. Aown
Road, under ward no 13 within the jurisdiction of Rishra
Municipality

**That during my search I didn't find any transaction of
transfer by the present owner in respect of the aforesaid
property except the aforesaid Deed.**

I hereby certify that the aforesaid property is free form all
sorts of encumbrances, lines, charges, liabilities, and



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lispendants attachment of any kind what so ever as per available record from the above concerned Registry offices and the aforesaid property has an absolute free and marketable title.

I also hereby certify that the aforesaid property is not subjected to any restriction of urban land ceiling and Regulation act 1976 and the same is not under any claim of K.M.D.A. and the K.I.T. and to any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.



AYAN PAKRASI
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