

Dated: 15.12.2022

To
HONEYBIRD HEIGHTS LLP
304, Chandan Niketan,
52A, Shakespeare Sarani
Kolkata - 700017.

Non Encumbrances Certificate & Detailed Report on Title

Schedule of the Property: ALL THAT messuages tenements hereditaments structures out-houses sheds and premises together with the piece and parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing an area of 40.535 Cottahs more or less (on survey and actual measurement found to contain an area of 2 Bigha 1 Cottah 1 Chittack and 13 square feet more or less) situate lying at and being Premises No. 17, Pagladanga Road, Police Station Pragati Maidan (formerly Tiljala), Kolkata- 700105 within Ward No. 57 of Kolkata Municipal Corporation, in the District of South 24 Parganas.

Present Owners of the said Property: A Talukdar & Co. Fertilisers Pvt. Ltd.

Place and period of searching: Necessary searches have been conducted at:

- (i) The Office of Dist. Sub Registrar Alipore, Additional District Sub-Registrar Sealdah and Registrar of Assurances Kolkata for the period 2008 to 2022.
- (ii) Index - II of the above Premises No. 17, Pagladanga Road, P.S. Tangra, Premises No. 17, Pagladanga Road, P.S. - Topsia under Kolkata Municipal Corporation, Area - 40.535 kathas.
- (iii) The Court of the Ld. Civil Judge (Jn. Div.), Sealdah in respect of any Title Suit from the year 2011 to 2022 in the name of, A Talukdar & Co. Pvt. Ltd.
- (iv) The Court of the Ld. Civil Judge (Sr. Div.), Sealdah in respect of any Title Suit from the year 2011 to 2022 in the name of, A Talukdar & Co. Pvt. Ltd.

My report is as follows: I have perused and considered the copies of the relevant documents pertaining to the above premises and my report is as follows:

- (i) THAT one Kachi Lal Gorey, Paritosh Gorey and Madan Lal Gorey and Santosh Gorey (since deceased) were the full and absolute owners of

Sanjukta Ray
Advocate

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

Premises No. 17, Pagladanga Road, Police Station Pragati Maidan (formerly Tiljala), Kolkata- 700105 within Ward No. 57 of Kolkata Municipal Corporation, in the District of South 24 Parganas.

- (ii) The said Santosh Gorey, a Hindu died intestate on 23rd August 1970 leaving him surviving his two sons namely Manik Lal Gorey and Ratan Lal Gorey and two daughters namely Milan Biswas and Labanya Kundu as his only heirs, heiresses, legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the Premises No. 17, Pagladanga Road, Police Station Pragati Maidan (formerly Tiljala), Kolkata- 700105 within Ward No. 57 of Kolkata Municipal Corporation, in the District of South 24 Parganas, absolutely.
- (iii) By a sale deed dated 26th March 1974 and registered with District Sub-Registrar, Alipore in Book Volume No. 56 Pages 74 to 82 Being No. 1838 for the year 1974, the said Kachilal Gorey, Paritosh Gorey, Madan Gorey, Manik Gorey and Ratan Gorey and two daughters namely Milan Biswas and Labanya Kundu for the consideration therein mentioned sold conveyed and transferred unto and to the Owner herein A Talukdar & Co. Fertilisers Pvt. Ltd. All That Premises No. 17, Pagladanga Road, Police Station Pragati Maidan (formerly Tiljala), Kolkata- 700105 within Ward No. 57 of Kolkata Municipal Corporation, in the District of South 24 Parganas.
- (iv) The Project Land has been assessed as Premises No. 17 Pagladanga Road in the records of the Kolkata Municipal Corporation and the Owner A Talukdar & Co. Pvt. Ltd. has got its name mutated in such records in respect of the said property.

From the available records from the searches made in the Registry Offices being Dist. Sub Registrar Alipore, Additional District Sub-Registrar Sealdah and Registrar of Assurances Kolkata for the period 2008 to 2022, I have found the following Deeds:

- (i) Deed of Declaration No. I-160600178 for the year 2021 in the Office of the ADSR Sealdah (with regard to 66.00458334 Decimal equivalent to 2 Bigha 2 sq.ft.) dated 14.01.2021.
- (ii) Deed of Declaration No. I-160603618 for the year 2021 in the Office of the ADSR Sealdah (with regard to 66.00458334 Decimal equivalent to 2 Bigha 2 sq.ft.) dated 16.09.2021.
- (iii) Gift Deed No. I-160603620 for the year 2021 in the Office of the ADSR Sealdah (Gift in favour Govt./Local Bodies with regard to 1.68451255 decimals equivalent to 1 cottah 15.06 sq.ft) dated 16.09.2021.

Sanjukta Ray
Advocate

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- (iv) Gift Deed No. I-160603621 for the year 2021 in the Office of the ADSR Sealdah (Gift in favour Govt./Local Bodies with regard to 0.84166044 decimals equivalent to 1 chittak 7.27 sq.ft) dated 16.09.2021.
- (v) Gift Deed No. I-160603619 for the year 2021 in the Office of the ADSR Sealdah (Gift in favour Govt./Local Bodies with regard to 1.40653343 decimals equivalent to 13 chittaks 28.76 sq.ft) dated 16.09.2021.
- (vi) General Power of Attorney in the name of Anshul Himatsingka being Deed No.I-160300028 for the year 2021 in the Office of the DSR-III, Alipore dated 05.01.2021.
- (vii) Sale deed No. I-160310944 in the Office of the DSR-III, Alipore dated 02.11.2021 against the name of Anshul Himatsingka.
- (viii) Development Agreement Construction No. I-190305733 for the year 2021 in the Office of the ARA-III, Kolkata (with regard to 66.88275000 decimals equivalent to 40.535 cottah, Area of structure 15779 sq.ft.) dated 13.07.2021.
- (ix) Development Power of Attorney No. I-190304733 for the year 2021 in the Office of the ARA-III, Kolkata (with regard to 66.88275000 decimals equivalent to 40.535 cottah, Area of structure 15779 sq.ft.) dated 19.04.2021.

From the court search in the Court of the Civil Judge (Jr. Div.), Sealdah in respect of any Title Suit from the year 2011 to 2022 in the name of, A Talukdar & Co. Fertilisers Pvt. Ltd. and the Court of Civil Judge (Sr. Div.), Sealdah in respect of any Title Suit from the year 2011 to 2022 in the name of A Talukdar & Co. Fertilisers Pvt. Ltd., it appears that there are no Title Suits pending in the name of, A Talukdar & Co. Fertilisers Pvt. Ltd.

Opinion: On the basis of the searches made and the copies of documents produced before me, I hereby certify that the abovementioned property in the name of A Talukdar & Co. Fertilisers Pvt. Ltd. is as such free from all sorts of encumbrances, charges, liabilities, liens, lispensens of any kind whatsoever and the said property is clear, free and marketable. Please verify the original/certified copy of the Sale deed No. 1838 of 1974, Volume No. 56, Page 74 – 82 registered at the office of the District Sub-registrar, Alipore by which the above property has been purchased by the land owner.

Sanjukta Ray
Advocate

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CHAMBER:
11, Old Post Office Street,
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Kolkata - 700001.

Following receipts are enclosed:

- (1) Search Receipts from Dist. Sub Registrar Alipore, Additional District Sub-Registrar Sealdah and Registrar of Assurances Kolkata for the period from 2008 to 2022.
- (2) Court Search receipts in the name of A Talukdar & Co. Fertilisers Pvt. Ltd. from the Court of the Civil Judge (Jr. Div.), Sealdah in respect of pendency of any Title Suit from the year 2011 to 2022 and the Court of Civil Judge (Sr. Div.), Sealdah in respect of pendency of any Title Suit from the year 2011 to 2022.

Encl: As above.

Yours faithfully,
Sanjukta Ray
Sanjukta Ray
Advocate.

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 24-11-2022

Serial No of Application	1603011378/2022	Search No	1603011378/2022
Search for the Years	From 2008 To 2022	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Topsia, , Premises: 17, Road: Pagladanga Road		
From whom Received	S RAY		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 14/-	

Search Result: No Record Found



(Mr Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 24-11-2022

Serial No of Application	1603011379/2022	Search No	1603011379/2022
Search for the Years	From 2008 To 2022	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Tangra, , Premises: 17, Road: Pagladanga Road		
From whom Received	S RAY		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 14 /-	

Search Result: No Record Found



(Mr Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

Government of West Bengal
Office of the SEALDAH (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 24-11-2022

Serial No of Application 1606006031/2022 **Search No** 1606006031/2022
Search for the Years From 2008 To 2022 **Record Available** From 06/11/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Topsia, , Premises: 17, Road: Pagladanga Road
From whom Received S Ray
Fees Paid under Articles F1(i) 2/- F1(ii) 14/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Topsia, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 17, Road: Pagladanga Road, , Ward: 057	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian: 00000/00	Area of Land: 66.00458334 decimal (2 Bigha,2 Sqft)
Deed Details :		Deed No: I-160600178/2021, Query No: 16062000071003/2021, Serial No: 1606000187/2021, Page: 10000 - 10015, Date of Registration: 14/01/2021, Date of Completion: 14/01/2021,		
2	District: South 24-Parganas, PS; Topsia, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 17, Road: Pagladanga Road, , Ward: 057	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian: 00000/00	Area of Land: 66.00458334 decimal (2 Bigha,2 Sqft)
Deed Details :		Deed No: I-160603618/2021, Query No: 16062001787818/2021, Serial No: 1606003760/2021, Page: 148225 - 148240, Date of Registration: 16/09/2021, Date of Completion: 20/09/2021,		
3	District: South 24-Parganas, PS; Topsia, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 17, Road: Pagladanga Road, , Ward: 057	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: Khatian: 00000/00	Area of Land: 1.68451255 decimal (1 Katha,15.06 Sqft)
Deed Details :		Deed No: I-160603620/2021, Query No: 16063001799570/2021, Serial No: 1606003759/2021, Page: 148157 - 148173, Date of Registration: 16/09/2021, Date of Completion: 20/09/2021,		
4	District: South 24-Parganas, PS; Topsia, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 17, Road: Pagladanga Road, , Ward: 057	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: Khatian: 00000/00	Area of Land: 0.84166044 decimal (8 Chatak,7.27 Sqft)
Deed Details :		Deed No: I-160603621/2021, Query No: 16063001799722/2021, Serial No: 1606003757/2021, Page: 148191 - 148207, Date of Registration: 16/09/2021, Date of Completion: 20/09/2021,		
5	District: South 24-Parganas, PS; Topsia, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 17, Road: Pagladanga Road, , Ward: 057	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: Khatian: 00000/00	Area of Land: 1.40653343 decimal (13 Chatak,28.76 Sqft)
Deed Details :		Deed No: I-160603619/2021, Query No: 16063001799865/2021, Serial No: 1606003762/2021, Page: 148208 - 148224, Date of Registration: 16/09/2021, Date of Completion: 20/09/2021,		



(Mr Amitava Ghosal)
A.D.S.R. SEALDAH

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
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Date of Application: 25-11-2022

Serial No of Application 1603011487/2022 **Search No** 1603011487/2022
Search for the Years From 2008 To 2022 **Record Available** From 15/01/2003 onwards
Name of Person to be Searched First Name : ANSHUL Last Name : HIMATSINGKA, First Name (Father/Mother/Husband/Company): HARISH KUMAR
From whom Received S ROY
Fees Paid under Articles F1(i) 2/- F1(ii) 14/-

Search Result:

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	ANSHUL HIMATSINGKA Son of Shri Harish Kumar Himatsingka District: South 24-Parganas, PS: Gariahat, Pin: 700019, State: West Bengal,, Country: India,	Status: Attorney Transaction: [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties Deed Registered in: D.S.R. - III SOUTH 24-PARGANAS	Deed No: I-160300028/2021 Query No: 16032001797843/2020 Serial No: 1603000026/2021 Page No: 5374 to 5389 Date of Registration: 05/01/2021 Date of Completion: 08/01/2021
2	ANSHUL HIMATSINGKA District: South 24-Parganas, PS: Bullygunge, Pin: 700019, State: West Bengal,, Country: India,	Status: Representative (Buyer) Transaction: [0101] Sale, Sale Document Deed Registered in: D.S.R. - III SOUTH 24-PARGANAS	Deed No: I-160310944/2021 Query No: 16032002165866/2021 Serial No: 1603010940/2021 Page No: 368939 to 369009 Date of Registration: 02/11/2021 Date of Completion: 09/12/2021



(Mr Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

Government of West Bengal
Office of the SEALDAH (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 24-11-2022

Serial No of Application	1606006030/2022	Search No	1606006030/2022
Search for the Years	From 2008 To 2022	Record Available	From 06/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Tangra, , Premises: 17, Road: Pagladanga Road		
From whom Received	S Ray		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 14/-	

Search Result: No Record Found



(Mr Amitava Ghosal)
A.D.S.R. SEALDAH
OFFICE OF THE A.D.S.R. SEALDAH

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 26-11-2022

Serial No of Application	1901028879/2022	Search No	1901028879/2022
Search for the Years	From 2008 To 2022	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Topsia, , Premises: 17, Road: Pagladanga Road		
From whom Received	R Manna		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 14/-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 26-11-2022

Serial No of Application	1901028880/2022	Search No	1901028880/2022
Search for the Years	From 2008 To 2022	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Tangra, , Premises: 17, Road: Pagladanga Road		
From whom Received	R Manna		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 14 /-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 29-11-2022

Serial No of Application 1903026871/2022 **Search No** 1903026871/2022
Search for the Years From 2019 To 2022 **Record Available** From 01/01/1900 onwards
Property to be Searched District: South 24-Parganas, PS: Tangra, , Premises: 17, Road: Pagladanga Road
From whom Received R MANNA
Fees Paid under Articles F1(i) 2/- F1(ii) 3/-


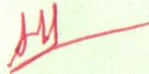
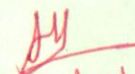
Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Tangra, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 17, Road: Pagladanga Road, , Ward: 057	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian: 00000/00	Area of Land: 66.88275000 decimal (40.535 Katha) Area of Structure: 15779 Sq Ft
Deed Details :		Deed No: I-190305733/2021, Query No: 19032001022929/2021, Serial No: 1903006375/2021, Page: 257885 - 257951, Date of Registration: 13/07/2021, Date of Completion: 27/07/2021,		
2	District: South 24-Parganas, PS; Tangra, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 17, Road: Pagladanga Road, , Ward: 057	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: Khatian: 00000/00	Area of Land: 66.88275000 decimal (40.535 Katha) Area of Structure: 15779 Sq Ft
Deed Details :		Deed No: I-190304733/2022, Query No: 19038001167436/2022, Serial No: 1903005031/2022, Page: 300200 - 300222, Date of Registration: 19/04/2022, Date of Completion: 30/04/2022,		

(Mr Samar Kumar Pramanick)
A.R.A. - III KOLKATA
OFFICE OF THE A.R.A. - III KOLKATA


ARA-III

HIGH COURT FORM NO. (M) 55 Civil I (H) 30 (Criminal)
APPLICATION FOR INFORMATION

Serial No. & Date 1	Name & residence of the Applicant 2	Name of the information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	Remarks 6
<p>1589 24/11/22</p> <p>15</p> 	<p>S. Ray Advocate,</p>	<p>In the Court of C.J. and civil judge Sr, District at Sealdah whether any Title Suit filed against - A. Talukdar & Co Fertilisers Pvt. Ltd. P.O. - 17 Pagladanga. P.S. - Taparia Kal - 0105 An - 2011-2012</p>	<p>24/11/22</p>		<p>No Such <u>T.S.</u> has been filed in this court against the person mentioned in the application during the period of <u>2011</u> to <u>fill date</u> As I found from the case information system</p> <p> 24/11/22</p>



HIGH COURT FORM NO. (M) 55 Civil I (H) 30 (Criminal)
APPLICATION FOR INFORMATION

Serial No. & Date 1	Name & residence of the Applicant 2	Name of the information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	Remarks 6
	<p>S. Ray Advocate.</p> 	<p>In the Court of the Civil Judge 00, Dintian at Sealdah Whether any Title suit filed against A. talukdar & Co Fertilisers Pvt. Ltd Pre-No-17 Paghadanga Road. P.S. - Tapsia Kolkata - 70005 fr - 20/12-2022</p>	<p>01.12.2022</p>	<p>BY ORDER Sheristadar Civil Judge 00 Divisional Addl. Court 01.12.2022</p>	<p>As per C.I.S, no Title Suit has been filed in the Ad Court from 10th May 2018 till date.</p>

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