

Atanu Mukherjee

Advocate (LL.B)
Burdwan Judges Court
Mobile No : 9732563170

Residence cum Chamber

Galsi,(Dharmorajtala),P.O &P.S- Galsi
Dist- Purba Bardhaman,Pin.-713406
E-Mail : *adv.atanumukherjee@gmail.com*

To

Date- 07/02/2024

Poddar Projects Limited

having its registered office at
18 Rabindra Sarani, Police Station Bowbazar,
Kolkata 700001

REFERENCE-

Title Search report of Properties situated at Mouza- Kamnara, J.L No 49, Under LR Khatia no 3659 within Burdwan Police Station, LR Plot No 1920 area 7.20 acre, LR Plot no 1920/2133 area 1.280 acre, LR Plot no 1920/2180 area 9.810 acre, LR Plot no 1920/2200 area 1.80 acre Classification – Upanagari AND Properties situated at Mouza- Mirjapur, J.L No 66, Under LR Khatian No 8087 within Burdwan Police Station, LR Plot No 447 area 6.080 acre, LR Plot no 448 area 1.310 acre, Classification –Upanagari

DOCUMENTS PERUSE -

1. Original Registered Deed of Lease being no 020304614 dated 18/06/2019 in the name of **Poddar Projects Limited**
2. Original Unregistered Agreement dated 08/03/2006 between **Burdwan Development Authority and Poddar Projects Limited**
3. Copy of Gazette Notification dated 27/07/2005 by order of Governor vide Burdwan No 25.L.A/19/IV/2/2004 dated 26/07/2005 Published on Kolkata Gazette
4. Certified Copy of LR Parcha under LR Khatian no 3659 of mouza Kamnara, J.L No 49 within Burdwan Police Station in the name of Burdwan Development Authority reflected as Lessee **Poddar Projects Limited**
5. Certified Copy of LR Parcha under LR Khatian no 8087 of mouza Mirjapur, J.L No 66 within Burdwan Police Station in the name of Burdwan Development Authority reflected as Lessee **Poddar Projects Limited**
6. Original Two Conversion Certificate issued by District Land & Land Reforms Officer Purba Bardhaman in the name of **Burdwan Development Authority**
7. Original Panchayet tax dated 31/03/2023 in the name of **Poddar Projects Limited**

Atanu Mukherjee

ATANU MUKHERJEE
Advocate

Dist. Judges' Court
Purba Bardhaman

Encl. No.-WB/913/2009

7/2/2024

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-CHAIN OF TITLE-

That the Landed properties measuring an area of 76.36 acre of land of Mouza-Kamnara, J.L NO 49 & Mouza Mirjapur, J.L No 66 owned & possessed by The Burdwan Development Authority ,a statutory Authority formed under the West Bengal Town and Country(Planning and Development) Act 1979 .More Over Burdwan No- 25L.A /19/IV/02/2004 Notification of Kolkata Gazette published on 27/07/2005 Government acquisition the land under the relevant Provision of West Bengal Land Acquisition Act 1984 , the notification under Section 4 of the West Bengal Land Acquisition Act 1984.

That Burdwan Development Authority had intended to undertake a project for development of a Mini Township under name and style of Upantika and Burdwan Development Authority enter into a Mow Agreement with Poddar Projects Limited on 08/03/2006 for the Purpose of development of projects on the terms and conditions as mentioned in the aforesaid Agreement.

Thereafter for avoiding legal complication, subsequently said Burdwan Development Authority lease out the aforesaid properties in question in favour of Poddar Projects Pvt Ltd as the Lessee Registered Deed of Lease being No 020304614 for the Year 2019 for initial of the Head lease will be of 99 Years and to renew the same for non residential the period of 30 years for non residential & 99 years or unexpired period of lease which is earlier for residential use & give full right and liberty at its own costs and expenses to inter alia erect, build, complete or caused to be constructed erected, built and complete buildings/structures and infrastructure like roads etc for satellite Township subject to approval of BDA & others terms & conditions as mentioned in the aforesaid registered Lease Deed. Accordingly Poddar Poddar Projects Pvt Ltd acquired good, valid leasehold rights of the above referred properties as mentioned above. The name of Burdwan Development Authority reflected as Lessee **Poddar Projects Limited** has been duly recorded in LR Record of Rights under LR Kh No 3659 of mouza Kamnara, & LR Khatian no 8087 of mouza Mirjapur, which has been finally be framed and published under the relevant provision of law and binding upon all the person .

Atanu Mukherjee

ATANU MUKHERJEE

Advocate
Dist. Judges' Court
Purba Bardhaman
Enrl. No.-WB/913/2008

7/2/2024

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Burdwan Judges Court
Mobile No : 9732563170

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E-Mail : *adv.atanumukherjee@gmail.com*

CONDUCT OF SEARCH-

I confirm having made a search in the Land/Revenue records from BL&LRO Burdwan-I. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) Office(s), Revenue Records, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse.

That I have made a through searching at ADSR Burdwan, DSR Burdwan from the year 1992 to 2024 & from the record of the Civil Judge Senior Division Court Burdwan on and from 2013 to 2024 of the said property and found that the above mentioned said properties is free from encumbrances, charges, liens. No Court case involved within that period.

Encl-

1. Encumbrance Slip vide SI No 0201003957/2024, 0201003955/2024, 0201003954/2024, 0201003952/2024, 0201003961/2024, 0201003959/2024, dated 06/02/2024, ADSR Burdwan from the Year 1992 to 2024.
2. Encumbrance Slip vide SI No 0201003962/2024, 0201003960/2024, 0201003958/2024, 0201003956/2024, 0201003964/2024 & 0201003966/2024 dated 06/02/2024, DSR Burdwan from the Year 1992 to 2024
3. Court Searching from the Year 2013 to 2024 before Civil Judge Senior Division at Burdwan Court Vide No 3131 to 3142 dated 06/02/2024 & Vide No 3014 to 3025 dated 06/02/2024
4. ROC SEARCH in the name of Poddar Projects Limited

Place Burdwan


Date - 7/2/2024

Atanu Mukherjee
Signature of the Advocate

ATANU MUKHERJEE 7/2/2024
Advocate
Dist. Judges' Court
Purba Bardhaman
Encl. No.-WB/513/2008

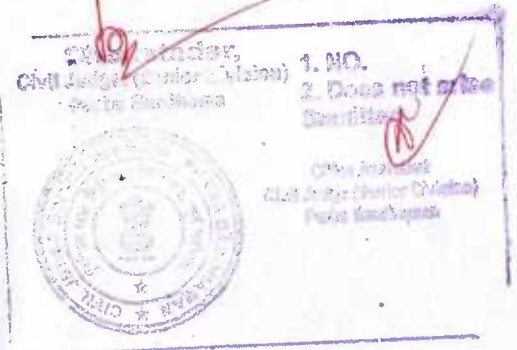
**High Court Form No. (M) 55 Civil (M) 30
Criminal Application For Information**

30/1/20
30/2/5

Serial No. & Date	Name & residence applicant		Date on which information is to be ready	Signature of receiving the application	Remarks
	<p>Atanu Mukherjee Advocate Burdwan Court</p>	<p>In the Court of Civil Judge Senior Division Court at Burdwan</p> <p>1. Whether any Title Suit in the name of Burdwan Development Authority a statutory authority of Government of West Bengal having its office at Kachari Road P.O & P.S_ Burdwan, Dist- Purba Bardhaman & Poddar Projects Limited a company incorporated under Company Act 1956 having its office at 18 Rabindra Sarani, Kolkata-1 represented by its authorized signatory Ashok Kumar Saraf S/o Madan Lal Saraf residing at 336 canal street Kolkata-48 in connection with LR Plot no 447 & 448 under Khatian No- 8087 of Mouja- Mirjapur, J.L No 66 P.S Burdwan, Dist- Purba Bardhaman, West Bengal for the Year. <u>2024</u></p> <p>1. If so, case no is required ?</p>	<p align="center">06 FEB 2024</p>		




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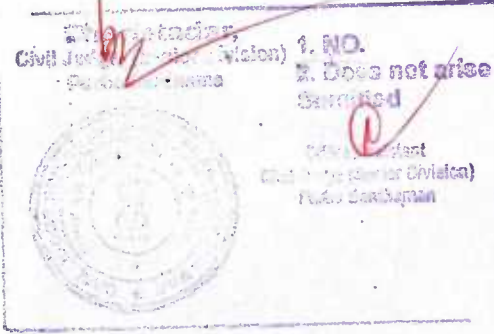


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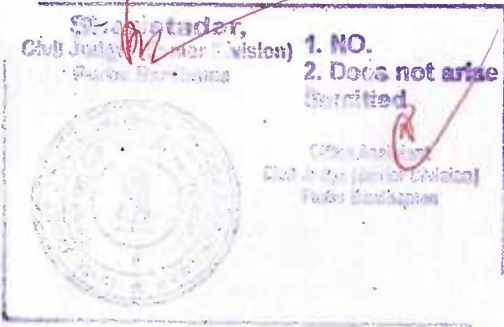


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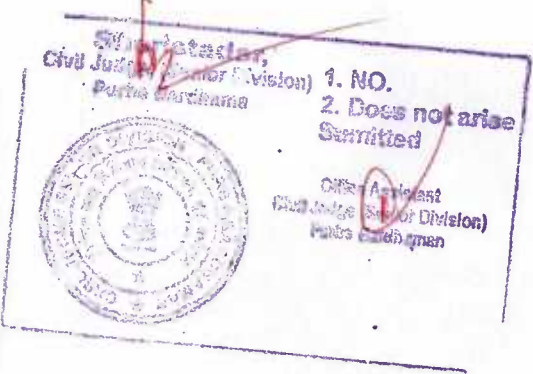


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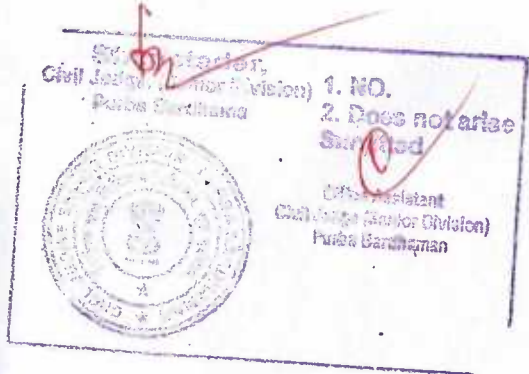


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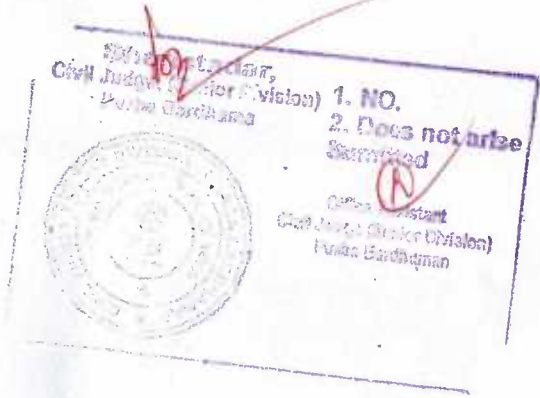


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169

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

Date of Application: 06-02-2024

Serial No of Application	0201003964/2024	Search No	0201003964/2024
Search for the Years	From 1992 To 2024	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Mirjapur, Plot No: LR- 00448		
From whom Received	Atanu Mukherjee		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan



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

Date of Application: 06-02-2024

Serial No of Application	0201003966/2024	Search No	0201003966/2024
Search for the Years	From 1992 To 2024	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Mirjapur, Plot No: LR- 00447		
From whom Received	Atanu Mukherjee		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan



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

Date of Application: 06-02-2024

Serial No of Application	0201003961/2024	Search No	0201003961/2024
Search for the Years	From 1992 To 2024	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Mirjapur, Plot No: LR- 00447		
From whom Received	Atanu Mukherjee		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan



ADSR
Please supply Searching Book
No.

D.S.R.-I, Purba Bardhaman

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

Date of Application: 06-02-2024

Serial No of Application	0201003959/2024	Search No	0201003959/2024
Search for the Years	From 1992 To 2024	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Mirjapur, Plot No: LR- 00448		
From whom Received	Atanu Mukherjee		
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Search Result: No Record Found

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan




ADSR
Please Supply Searching Book
from.....to.....

DSR-I, Purba Bardhaman

**High Court Form No. (M) 55 Civil (M) 30
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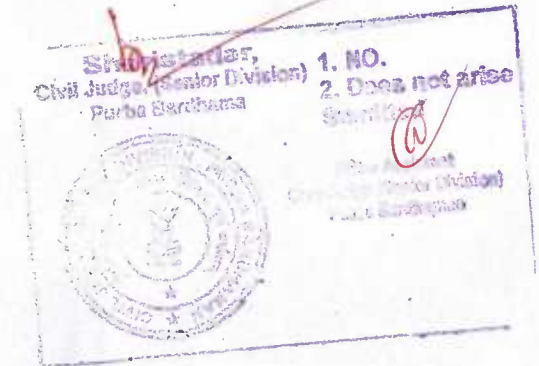
313/70
3142

Serial No. & Date	Name & residence applicant		Date on which information is to be ready	Signature of receiving the application	Remarks
	<p>Atanu Mukherjee Advocate Burdwan Court</p>	<p>In the Court of Civil Judge Senior Division Court at Burdwan</p> <p>1. Whether any Title Suit in the name of Burdwan Development Authority a statutory authority of Government of West Bengal having its office at Kachari Road P.O & P.S_ Burdwan, Dist- Purba Bardhaman & Poddar Projects Limited a company incorporated under Company Act 1956 having its office at 18 Rabindra Sarani, Kolkata-1 represented by its authorized signatory Ashok Kumar Saraf S/o Madan Lal Saraf residing at 336 canal street Kolkata-48 in connection with LR Plot no 1920, 1920/2133, 1920/2180 & 1920/2200 under Khatian No-3659 of Mouja-Kamnara, J.L No 49 P.S Burdwan, Dist- Purba Bardhaman, West Bengal for the Year. <u>2024</u></p> <p>1. If so, case no is required ?</p>	<p>06 FEB 2024</p>		<p align="center">  </p>




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**High Court Form No. (M) 55 Civil (M) 30
Criminal Application For Information**

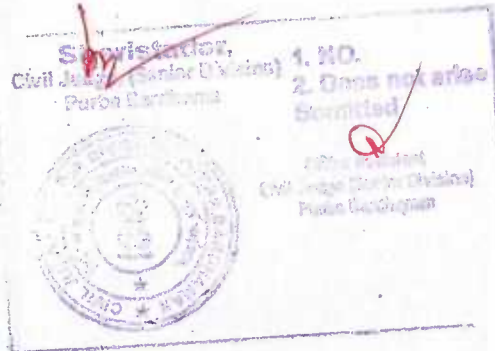
Serial No. & Date	Name & residence applicant		Date on which information is to be ready	Signature of receiving the application	Remarks
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**High Court Form No. (M) 55 Civil (M) 30
Criminal Application For Information**

Serial No. & Date	Name & residence applicant		Date on which information is to be ready	Signature of receiving the application	Remarks
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**High Court Form No. (M) 55 Civil (M) 30
Criminal Application For Information**

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Criminal Application For Information**

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Criminal Application For Information**

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	<p>Atanu Mukherjee Advocate Burdwan Court</p>	<p>In the Court of Civil Judge Senior Division Court at Burdwan</p> <p>1. Whether any Title Suit in the name of Burdwan Development Authority a statutory authority of Government of West Bengal having its office at Kachari Road P.O & P.S_ Burdwan, Dist- Purba Bardhaman & Poddar Projects Limited a company incorporated under Company Act 1956 having its office at 18 Rabindra Sarani, Kolkata-1 represented by its authorized signatory Ashok Kumar Saraf S/o Madan Lal Saraf residing at 336 canal street Kolkata-48 in connection with LR Plot no 1920, 1920/2133, 1920/2180 & 1920/2200 under Khatian No-3659 of Mouja-Kamnara, J.L. No 49 P.S Burdwan, Dist- Purba Bardhaman, West Bengal for the Year...<u>2018</u></p> <p>1. If so, case no is required ?</p>	<p align="center">06 FEB 2024</p>		<div data-bbox="1680 734 2184 1069" data-label="Text"> <p align="center">Shri Poddar, Civil Judge, (Senior Division) Purba Bardhaman</p> <p align="center">1. NO. 2. Does not arise Searched</p> <p align="center">Office Assistant Civil Judge (Senior Division) Purba Bardhaman</p>  </div>

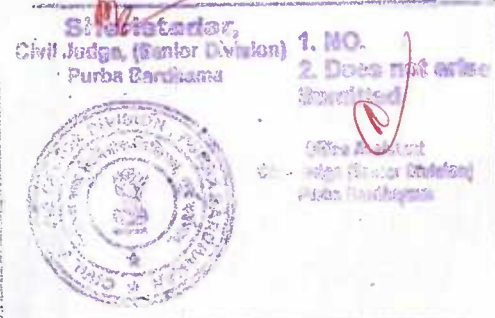


**High Court Form No. (M) 55 Civil (M) 30
Criminal Application For Information**

Serial No. & Date	Name & residence applicant		Date on which information is to be ready	Signature of receiving the application	Remarks
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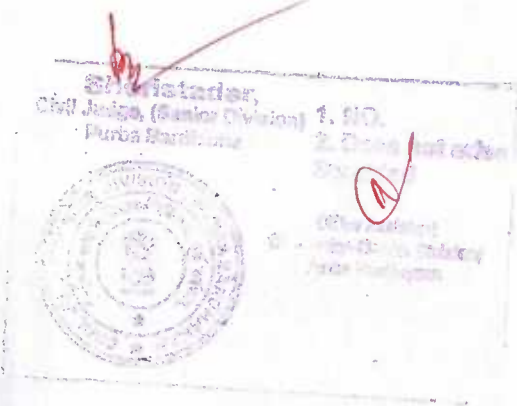


**High Court Form No. (M) 55 Civil (M) 30
Criminal Application For Information**

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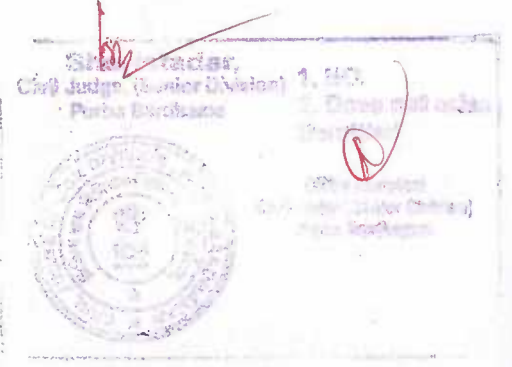


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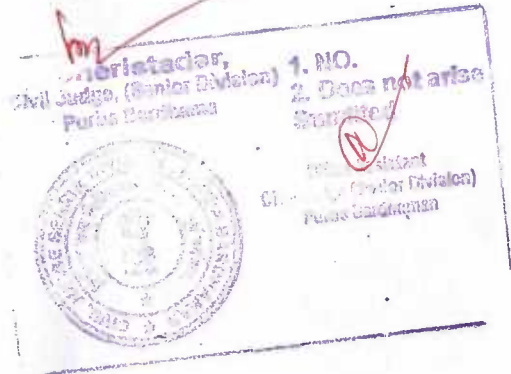


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Government of West Bengal
Office of the Purba Burdwan (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 06-02-2024

Serial No of Application	0201003957/2024	Search No	0201003957/2024
Search for the Years	From 1992 To 2024	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Kamnara, Plot No: LR- 01920		
From whom Received	Atanu Mukherjee		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 28 /-	

Search Result: No Record Found

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan

ADSR
Please Supply Searching Book
from..... to



D.S.R. - I Purba Bardhaman

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

Date of Application: 06-02-2024

Serial No of Application	0201003955/2024	Search No	0201003955/2024
Search for the Years	From 1992 To 2024	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Kamnara, Plot No: LR- 01920 / 02133		
From whom Received	Atanu Mukherjee		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan



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

Date of Application: 06-02-2024

Serial No of Application	0201003954/2024	Search No	0201003954/2024
Search for the Years	From 1992 To 2024	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Kamnara, Plot No: LR- 01920 / 02180		
From whom Received	Atanu Mukherjee		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 28 /-	

Search Result: No Record Found

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan



ADSR
Please Supply Searching Book
from.....to.....

DSR-I, Purba Bardhaman

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

Date of Application: 06-02-2024

Serial No of Application	0201003952/2024	Search No	0201003952/2024
Search for the Years	From 1992 To 2024	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Kamnara, Plot No: LR- 01920 / 02200		
From whom Received	Atanu Mukherjee		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan



AOSR
Please Supply Searching Book
from.....10.....
DSR-I, Purba Bardhaman

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

Date of Application: 06-02-2024

Serial No of Application	0201003962/2024	Search No	0201003962/2024
Search for the Years	From 1992 To 2024	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Kamnara, Plot No: LR- 01920		
From whom Received	Atanu Mukherjee		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan



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

Date of Application: 06-02-2024

Serial No of Application	0201003960/2024	Search No	0201003960/2024
Search for the Years	From 1992 To 2024	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Kamnara, Plot No: LR- 01920 / 02133		
From whom Received	Atanu Mukherjee		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	
Search Result:	No Record Found		

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan



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

Date of Application: 06-02-2024

Serial No of Application	0201003958/2024	Search No	0201003958/2024
Search for the Years	From 1992 To 2024	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Kamnara, Plot No: LR- 01920 / 02180		
From whom Received	Atanu Mukherjee		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan



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

Date of Application: 06-02-2024

Serial No of Application	0201003956/2024	Search No	0201003956/2024
Search for the Years	From 1992 To 2024	Record Available	From 26/12/2008 onwards
Property to be Searched	District: Purba Bardhaman, PS: Barddhaman, Mouza: Kamnara, Plot No: LR- 01920 / 02200		
From whom Received	Alanu Mukherjee		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28 /-	
Search Result:	No Record Found		

(Mr Ujjwal Majumdar)
D.S.R. - I Purba Burdwan
OFFICE OF THE D.S.R. - I Purba Burdwan



Ministry Of Corporate Affairs

Date : 04-01-2024 9:36:36 am

Company Information

CIN	L51909WB1963PLC025750
Company Name	PODDAR PROJECTS LTD
ROC Name	ROC Kolkata
Registration Number	025750
Date of Incorporation	05/02/1963
Email Id	poddarprojects.roc@gmail.com
Registered Address	PODDAR COURT18 RABINDRA SARANI, KOLKATA, West Bengal, India, 700001
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	Yes
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Public
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	3,50,00,000
Paid up Capital (Rs)	2,97,34,540
Date of last AGM	30/09/2023
Date of Balance Sheet	31/03/2023
Company Status	Active

Jurisdiction	
ROC (name and office)	ROC Kolkata
RD (name and Region)	RD, Eastern Region

Index of Charges

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	AA3250363	100748920	THE FEDERAL BANK LTD	23/05/2023	-	-	36,25,000	18, RABINDRA SARANI,kolkata, Kolkata, West Bengal, India, 700001	No	-
2	R85635514	10416245	LIC HOUSING FINANCE LIMITED	09/03/2013	-	30/12/2020	5,00,00,000	HINDUSTHAN BUILDINGS (GROUND FLOOR),4, C.R.AVENUE, KOLKATA, West Bengal, India, 700072	No	-

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
3	G01875970	10083558	STATE BANK OF INDIA	29/12/2007	-	28/03/2016	10,00,00,000	COMMERCIAL BRANCH, KOLKATA,24, PARK STREET,KOLKATA, West Bengal, India, 700016	No	-
4	Y10358074	90250437	MAGMA LEASING LTD.	20/02/2001	-	-	47,69,532	MAGMA HOUSE,24; PARK STREET,CALCUTTA, West Bengal, India, 700016	No	-

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	07929219	JUGALKISHORE AGRAWAL	Whole-time director	01/04/2018	-	Yes
2	AEIPJ0984N	AJIT KUMAR JAIN	Company Secretary	15/07/2018	-	Yes
3	09177362	SAHELI PAL	Director	20/05/2022	-	Yes
4	01598304	ARUN KUMAR PODDAR	Director	15/07/2018	-	Yes
5	01958837	PRADIP GHOSH	Director	15/03/2019	-	Yes