

# **AMITAVA ROY**

(Advocate)

**ALIPORE POLICE & CIVIL COURT,  
KOLKATA-700027.**

Date 09.03.20

## **NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE**

Ref.: An area of land admeasuring 15 Cottahas 7 Chattaks and 6 Sq. ft. apporx situated in Mouza No. Rajpur J.L.No. 55 Touzi No. 251 Dag No. 89 & 89/1125 Khatian No. 718 P.S. Sonarpur Under S.R.O. Sonarpur Now holding No. 165, Dr. B.C. Roy Road of Rajpur Sonarpur Municipality in the District of South 24 Parganas, Pin Code- 700151.

Present owner of the said plot: **M/S VINDHYA PROJECTS PVT. LTD., M/S VINDHYA PROPERTIES & MANAGEMENT PVT. LTD. & M/S ABHISHEK VYAPAR PVT. LTD.** all of regd. Office at 12B, Raja Basanta Roy Road, Kolkata - 700026 & corp. office at 40/1, Prince Anwar Shah Road, Kolkata - 700033, represented by the Directors of all the companies namely **Mr. Ravi Shankar Agarwal.**

I have caused necessary searches in the Sub Registry Office at Sonarpur for the period from , District Registry Office at Alipore and A.D.S.R. Sonarur for the period from 2011 to 2023 and also R.A. Kolkata for the period from 2011 to 2023 and have inspected the settlement Records, BLRO Mutation and all other relevant documents in respect of the aforesaid Property.

### **My Report is as follows:**

One Debendra Narayan Das, Dijendra Narayan Das And Lokendra Narayan Das since deceased were the absolute and recorded joint owners of ALL THAT piece and parcel of the land measuring 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in J.L. No.55, Touzi No.251, R.S. Khatian No. 718, R.S. Dag No.89/1125 and 89, P.S. Sonarpur, Sub - Registry Office Sonarpur, Dist. 24 Parganas South within the limits of Rajpur Sonarpur municipality Ward No.26.

**AND WHEREAS** while in such possession and occupation of the abovementioned land, the said Lokendra Narayan Das died intestate leaving behind his widow Smt. Aloklata Das, three sons namely Prabir Kumar Das and Pronab Kumar Das and Promod Kumar Das and two married daughters namely Smt. Sipra Das, Smt. Archana Mondal as his legal heirs and successors who inherit the share of Lokendra Narayan Das since deceased and thus Smt. Aloklata Das, Prabir Kumar Das, Pronab Kumar Das, Promod Kumar Das, Smt. Sipra Das and Smt. Archana Mondal became the joint owners in respect of the share of Lokendra Narayan Das since deceased and were seized and possessed of jointly with Debendra Narayan Das and Dijendra Narayan Das in the abovementioned land .

**AMITAVA ROY**

(Advocate)

**ALIPORE POLICE & CIVIL COURT,  
KOLKATA-700027.**

Date 9.3.23

**AND WHEREAS** by a deed of conveyance in vernacular dated 04.06.1993 the said Debendra Narayan Das and Dijendra Narayan Das, Smt. Aloklata Das, Prabir Kumar Das, Pronab Kumar Das, Promod Kumar Das, Smt. Sipra Das and Smt. Archana Mondal sold, transferred conveyed a part of the entire property measuring 3 cottah 2 chittack 8 sq. ft. in favour of one Sukhoranjan Das registered in the office of the Sub - Registry Office at Sonarpur vide Deed No.4115 for the year 1993.

**AND WHEREAS** Sukhoranjan Das died intestate leaving behind his widow Smt. Rina Das, one son namely Goutam Das and three daughters namely Shima Das, Rekha Das and Smt. Kakoli Halder as his legal heirs and successors and Smt. Rina Das, Goutam Das, Shima Das, Rekha Das and Smt. Kakoli Halder became the joint owners by way of intestate succession in respect of 3 cottah 2 chittack 8 sq. ft. out of land measuring 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in J.L. No.55, Touzi No.251, R.S. Khatian No. 718, R.S. Dag No.89/1125 and 89, P.S. Sonarpur, Sub - Registry Office Sonarpur, Dist. 24 Parganas South within the limits of Rajpur Sonarpur municipality Ward No.26

**AND WHEREAS** by a deed of conveyance in vernacular dated 13.08.1993 the said Smt. Rina Das, Goutam Das, Shima Das, Rekha Das and Smt. Kakoli Halder sold, transferred, conveyed, assured ALL THAT land measuring 3 cottah 2 chittack 8 sq. ft. out of land measuring 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in J.L. No.55, Touzi No.251, R.S. Khatian No. 718, R.S. Dag No.89/1125 and 89, P.S. Sonarpur, Sub - Registry Office Sonarpur, Dist. 24 Parganas South within the limits of Rajpur Sonarpur municipality Ward No.26. in favour of Manotosh Barua Chowdhury registered in the office of the Sub - Registry Office at the Sonarpur and recorded in Book No.1 being No.6171 for the year 1993.

**AND WHEREAS** Manotosh Barua Chowdhury by virtue of such purchase became the lawful and absolute owner of ALL THAT land measuring 3 cottah 2 chittack 8 sq. ft. out of land measuring 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in J.L. No.55, Touzi No.251, R.S. Khatian No. 718, R.S. Dag No.89/1125 and 89, P.S. Sonarpur, Sub - Registry Office Sonarpur, Dist. 24 Parganas South within the limits of Rajpur Sonarpur municipality Ward No.26 and was seized and possessed of the same as the lawful owner thereof.

**AND WHEREAS** by another deed of conveyance in vernacular dated 04.06.1993 the said Debendra Narayan Das and Dijendra Narayan Das, Smt. Aloklata Das, Prabir Kumar Das, Pronab Kumar Das, Promod Kumar Das, Smt. Sipra Das and Smt. Archana Mondal sold, transferred conveyed a part of the entire property measuring 7 Cottah 4 Chittack 15 sq.

# **AMITAVA ROY**

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**ALIPORE POLICE & CIVIL COURT,  
KOLKATA-700027.**

Date 9.3.23.

ft. in favour of one Jayanta Roy Barman registered in the office of the Sub - Registry Office at Sonarpur vide Deed No.4114 for the year 1993.

**AND WHEREAS** Jayanta Roy Barman by virtue of such purchase became the lawful and absolute owner of ALL THAT land measuring 7 Cottah 4 Chittack 15 sq. ft. out of land measuring 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in J.L. No.55, Touzi No.251, R.S. Khatian No. 718, R.S. Dag No.89/1125 and 89, P.S. Sonarpur, Sub - Registry Office Sonarpur, Dist. 24 Parganas South within the limits of Rajpur Sonarpur municipality Ward No.26 and was seized and possessed of the same as the lawful owner thereof.

**AND WHEREAS** by another deed of conveyance in vernacular dated 04.06.1993 the said Debendra Narayan Das and Dijendra Narayan Das, Smt. Aloklata Das, Prabir Kumar Das, Pronab Kumar Das, Promod Kumar Das, Smt. Sipra Das and Smt. Archana Mondal sold, transferred conveyed a part of the entire property measuring 5 cottah 28 sq. ft. in favour of one Smt. Manasi Mukherjee registered in the office of the Sub - Registry Office at Sonarpur recorded in Book No.I, Deed No.4113 volume No.58 pages 354 to 359 for the year 1996.

**AND WHEREAS** Smt. Manasi Mukherjee by virtue of such purchase became the lawful and absolute owner of ALL THAT land measuring 5 cottah 28 sq. ft. out of land measuring 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in J.L. No.55, Touzi No.251, R.S. Khatian No. 718, R.S. Dag No.89/1125 and 89, P.S. Sonarpur, Sub - Registry Office Sonarpur, Dist. 24 Parganas South within the limits of Rajpur Sonarpur municipality Ward No.26 and was seized and possessed of the same as the lawful owner thereof.

**AND WHEREAS** by a deed of conveyance dated 8<sup>th</sup> July 2011 the said Manotosh Barua Chowdhury, Jayanta Roy Barman and Smt. Manasi Mukherjee jointly sold transferred and conveyed ALL THAT piece and parcel of land total admeasuring about 15 Cottah 7 Chittak 6 Square Feet be the same a little more or less in Mouza Rajpur, comprising J.L. No. No.55 Touzi No.251 R.S. Khatian Nos. 718, R.S. Dag No. 89/1125 and 89 P.S. Sonarpur, sub - Registry Office Sonarpur District 24 Parganas (South) within the limits of Rajpur Sonarpur Municipality Ward No,26 (hereinafter called and referred to as the said property) in favour of (1) Vindhya Projects Private Limited, (2) Vindhya Properties & Management Private Limited, And (3) Abhishek Vyapar Private Limited, registered in the office of D.S.R IV, South 24 Pargana, Alipore, recorded in Book no. I, Volume no. 17, Pages 5286 to 5308, being no. 05261 for the year 2011.

**AMITAVA ROY**

(Advocate)

**ALIPORE POLICE & CIVIL COURT,  
KOLKATA-700027.**

Date 9, 3, 23

**AND WHEREAS** it was subsequently revealed that the area of land measuring 3 cottah 2 chittak in respect of Dag no. 89 and land measuring 12 cottah 4 chittak 5 square feet in respect of Dag no. 89/1125 had been mentioned at page 12 of Deed no. 05261 for the year 2011 in place of land measuring 8 cottah 2 chittak 36 square feet in respect of Dag no. 89 and land measuring 7 cottah 4 chittak 15 square feet in respect of Dag no. 89/1125. And further Deed no. 413 had mentioned instead of Deed no. 4113 at page 8 of Deed no. 05261 for the year 2011. These abovementioned typographical mistakes were rectified by a deed of Declaration dated 23<sup>rd</sup> March 2015 registered in the office of D.S.R-IV, South 24 Pargana, recorded in Book no. I, CD Volume no.8, pages 4329 to 4336, being no. 02476 for the year 2015.

**AND WHEREAS** the said Land owners executed and registered a Development Agreement on 14<sup>th</sup> day of July, 2021 at A.R.A. III Kolkata vide Book No. I, Volume No. 1903-2021, Pages 261524 to 261570, Being No. 05816, for the year 2021 unto and in favour of the Developer herein.

**AND WHEREAS** the said inadvertently the Ratio of the Owners' allocation and Developer's allocation was written in the said Development Agreement, for this reason the said Owners and Developer jointly cancelled or revoked the aforesaid Registered Development Agreement, by virtue of a Cancellation of Development Agreement vide Book No. I, Deed No. 16382 for the year 2022 at D.S.R. III Alipore, District South 24-Parganas.

After Mutation: The aforesaid Three Companies i.e. **(1) VINDHYA PROJECTS PRIVATE LIMITED (2) VINDHYA PROPERTIES & MANAGEMENT PRIVATE LIMITED** and **(3) ABHISHEK VYAPAR PRIVATE LIMITED**, mutated its names in respect of the aforesaid purchased property mentioned in the Schedule "A" before the B.L. & L.R.O. Sonarpur and also Rajpur Sonarpur Municipality, under Holding No. 165, Dr. B.C. Roy Road, Ward No. 26.

**AND WHEREAS** Development Agreement shall mean the agreement dated 20.10.2022 between the Vendors herein (therein referred to as the Owners) and the Developer and registered with D.S.R.-III, Alipore in Book No. - I, Volume No. 1603-2022, Pages 554840 to 553892 Being No. 16383 for the year 2022. .

**AND WHEREAS** Development Power Of Attorney shall mean the Power dated 20.10.2022 between the Vendors herein (therein referred to as the Owners) and the Developer and registered with D.S.R.-III, Alipore in Book No. - I, Volume No. 1603-2022, Pages 553893 to 553928 Being No. 16387 for the year 2022. .

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**ALIPORE POLICE & CIVIL COURT,  
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Date 9.3.2023

The said **M/S VINDHYA PROJECTS PVT. LTD., M/S VINDHYA PROPERTIES & MANAGEMENT PVT. LTD. & M/S ABHISHEK VYAPAR PVT. LTD.** after purchasing the aforesaid property became the absolute owner of the aforesaid area of 15 Cottahas 7 Chattaks and 6 Sq. ft. of land as mentioned above/also mutated as a recorded owner in BLRO Office and Municipal Office and paid the relevant taxes up to date.

I hereby certify that the above mentioned landed property of **M/S VINDHYA PROJECTS PVT. LTD., M/S VINDHYA PROPERTIES & MANAGEMENT PVT. LTD. & M/S ABHISHEK VYAPAR PVT. LTD.** are free from all sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the KMDA, KIT and Rajpur Sonarpur Municipality and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Amitabha Roy  
Amitabha Roy  
Adv.

WB/236/1986  
Alipore Police Court

9/3/2023