

Ref. No. ....

Date .....15.07.2022.

To,  
The \_\_\_\_\_ Branch Manager,  
HDFC Bank,  
Kolkata - \_\_\_\_\_

**No Encumbrances Certificate and detailed report on title**

Ref. : An area of land admeasuring 1 Acre 29 Decimal equivalent to 5220.40 Sq.Mtrs. approx. situated in Mouza No. Kochpukur, J.L. No. 2, Touzi No. 173, Dag No. 251 & 252, L.R. Khatian No. 1119, 1122, 1123, 1124 and 1125, (Previously R.S. Khatian No. 154, 136 and 27), P.S. Kolkata Leather Complex (previously known as Bhangore), District South 24 Parganas of Bamanghata Gram Panchayat.

Present owner of the said plot : Happy Home Highrise Private Limited, B.C.N. Promoters & Developer Private Limited, Dream Land Highrise Private Limited, Red Rose Highrise Private Limited, Anupama Promoters Private Limited and BCN Builders & Developers Private Limited.

I have caused necessary searches in the Additional Sub Registry Office at Bhangor for the period from 2008 to 2022 AND in the District Registry Office at Alipore for a period from 2008 to 2022 and ARA 1 Kolkata for a period from period 2008 to 2022 and have inspected the settlement Records, JLRO Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows :

- A. One Moharjan Bibi, wife of Bhinu Gaji and her only daughter Aoraji Bibi alias Saoraji Bibi, wife of Fajer Ali Mollah were the recorded owner of the land comprising in Dag No. 124, 120, 251, 252 and 191 in R.S. Khatian No. 154, 136 and 27 within Mouza - Kochpukur, J.L. No. 2, as their respective 8 (Eight) ana share by way of Corfa and Rayati.
- B. During peaceful possession of the respective land aforesaid Moharjan Bibi died intestate leaving behind her only daughter Aoraji Bibi alias Saoraji Bibi as her only legal heirs, successors and representatives who also during her possession of the property in R.S. Khatian No. 154, 136 and 27 at Mouza - Kochpukur, comprising in Dag No. 124, 120, 251, 252 and 191 died intestate leaving her three sons namely Sukur Ali Mollah, Saheb Ali Mollah, Kasem Ali Mollah and six (6) daughters namely Sukarjan Bibi, Suklal Bibi, Sairan Bibi, Chapiran Bibi, Tachiran Bibi and Akliman Bibi as her only legal heirs successors and representatives who are being the absolute owner of the property in the above mentioned Khatian and Dags by way of inheritance is/are seized, possessed and acquired without interruption.
- C. In the L. R. of operation said legal heirs of Aoraji Bibi alias Saoraji Bibi respectively recorded their names as per their Mohammedan Faraji share of land in the personal L.R. Khatian being No. 895, 896, 897, 898, 899, 900, 901, 902 and 903 and paying rents and taxes up-to-date before the authority of Government.

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- D. During the ejmal possession of the aforesaid legal heirs of deceased Aoraji Bibi alias Saoraji Bibi a portion of land about 34 Decimal in Dag No. 251 and land 86 Decimal in Dag No. 252 was acquired by the West Bengal Government in connection with L.A. Case No. 4/36/2004-2005 for New Town Project, Rajarhat.
- E. Thus the said Sukur Ali Mollah, Saheb Ali Mollah, Kasem Ali Mollah, Sukarjan Bibi, Suklal Bibi, Chhayran Bibi, Chhafiran Bibi, Tachhiran Bibi and Akliman Bibi have jointly become the absolute owners of land about 97 Decimal in Dag No. 124, land about 93 Decimal in Dag No. 120 land about 94 Decimal out of 128 Decimal in Dag No. 251 land about 107 Decimal out of 193 Decimal in Dag No. 252 in total 391 Decimal out of 511 Decimal and 45 Decimal in Dag No. 191 (hereinafter referred to as the said lands) by way of inheritance is/are seized, possessed and acquired, paying rents and taxes up-to-date before the proper authority of Government free from all encumbrances, charges, lien etc..
- F. As per the Muslim Law of inheritance, the said Sukur Ali Mollah, Saheb Ali Mollah, Kasem Ali Mollah all three being the sons of Late Aoraji Bibi alias Saoraji Bibi became entitled to their respective 1/6<sup>th</sup> share in the said lands, while the six daughters namely Sukarjan Bibi, Suklal Bibi, Chhayran Bibi, Chhafiran Bibi, Tachchiran Bibi and Akliman Bibi being the daughters became entitled to their respective 1/12<sup>th</sup> share in the said lands.
- G. By a registered Deed of Sale being No. 18336 dated 08.05.1998 said CHHAFIRAN BIBI, TACHHIRAN BIBI, SHUKLAL BIBI, CHHAYARAN BIBI, SOKARJAN BIBI AND AKLIMA BIBI conjointly transferred and delivered the possession of portion of their inherited land about 43 Decimal in Dag No. 252 and about 22.1/2 Decimal in Dag No. 191 under R.S. Khatian No. 154 & 27 corresponding to L.R. Khatian No. 903, 898, 902, 900, 899 and 901 at Mouza - Kochpukur, J. L. No. 2, unto and in favour of their full blooded brothers namely Sukurali Molla, Saheb Ali Molla, Kasem Ali Molla and the said Deed of Sale was registered at the office of D.R. Alipore, recorded in Book No. 1, Volume No. 16, Pages from 104 to 106, being No. 18336 for the year 1998.
- H. On execution of separate Sale Agreement executed by the said Sukur Ali Molla, Saheb Ali Molla and Kasem Ali Molla and Chhafiran Bibi, Tachhiran Bibi, Shuklal Bibi, Chhayaran Bibi, Sokarjan Bibi and Aklima Bibi in favour of one Mr. Bablu Naskar who represented the purchaser company therein, accordingly there after by separate Registered Deed of Sale said Chhapiran Bibi and other 5 have transferred their 1/12 undivided share of each in respect of land about 6 Bighas in Dag No. 120, 124, 251 & 252 at Mouza - Kochpukur, unto and in favour of several companies as follows :-
- a) Sokarjan Bibi alias Sakahrjan sold and transferred 32.7 Decimal of land unto and in favour of the Purchaser "RED ROSE HIGH RISE PVT. LTD. Book No. 1, being Deed No. 4448, CD Volume No. 11, Pages from 609 to 620 registered at A.D.S.R.O. Bhangar South 24 Parganas on 21-08-2008/26-08-2008.

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- b) Akhlina Bibi alias Aklima Bibi alias Aklima Molla sold and transferred 32.7 Decimal of land unto and in favour of the Purchaser \*Happy Home High Rise Pvt. Ltd. being Deed No. 4508, CD Volume No. II, Book No. I, Pages from 1651 to 1661 registered at A.D.S.R.O. Bhangar South 24 Parganas on 26-08-2008/27-08-2008.
- c) Chhafiran Bibi alias Chapiran Bibi sold and transferred 32.7 Decimal of land unto and in favour of the Purchaser \*(1) Dream Land High Rise Pvt. Ltd., (2) Happy Home High Rise Pvt. Ltd. being Deed No. 4692, CD Volume No. 12, Book No. I, Pages from 425 to 437 registered at A.D.S.R.O. Bhangar South 24 Parganas on 05-09-2008/08-09-2008.
- d) Chhayran Bibi alias Chhaira Bibi sold and transferred 32.7 Decimal of land unto and in favour of the Purchaser \*(1) Anupama Promoters Pvt. Ltd. (2) Happy Home High Rise Pvt. Ltd. (3) Red Rose High Rise Pvt. Ltd. (4) BCN Builders & Developer Pvt. Ltd. (5) BCN Promoters & Developer Pvt. Ltd. being Deed No. 4744, CD Volume No. 12, Book No. I, Pages from 184 to 197 registered at A.D.S.R.O. Bhangar South 24 Parganas on 09-09-2008/11-09-2008.
- e) Tachhiran Bibi sold and transferred 32.7 Decimal of land unto and in favour of the Purchaser \*(1) Happy Home High Rise Pvt. Ltd. (2) Dream Land High Rise Pvt. Ltd. (3) Red Rose High Rise Pvt. Ltd. (4) BCN Builders & Developer Pvt. Ltd. (5) BCN Promoters & Developer Pvt. Ltd. being Deed No. 5745, CD Volume No. 12, Book No. I, Pages from 48 to 56 registered at A.D.S.R.O. Bhangar South 24 Parganas on 26-08-2008/27-08-2008.
- f) Shuklal Bibi sold and transferred 32.7 Decimal of land unto and in favour of the Purchaser \*(1) BCN Promoters & Developer Pvt. Ltd. (2) Dream Land High Rise Pvt. Ltd. being Deed No. 03773, CD Volume No. 11, Book No. I, Pages from 5497 to 5511 registered at A.D.S.R.O. Bhangar South 24 Parganas on 03-08-2009/04-08-2009.
- I. The said Sukur Ali Molla, Saheb Ali Molla and Kasem Ali Molla were jointly entitled to the undivided eight anna share in the said lands measuring about 197.25 Decimals equivalent to 6 Bighas by way of inheritance out of total lands measuring 391 Decimals and by purchase about 43 Decimals in Dag No. 124, 120, 251 and 252 and lands measuring about 45 Decimals in Dag No. 191 (got partially by way of inheritance and partly by purchase), and their names in respect to the said undivided 285 Decimals of lands equivalent to 8 Bighas 12 Cottahs 11 Chittacks 12 Sq.ft. comprising in Dag No. 124, 120, 251, 252 and 191 is recorded in the L.R. record of rights in the following manner: -
- R.S. Khatian No. 154, 136 and 27 corresponding to L.R. Khatian No. 895 (Sokar Ali Mollah), 897 (Kasem Ali Mollah) and 896 (Saheb Ali Mollah).
- J. By an Indenture of Sale dated 8<sup>th</sup> June, 2010 and registered with the Office of the Additional District, Sub-Registrar at Bhangar in Book No.I, CD Volume No. 8, Pages No. 196 to 214 being Deed No. 02681 for the year 2010 made by and BETWEEN Shukur Ali Molla, Kashem Ali Molla and Saheb Ali Molla therein collectively referred to as the Owners/Vendors of the One Part and \*(1) BCN

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Promoters & Developer Pvt. Ltd. (2) Dream Land High Rise Pvt. Ltd. (3) Happy Home High Rise Pvt. Ltd. (4) Red Rose High Rise Pvt. Ltd. therein collectively referred to as the Vendee/Purchasers of the Other Part the Vendors therein for the consideration and on the terms and conditions as mentioned therein duly transferred, sold and conveyed unto the Purchasers ALL THAT the piece and parcel of undivided land measuring 285 Decimals equivalent to 8 Bighas 12 Cottahs 11 Chittacks 12 Sq.ft. more or less all situated at R.S. Dag No. 120, 124, 251 and 252 Dag No. 191, R.S. Khatian No. 154, 136 and 27, corresponding to L.R. Khatian No. 895, 896, 897, Mouza - Kochpukur, P.S. - Bhangore, A.D.S.R.O. - Bhangore, being J. L. No. 2, Touzi No. 173 District - South 24 Parganas, within the local limits of Bamanghata Gram Panchayat.

- K. The short details of the respective Owners' mutation of the said property is as follows :-

L.R. Khatian	Name	L.R. Dag No. 251	L.R. Dag No. 252
1119	Happy Home Pvt. Ltd.	0.24987	0.28997
1120	BCN Promoters & Developers Pvt. Ltd.	0.179998	0.219918
1122	Dreamland Highrise Pvt. Ltd.	0.229987	0.27006
1123	Red Rose Highrise Pvt. Ltd.	0.229987	0.239918
1124	Anupama Promoters Pvt. Ltd.	0.019991	0.029962
1125	BCN Builders & Developers Pvt. Ltd.	0.029998	0.019975
<b>Total</b>		<b>0.939831</b>	<b>1.069803</b>
		<b>Total 2.009634 Acres i.e., 201 Decimal</b>	

The conversion of the said land was also made.

- L. By a Development Agreement dated 15<sup>th</sup> February, 2022 made by and between (1) HAPPY HOME HIGHRISE PRIVATE LIMITED (2) B.C.N. PROMOTERS & DEVELOPER PRIVATE LIMITED, (3) DREAM LAND HIGHRISE PRIVATE LIMITED, (4) RED ROSE HIGHRISE PRIVATE LIMITED, (5) ANUPAMA PROMOTERS PRIVATE LIMITED AND (6) B.C.N. BUILDERS & DEVELOPER PRIVATE LIMITED therein collectively referred to as the Owners and RABINDRA NATH DEVELOPERS LLP therein referred to as the Developer, duly registered in the Office of the Additional Registrar of Assurance - IV, Kolkata in Book No. 1, Volume no 1904-2022, pages No 487963 to 488028 having Being No 190406073 of year 2022, in respect to **ALL THAT** the amalgamated piece and parcel of land measuring 1 Acre 29 Decimals equivalent to 5220.40 Sq.Mtrs., be the same a little more or less at Mouza-Kochpukur, J.L. No. 2, Touzi No. 173. P.S. Bhangore within the local limits of Bamanghata Gram Panchayat, District - South 24 Paraganas in Dag No. 251 & 252, L.R. Khatian No. 1119, 1120, 1122, 1123, 1124, 1125 (previously R.S. Khatian No. 154, 136 and 27.

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- M. The Owners have delegated the power to the Promoter which are duly executed and registered on 15<sup>th</sup> February, 2022 before Additional Registrar of Assurance IV, Kolkata in Book No. 1, Volume No. 1904-2022, Page 498546 to 498571, Being No: 190406397 for the year 2022.
- N. The plans for construction of the said Buildings has been sanctioned by The New Town Kolkata Development Authority has granted the commencement certificate to develop the Project vide approval dated 13.01.2022 bearing no. 220/NKDA/BPS-04(33)/2014

The said Happy Home High Rise Private Limited, B.C.N. Promoters & Developer Private Limited, Dream Land High Rise Private Limited, Red Rose High Rise Private Limited, Anupama Promoters Private Limited and B.C.N. Builders & Developer Private Limited after purchasing the aforesaid property become the absolute owner of the aforesaid area of 1.29 Decimals equivalent to 5220.40 Sq.Mtrs. of land as mentioned above/also mutated as a recorded owner in JLRO Office and Municipal Office and paid the relevant taxes up to date.

I hereby that the above mentioned land of Happy Home High Rise Private Limited, B.C.N. Promoters & Developer Private Limited, Dream Land High Rise Private Limited, Red Rose High Rise Private Limited, Anupama Promoters Private Limited and B.C.N. Builders & Developer Private Limited is free from all sorts of encumbrances, charges, liabilities lines and dependencies 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 CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Thanking you,

Yours faithfully,

(AWANI KUMAR ROY)

Encl : as above.

Received by  
Kiran Shankar Roy  
16/7/22

Property Location	Property Type & Transaction	Plot No. Khata No. and Area of Property	Deed Details	View Party
District: South 24-Parganas, PS: Kolkata Leather Camp, Mouza: Kochpukur, BAMANGHATA Deed Registered In: A.D.S.R. BHANGAR	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS- 00251/00000 Khata No: 00000/00	Deed No: F-162104440/2008 Page: 609 - 620 Date of Registration: 26/08/2008 Date of Completion: 29/08/2008 Date of Delivery: 11/09/2008 Query No: 1621005276 /2008 Serial No: 162104440/2008	View
District: South 24-Parganas, PS: Kolkata Leather Camp, Mouza: Kochpukur, BAMANGHATA Deed Registered In: A.D.S.R. BHANGAR	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS- 00251/00000 Khata No: 00000/00	Deed No: F-162104508/2008 Page: 1651 - 1661 Date of Registration: 27/08/2008 Date of Completion: 04/09/2008 Date of Delivery: 11/09/2008 Query No: 1621005346 /2008 Serial No: 162104493/2008	View
District: South 24-Parganas, PS: Kolkata Leather Camp, Mouza: Kochpukur, BAMANGHATA Deed Registered In: A.D.S.R. BHANGAR	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS- 00251/00000 Khata No: 00000/00	Deed No: F-162104632/2008 Page: 425 - 437 Date of Registration: 08/09/2008 Date of Completion: 16/09/2008 Date of Delivery: 16/10/2008 Query No: 1621005772 /2008 Serial No: 162104635/2008	View
District: South 24-Parganas, PS: Kolkata Leather Camp, Mouza: Kochpukur, BAMANGHATA Deed Registered In: A.D.S.R. BHANGAR	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS- 00251/00000 Khata No: 00000/00	Deed No: F-162104744/2008 Page: 184 - 197 Date of Registration: 11/09/2008 Date of Completion: 15/09/2008 Date of Delivery: 16/10/2008 Query No: 1621005759 /2008 Serial No: 162104670/2008	View
District: South 24-Parganas, PS: Kolkata Leather Camp, Mouza: Kochpukur, BAMANGHATA Deed Registered In: A.D.S.R. BHANGAR	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS- 00251/00000 Khata No: 00000/00	Deed No: F-162104745/2008 Page: 43 - 56 Date of Registration: 11/09/2008 Date of Completion: 15/09/2008 Date of Delivery: 16/10/2008 Query No: 1621005760 /2008 Serial No: 162104677/2008	View
District: South 24-Parganas, PS: Kolkata Leather Camp, Mouza: Kochpukur, BAMANGHATA Deed Registered In: A.D.S.R. BHANGAR	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS- 00251/00000 Khata No: 00000/00	Deed No: F-162105773/2009 Page: 5697 - 5511 Date of Registration: 04/08/2009 Date of Completion: 05/08/2009 Date of Delivery: 17/08/2009 Query No: 1621006469 /2009 Serial No: 162105403/2009	View

*Awaraj Kumar Roy*  
AWARAJ KUMAR ROY  
Advocate

10, River Shambhu-Noy Road,  
1st Floor, Kolkata-700 001.

Property Location	Property Type & Transition	Plot & Khata No and Area of Property	Deed Details	View Party
District: South 24 Parganas, PS: Kolkata Laxher Camp, Mouza: Kochpukur, BAMANGHATA Deed Registered In: A.D.S.R. BHANGAR	Property Type: Land Transition: Sale, Sale Document	Plot No: 85- 00251/00000 Khata No: 00000/00	Deed No: 1-1621027681/2010 Volume: Page: 396 - 214 Date of Registration: 09/06/2010 Date of Completion: 09/06/2010 Date of Delivery: 11/06/2010 Query No: 1621005661/2010 Serial No: 162102274/2010	View

*Ashwini Kumar Roy*  
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