

Tarun Kanti Chakrabarti

Advocate
BARUIPUR CIVIL COURT

Resi :-

Piyali Town, P.S. Baruipur,
24-Parganas (S), PIN- 743387
9831595331 (M)

7425 of D.R. Alipore & A.D.S.R. Sonarpur office &
Ref. No. 1603002425 of D.S.R.- III, South 24-Parganas

Date : 31/03/2021

NON-ENCUMBRANCES SEARCH CERTIFICATE AND DETAILED REPORT ON TITLE.

Ref: An area of land admeasuring more or less 77.46 decimals equivalent to more or less 47 Cottahs, (the split up of the land being :- 26.46 decimals equivalent to more or less 16 Cottahs 18 Sq.ft. out of 66 decimals of land of R.S. Dag No. 3076, L.R. Dag No. 3102, R.S. Khatian No. 1059, + 51 decimals equivalent to more or less 30 Cottahs 15 Chattaks 27 sq.ft. of land of R.S. Dag No. 3012, L.R. Dag No. 3029, R.S. Khatian No. 1090) together with a cemented flooring semi-pucca cement flooring Asbestos Shed Structure measuring more or less 200 Sq.ft. standing thereon situated and lying at Mouza- Jagaddal, J.L. No. 71, R.S. No. 233, Touzi No. 69, Pargana- Magura, P.S. & A.D.S.R. office at Sonarpur, comprising in R.S. Dag Nos. 3076, 3012, L.R. Dag Nos. 3102 & 3029, appertaining to R.S. Khatian Nos. 1059 & 1090, L.R. Khatian Nos. 4382, 4383, 4384, 4385, 4386, 4387, 4388 to 4389, under S.R.O. Sonarpur, Holding No. 190 School Road Ward No. 26 under Rajpur-Sonarpur Municipality. District-South 24-Parganas, Kolkata-700151.

Present owners of the said Plot:- (1) **MANISH TODI**, son of Late Nagar Mull Todi, residing at "South City" 375, Prince Anwar Shah Road, Tower-1, Flat 15J, Kolkata - 700068, P.O.- Jodhpur Park, P.S.- Jadavpur 2) **SHALINI TODI**, wife of Manish Todi, residing at, "South City", 375, Prince Anwar Shah Road, Tower-1, Flat-15J, Kolkata - 700068, P.O.- Jodhpur Park, P.S.- Jadavpur, 3) **ANIRUDH TODI**, son of Manish Todi, residing at "South City", 375, Prince Anwar Shah Road, Tower-1, Flat-15J, Kolkata- 700068, P.O.- Jodhpur Park, P.S.- Jadavpur, 4) **SANJAY TODI**, (son of Late Nagar Mull Todi, residing at Flat No. 3A, 1/C/1 Chandi Ghosh Road, Kolkata - 700040, P.O.- Regent Park, P.S.- Regent Park, 5) **VINEETA TODI**, wife of Sanjay Todi, residing at Flat No. 3A, 1/C/1 Chandi Ghosh Road, Kolkata- 700040, P.O.- Regent Park, P.S.- Regent Park, 6) **SHIVANGI TODI**, daughter of Sanjay Todi, residing at Flat No. 3A, 1/C/1 Chandi Ghosh Road, Kolkata- 700040, P.O.- Regent Park, P.S.- Regent Park 7) **TODI NIKETAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 2, Iswar Ganguly Street, 1st Floor, Kolkata - 700026, being represented by it's Director Mr. Sanjay Todi, 8) **EVERYOUTH NIRMAN PRIVATE LIMITED** a Company incorporated under the

TARUN KANTI CHAKRABARTI
Advocate
F.No. 853/95
Baruipur Civil Court Vol. 144

Tarun Kanti Chakrabarti

Advocate
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Companies Act, 1956, having its registered office at 2, Iswar Ganguly Street, 1st Floor, Kolkata-700026, being represented by it's director Mr. Manish Todi.

I have caused necessary searches in the A.D.S.R office at Sonarpur for the period from 2000 to 2021, in the District-Registry office at Alipore for a period from 2000 to 2021 & also in the D.S.R.- III, South 24-Parganas for the year 2020 to 2021 and have inspected the settlement Records of B.L. & L.R.O office mutation and also Municipal office and all other relevant documents in respect of the aforesaid property.

My report is as follows:-

I found that One Kanailal Dey and Kumar Krishna Dey both sons of Haripada Dey of Jagaddal were seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Land measuring an area of 51 decimals more or less comprised in R.S Dag No.3012, R.S. Khatian No. 1090 of Mouza- Jagaddal, J.L. No.71, Police Station Sonarpur, District 24 Parganas now South 24 Parganas and have been enjoying the said land on payment of rates and taxes to the Government uninterruptedly without any claim or demand whatsoever

WHEREAS Ganesh Chandra Bhattacharjee son of Late Tarak Nath Bhattacharjee of Jagaddal was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Land measuring an area of 27 decimals more or less comprised in R.S Dag No. 3077 R.S. Khatian No. 889 of Mouza Jagaddal, J.L No. 71, Police Station Sonarpur, District 24 Parganas now South 24 Parganas and has been enjoying the said land on payment of rates and taxes to the Government uninterruptedly without any claim or demand whatsoever.

AND WHEREAS Dinanath Laskar alias Dina Nath Naskar son of Hriday Laskar of Paik Para was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Land measuring an area of 66 decimals more or less comprised in R.S Dag No. 3076, R.S. Khatian No. 1059 of Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur, District 24 Parganas now South 24 Parganas and has been enjoying the said land on payment of rates and taxes to the Government uninterruptedly without any claim or demand whatsoever.

Tarun Kanti Chakrabarti
TARUN KANTI CHAKRABARTI
Advocate
No. 853/95
Baruipur Civil Court, Kol. - 111

Tarun Kanti Chakrabarti

Advocate
BARUIPUR CIVIL COURT

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AND WHEREAS on 17.07.1957 the said Kanai Lal Dey and Kumar Krishna Dey, both sons of Late Haripada Dey sold, transferred and conveyed to M/s Calcutta Fishing Tackle Supply, a Partnership Firm represented by its Partner Sri Sudhir Kumar Bhowmick, son of Late Gurupada Bhowmick, of ALL THAT the piece and parcel of Land measuring an area of 51 decimals more or less comprised in R.S. Dag No.3012, R.S Khatian No. 1090 of Mouza Jagaddal, J.L No.71, Police Station Sonarpur, District 24 Parganas now South 24 Parganas at and for a consideration as mentioned therein. The said Deed was registered in the office of Sub Registrar Baruiipur and recorded in Book No. I, Volume No. 65, Pages 97 to 102 Being No. 5197 for the year 1957.

AND WHEREAS on 28.11.1957 said Ganesh Chandra Bhattacharjee, son of Late Taraknath Bhattacharjee sold, transferred and conveyed to M/s Calcutta Fishing Tackle Supply, a Partnership Firm represented by its Partner Sri Sudhir Kumar Bhowmick, son of Late Gurupada Bhowmick, ALL THAT the piece and parcel of Land measuring an area of 27 decimals more or less comprised in R.S. Dag No. 3077 R.S Khatian No. 889 of Mouza Jagaddal, J.L No.71, Police Station Sonarpur, District 24 Parganas now South 24 Parganas at and for a consideration as mentioned therein. The said Deed was registered in the office of Sub Registrar Baruiipur and recorded in Book No. I, Volume No. 96, Pages 84 to 89 Being No. 7986 for the year 1957.

AND WHEREAS Dinanath Laskar alias Dina Nath Naskar died intestate leaving behind his only son Bhutnath Naskar as his only heirs and representatives. The wife of said Dinanath Naskar predeceased him.

AND WHEREAS Bhutnath Naskar son of Late Dinanath Laskar alias Dina Nath Naskar died intestate leaving behind his only son Ganesh Chandra Naskar as his only heir and legal representative. The wife of Bhutnath Naskar predeceased him.

AND WHEREAS on 21.03.1958 the said Ganesh Chandra Naskar sold, transferred and conveyed to M/s Calcutta Fishing Tackle Supply, a Partnership Firm represented by its Partners Sri Sudhir Kumar Bhowmick, son of Late Gurupada Bhowmick, ALL THAT the piece and parcel of Land measuring an area of 66 decimals more or less comprised in R.S Dag No.3076 R.S Khatian No.1059 of Mouza Jagaddal, J.L No. 71, Police Station Sonarpur, District

TARUN KANTI CHAKRABARTI
F.No. 853/95 Advocate
Purba Medinipur Civil Court, Kol.-144

Tarun Kanti Chakrabarti

Advocate
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24 Parganas now South 24 Parganas at and for a consideration as mentioned therein. The said Deed was registered in the office of Sub Registrar Baruipur and recorded in Book No. I, Volume No. 24, Pages 210 to 215 Being No.2049 for the year 1958.

AND WHEREAS the said M/s Calcutta Fishing Tackle Supply thus was the sole and absolute owner of ALL THAT the land measuring an area of 1.44 Acres (the split up of the land being :- 27 decimals of land in R.S.Dag No. 3077, R.S.Khatian No. 889 + 66 decimals of land in R.S.Dag No. 3076, R.S.Khatian No. 1059 + 51 Decimals of land in R.S.Dag No. 3012, R.S.Khatian No.1090) in Jagaddal- Mouza, J.L. No. 71, under P.S. Sonarpur, Ward No. 26(24) of Rajpur-Sonarpur Municipality, District-South 24-Parganas comprised in R.S. Dag Nos. 3012, 3076 and 3077, R.S. Khatian Nos. 1090, 1059 and 889, of Mouza- Jagaddal, J.L No. 71, Police Station Sonarpur, District 24 Parganas now South 24 Parganas by purchase through three separate deeds and mutated its name in the office of the BLLRO and also recorded its name in the concerned Municipality, was given holding no. 12, School Road and seized and possessed of the same on payment of rates and taxes uninterruptedly.

AND WHEREAS the Partners Sri Sudhir Kumar Bhowmick and Sarabindu Dutta of said M/s Calcutta Fishing Tackle Supply, had constituted the said Partnership Firm by virtue of the Partnership Deed executed in the year 1953 and subsequent Modified deeds.

AND WHEREAS the said Sudhir Kumar Bhowmick died on 18.02.1986 leaving behind him his wife Smt. Lakshmi Rani Bhowmick and his five daughters namely (1) Smt. Mita Bhowmick daughter of Late Sudhir Kumar Bhowmick, (2) Smt. Dipti Bhattacharjee, wife of Nanda Dulal Bhattacharjee, (3) Smt. Shyama Basu, wife of Sri Amaresh Basu Roy Chowdhury, (4) Smt. Rubi Sen, wife of Sankar Sen and (5) Smt. Swapna Bose, wife of Debabrata Bose as his only heirs and legal representatives.

AND WHEREAS after the death of said Sudhir Kumar Bhowmick disputes cropped up in between the heirs of said Late Sudhir Kumar Bhowmick, as mentioned aforesaid and the said Sarabindu Kumar Dutta, the other partner of Calcutta Fishing Tackle Supply.


TARUN KANTI CHAKRABARTI
F. No. 853/95 Advocate
Baruipur Civil Court, Kol.-144

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AND WHEREAS the said legal heirs of Late Sudhir Kumar Bhowmick as mentioned aforesaid filed a Suit being Title Suit No. 183 of 1986 in the 1st Court of Assistant District Judge at Alipore as against the said Sarabindu Kumar Dutta, the other partner of Calcutta Fishing Tackle Supply.

AND WHEREAS the said Smt. Lakshmi Rani Bhowmick, wife of Late Sudhir Kumar Bhowmick died intestate on 30.11.1993 leaving behind her five daughters namely (1) Smt. Mita Bhowmick daughter of Late Sudhir Kumar Bhowmick, (2) Smt. Dipti Bhattacharjee, wife of Nanda Dulal Bhattacharjee, (3) Smt. Shyama Basu, wife of Amaresh Basu Roy Chowdhury, (4) Smt. Rubi Sen, wife of Sankar Sen and (5) Smt. Swapna Bose, wife of Debabrata Bose as her only heirs and legal representatives.

AND WHEREAS on 29.04.1997 the Learned Assistant District Judge 1st Court at Alipore after hearing the parties in Title Suit No. 183 of 1986 was pleased to pass an order of Preliminary Decree to dissolve the said Partnership Firm along with other direction as stated therein.

AND WHEREAS as against the judgment and decree of Title Suit No.183 of 1986 passed by the Learned Assistant District Judge 1st Court at Alipore an appeal had been preferred being Title Appeal No.151 of 1997 and the said appeal was dismissed on 29th June 2001, affirming the judgment of the Trial Court.

AND WHEREAS as against the Judgment and Decree of Title Appeal No. 151 of 1997 an Appeal was filed before the Hon'ble High Court at Calcutta being SAT No.3490 of 2001 (SANO. 313 of 2003) and ultimately the said Appeal was dismissed by the Hon'ble Court on 17.08.2006.

AND WHEREAS Sarabindu Kumar Dutta died intestate on 11/11/2002 leaving behind his wife Smt. Protima Dutta and only daughter Smt. Mala Majumder as his only heir and legal representative.

AND WHEREAS Protima Dutta, wife of Late Sarabindu Kumar Dutta died intestate on 13/06/2007 leaving behind her only daughter Smt. Mala Majumder as her only heir and legal representative.


TARUN KANTI CHAKRABARTI
F.No. 853/95 Advocate
Baruiipur Civil Court, Kol.-144

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AND WHEREAS subsequently an amicable settlement was arrived at in between the legal heirs of both Sudhir Kumar Bhowmick and Sarabindu Kumar Dutta.

AND WHEREAS the said legal heirs of Sudhir Kumar Bhowmick namely (1) Smt. Mita Bhowmick, (2) Smt. Dipti Bhattacharjee, (3) Smt. Shyama Basu, (4) Smt. Rubi Sen, (5) Smt. Swapna Bose, executed a Registered General Power of Attorney dated 10th March 2010 which was registered in the Office of Additional District Sub Registrar at Sonarpur and recorded in Book No.IV, CD Volume No.1, at pages 4487 to 4497 Being No.00489 for the year 2010.

AND WHEREAS on 04.08.2010 the said Smt. Mala Majumder daughter of Late Sarabindu Kumar Dutta, for self and as Constituted Attorney of (1) Smt. Mita Bhowmick, daughter of Late Sudhir Kumar Bhowmick, (2) Smt. Dipti Bhattacharjee, wife of Nanda Dulal Bhattacharjee, (3) Smt. Shyama Basu, wife of Amaresh Basu Roy Chowdhury, (4) Smt. Rubi Sen, wife of Sankar Sen, and (5) Smt. Swapna Bose, wife of Debabrata Bose, by the strength of Registered General Power of Attorney dated 10th March 2010, sold, transferred and conveyed to **B.K CONSORTIUM ENGINEERS PRIVATE LIMITED**, having PAN AACCB6082A, a company incorporated under the Companies Act 1956, having its registered office at 9/4 Middleton Row, Police Station and Post Office Park Street, Kolkata- 700071, represented by its Directors namely 1. Mr. BIJON KUMAR MOZUMDER, 2. SRI CHANCHAL KUMAR MOZUMDER, 3. SRI UDAY SANKAR MOZUMDER, all sons of Late Biswa Sundar Mozumder, being the **Owner/Vendor** herein, of **ALL THAT** the land measuring an area of 77.46 decimals (47 Cottahs) more or less being Plot No. A, (split up of land being:- 51 decimals equivalent to 30 Cottahs 15 Chittaks 27 Square Feet comprised in R.S. Dag Nos. 3012 corresponding to L.R. Dag No. 3029, R.S. Khatian No. 1090 L.R. Khatian No. 305 and 26.46 decimals more or less equivalent to 16 Cottahs 18 Square Feet comprised in R.S. Dag No. 3076 L.R. Dag No. 3102 R.S. Khatian No. 1059 L.R. Khatian No. 1259) of Mouza Jagaddal, J.L. No.71 R.S. No. 233 Touzi No. 69 Pargana Magura Police Station and Additional District Sub Registry Office Sonarpur, lying situate at and being Part of Holding No.12, School Road within Ward No.26 previously 24 of Rajpur


TARUN KANTI CHAKRABARTI
Advocate
F.No. 833/95
Baruipur Civil Court, Kol.-144

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Advocate
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Sonarpur Municipality with all easementary right attached thereto along with right of free egress and ingress on, over and through the said Jagaddal School Road situated on the eastern side of the said land morefully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **"SAID PREMISES"**. The said deed was registered in the office of Additional District Sub Registrar at Sonarpur and recorded in Book No.I, CD Volume No.23, Pages 7793 to 7813, Being No.9335 for the year 2010.

AND WHEREAS by virtue of aforesaid deed of conveyance, the said. **"B K CONSORTIUM ENGINEERS PRIVATE LIMITED"** became the absolute owner of the land measuring 77.46 decimals equivalent to more or less 47 Cottahs, out of 144 decimals being Plot No. A and also got the property recorded in its name in L.R. Records of rights vide L.R. Khatian No. 2595 and paid the relevant rents upto date and also mutated its name before the Rajpur-Sonarpur Municipality vide Holding No. 190 and also paid the tax up to date.

AND WHEREAS on 04.03.2020 the said **"B K CONSORTIUM ENGINEERS PRIVATE LIMITED"** sold, transferred and conveyed to the Owners herein, i.e 1) **MANISH TODI**, 2) **SHALINI TODI**, 3) **ANIRUDH TODI**, 4) **SANJAY TODI** 5) **VINEETA TODI** 6) **SHIVANGI TODI**, 7) **TODI NIKETAN PRIVATE LIMITED** 8) **EVERYOUTH NIRMAN PRIVATE LIMITED**, ALL THAT the land measuring an area of 77.46 decimals (47 Cottahs) more or less comprised in R.S. Dag No. 3076 corresponding to L.R. Dag No. 3102 and R.S. Dag Nos. 3012 corresponding to L.R. Dag No. 3029, both L.R. Khatian No. 2595 of Mouza Jagaddal, J.L. No.71 R.S. No. 233 Touzi No. 69 Pargana Magura, Police Station and Additional District Sub Registry Office Sonarpur, lying situate at and being Part of Holding No.190, School Road of Rajpur-Sonarpur Municipality with all easementary right attached thereto along with right of free egress and ingress on, over and through the said Jagaddal School Road situated on the eastern side of the said land The said deed was registered in the office of Additional District Sub Registrar at Sonarpur and recorded in Book No.I, CD Volume No.1608, Pages 32119 to 32170, Being No.1176 for the year 2020.

Tarun Kanti Chakrabarti
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F.No. 853/95
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That said 1) MANISH TODI, 2) SHALINI TODI, 3) ANIRUDH TODI, 4) SANJAY TODI 5) VINEETA TODI 6) SHIVANGI TODI, 7) TODI NIKETAN PRIVATE LIMITED 8) EVERYOUTH NIRMAN PRIVATE LIMITED became the joint and absolute owner and are seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece an Parcel of Land measuring 77.46 decimals (47 Cottahs) more or less comprised in R.S. Dag No. 3076 corresponding to L.R. Dag No. 3102 and R.S. Dag Nos. 3012 corresponding to L.R. Dag No. 3029, both L.R. Khatian No. 2595 of Mouza Jagaddal, J.L. No.71 and also got the property recorded in their names in L.R.Records of rights and also Municipal office and paid the tax upto date, the said land situated and lying at Mouza- Jagaddal, J.L. No. 71, R.S. No. 233, Touzi No. 69, Pargana- Magura, P.S. & A.D.S.R. office at Sonarpur, comprising in R.S. Dag Nos. 3076, 3012, L.R. Dag Nos. 3102 & 3029, appertaining to R.S. Khatian Nos. 1059 & 1090, L.R. Khatian Nos. 4382, 4383, 4384, 4385, 4386, 4387, 4388 to 4389, Holding No.190, School Road, Ward No. 26, under Rajpur- Sonarpur Municipality, Kolkata-700151

WHEREAS the said Owners executed a joint venture agreement with **MANGALAM DEVELOPERS** a partnership firm having its registered office at 2, Iswar Ganguly Street, 1st Floor, P.O. Kalighat, Under Police Station – Kalighat, Kolkata – 700026 regarding the aforesaid land on 26/03/2021 registered at D.S.R.III South 24-Parganas, Alipore .office and recorded in Book No.I, Volume No.1603-2021, Being No.02644 for the year 2021. and also the said Owners executed a Development Power of attorney in favour of **MANGALAM DEVELOPERS** on 26/03/2021 egistered at D.s.R.-III South 24-Parganas, Alipore office and recorded in Book No.I, Volume No.1603-2021, Being No.02658 for the year 2021.

I hereby certify that the above mentioned land of **MANISH TODI, SHALINI TODI, ANIRUDH TODI, SANJAY TODI, VINEETA TODI, SHIVANGI TODI, TODI NIKETAN PRIVATE LIMITED & EVERYOUTH NIRMAN PRIVATE LIMITED** is free from all sorts of encumbrances, charges, liabilities, liens , lispendents and attatchment of any kind whatsoever and the said property has an absoluutely clear, free and marketable title.


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F.No. 853/95 Advocate
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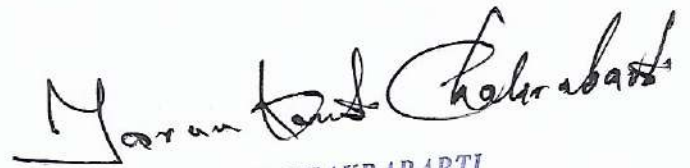
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I also hereby certify that the abovementioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

Enclo: Search Receipt & computer search attached herewith.



TARUN KANTI CHAKRABARTI
Advocate
F. No. 853/95
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