

Dated : 23.06.2023

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : ALL THAT piece and parcel of a Bastu land measuring about 3 (Three) Cottahs 03 (Three) Chittacks 35 (Thirty five) Sq.ft. more or less situated in Mouza - Nayabad, J.L. No.25, Touzi No.56 , R.S. No.3, comprising in R.S. Dag No.186, under R.S. Khatian No.88, corresponding to L.R. Dag No.186, under L.R. Khatian No.1225, within the presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, situated within the jurisdiction of the K.M.C. Premises No.2385, Nayabad, within Ward No.109, Assessee No.31-109-08-2387-9, Kolkata - 700 099.

PRESENT LAND OWNER:

MESSRS SHELTERCON, a Proprietorship firm having its registered Office at PABITRA NILOY, 18/2 (102/2), Kalikapur, P.S.- Garfa, Kolkata - 700 099, represented by its sole proprietor namely SRI ANIRUDDHA MUKHERJEE, son of Late Asit Kumar Mukherjee, residing at URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, Post Office - E.K.T.P., Police Station - Anandapur, Kolkata - 700 107.

I have caused the necessary searches the above mentioned property of D.R. Alipore & A.D.S.R. Scaldah and also R.A. Kolkata from 2010 to 23.06.2023 and I have gone through the title Deed, link Deeds, Record of Right, copy of the mutation certificate of B.L.&L.R.O., Conversion Certificate and K.M.C. Mutation Certificate, paid up tax bill of K.M.C., Sanctioned Building Plan of K.M.C. etc. in respect of the property. My search report is as follows.

WHEREAS one Sri Jatindra Nath Naskar, son of Late Pandar Naskar, was the recorded Owner of Mourashi Mekarari rights in respect of 1.03 Satak land, comprised of Mouza - Nayabad, J.L. No. 25, R.S. Khatian No. 88, R.S. Dag No. 186, Touzi No. 56, R.S. No.3, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Sub- Registration office at Alipore, in the District of 24 Parganas.

For SHELTERCON

Aniruddha Mukherjee
Proprietor


Advocate

SH MISHRA,
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AND WHEREAS by virtue of a registered Deed duly registered in 1968 with the Alipore Sub-Registration Office 24 Parganas and had been recorded in its Book No. 1, Volume No. 33, pages 142 to 145, being No. 1309, for the year 1968, sold conveyed, transferred assigned and assured by the said Sri Jatindra Nath Naskar therein as the Vendor to (1) Sri Ganash Chandra Pramanick, (2) Sri Narendra Nath Pramanick, and (3) Sri Hiran Chandra Pramanick, all are son of Late Basanta Kumar Pramanick, all are residing Nayabad, P.S. Kasba, District 24 Parganas.

AND WHEREAS by virtue of a registered Deed duly registered in 1968 with the Alipore Sub-Registration Office 24 Parganas and had been recorded in Book No. 1, being No. 1936, for the year 1968, the land area 16 ½ Satak and another registered Deed duly registered in 1978, with the Alipore Sub Registration office 24 Parganas, and had been recorded in Book No. 1, being Deed No.3795, the land area 20 ½ Satak in sold conveyed, transferred assigned and assured by the said Sri Jatindra Nath Naskar in favour of (1) Sri Ganash Chandra Pramanick, (2) Sri Narendra Nath Pramanick, and (3) Sri Hiran Chandra Pramanick, all are son of Late Basanta Kumar Pramanick, all are residing at Nayabad, P.S. Kasba now Purba Jadavpur, District 24 Parganas in two deed 1936 and 3795 total land area 37 Satak then declare to sell 34 Satak of land to different purchasers or buyer and thereafter only rest area 3 Satak equivalent to 2 Cottahs of land were existed out of the above land of two deeds i.e. deed No. 1936 and 3795.

AND WHEREAS thus the said (1) Sri Ganash Chandra Pramanick, (2) Sri Narendra Nath Pramanick, and (3) Sri Hiran Chandra Pramanick, herein are the absolute and at present seized and possessed of the aforesaid total property of Deed No. 1309 for the year 1968, and 2 Cottahs i.e. totaling to 22 Cottahs of ALL THAT the piece and parcel of land measuring about 22 (Twenty Two) Cottahs equivalent to 1 (One) Bigha 2 (Two) Cottahs more or less Mouza -Nayabad, J.I. No. 25, comprised in R.S. Khatian No. 88, in R.S. Dag No. 186, Touzi No. 56, R.S. No.3, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Sub-Registration office at Alipore, within the limits of Kolkata Municipal Corporation, District South 24 Parganas together with all sorts of rights, easement, privileges and appurtenances whatsoever belonging to or enjoyed therewith as morefully described in the schedule hereunder written and had been enjoying the same free from encumbrances by Kolkata Municipal Corporation paying taxes and revenue therefore.

For SHELTERCON

Aniruddha Chakravarti
Proprietor

[Handwritten signature]

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AND WHEREAS by a registered Bengali Kobala / Deed of Sale on 3rd day of April, 1985, made between the said (1) Sri Ganesh Chandra Pramanick, (2) Sri Narendra Nath Pramanick and (3) Sri Hiren Chandra Pramanick, therein jointly sold, transferred, conveyed, assigned and assured their portion of the landed property against the valuable consideration of **ALL THAT** the piece and parcel of land measuring about 3 (Three) Cottahs 3 (Three) Chattaks 35 (Thirty Five) Sq.ft. excluding Road Area 8 (Eight) Chattaks 10 (Ten) Sq.ft. total land area 3 (Three) Cottahs 12(Twelve) Chattaks 0 (Zero) Sq.ft. be the same little more or less out of total land area 22(Twenty Two) Cottahs, being Plot No. 58, comprised of land contained in Mouza -Nayabad, J.L. No. 25, R.S. No. 3, Pargana -Khaspur, Touzi No. 56, R.S. Khatian No. 88, R.S. Dag No. 186, within the limits of Kolkata Municipal Corporation under Ward No. 109, P.S. -Jadavpur now Purba Jadavpur, District South 24 Parganas, which document was registered before District Sub-Registrar Office Alipore and recorded in Book No. 1, Volume No. 76, Pages 11 to 19, Being No. 4451, for the year 1985 in favour of Sri Chandan Mitra.

AND WHEREAS thus said Sri Chandan Mitra, therein became the absolute owner of the aforesaid property and while seized and possessed of the same mutated his own name in the records of B.L.R.O. and S.L.R.O. and Kolkata Municipal Corporation being Premises No. 2385, Nayabad, having Assessee No, 31-109-08-2387-9, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Ward No. 109, Kolkata -700 099, District South 24 Parganas.

AND WHEREAS subsequently by a registered Deed of Sale dated 8th day of January, 2008, said Sri Chandan Mitra, sold transferred and conveyed **ALL THAT** the piece and parcel of a plot of land measuring about 3 (Three Cottahs 3 (Three) Chattaks 35 (Thirty Five) Sq.ft. excluding Road Area 8 (Eight) Chattaks 10 (Ten) Sq.ft. out of total land area 3 (Three) Cottahs 12 (Twelve) Chattaks 0 (Zero) Sq. ft. be the same little more or less alongwith R. T. Shed Structure standing thereon measuring about 100 Sq.ft. more or less being Plot No. 58, comprised of and contained in Mouza -Nayabad, J.L. No. 25, R.S. No. 3, Pargana- Khaspur, Touzi No. 56, R.S. Khatian No. 88, R.S. Dag No. 186, within the limits of Kolkata Municipal Corporation under Ward No. 109, being Premises No. 2385, Nayabad, P.S.- Purba Jadavpur, Kolkata -700 099, District South 24 Parganas, together with all easement rights thereto, which document was registered before District Sub-Registrar -III, at Alipore, recorded in Book No. 1, C.D. Volume No. 6, Pages from 8952 to 8968,

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being no. 00189 for the year 2008 in favour of (1) M/S Axis Developers Pvt. Ltd. represented by its Director Rajesh Kumar Gupta, son of Mangla Prasad Gupta.

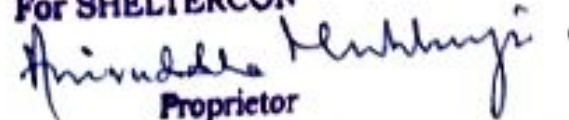
AND WHEREAS said M/S Axis Developers Pvt. Ltd. mutated its own name in the records of The Kolkata Municipal Corporation known as KMC Premises No. 2385, Nayabad, Ward No. 109, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata -700 099, District South 24 Parganas.

AND WHEREAS the said M/S Axis Developers Pvt. Ltd. have taken the sanction of a Ground Plus three storied building plan Vide Building Permit No. 2010120200, (B.P. No. 200/ XII/ 10-11) dated 04.06.2010 against the said KMC Premises No. 2385, Nayabad, Ward No. 109, P.S. Panchasayar, Kolkata -700 099, District South 24 Parganas.

AND WHEREAS by a registered Deed of Sale dated 29th day of August 2011, registered before District Sub- Registrar -III, at Alipore, Vide Book No.1, being Deed No.6782 for the year 2011 said M/S Axis Developers Pvt. Ltd. represented by its Managing Director Sri Rajesh Kumar Gupta, sold transferred and Conveyed against valuable consideration of ALL THAT the piece and parcel of land measuring about 3 (Three) Cottahs 3 (Three) Chittaks 35 (Thirty Five) Sq.ft. alongwith R.T. Shed Structure standing thereon measuring about 100 Sq.ft. more or less be the same little more or less, being Plot No. 58, alongwith Building Permit No. 2010120200, (B.P. No. 200/XII/10-11) dated 04.06.2010 situated in Mouza Nayabad, J.L. No. 25, R.S. No.3, Pargana-Khaspur, Touzi No. 56, R.S. Khatian No. 88, R.S. Dag No. 186, within the limits of Kolkata Municipal Corporation under Ward No. 109, being Premises No. 2385, Nayabad, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata -700 099, District South 24 Parganas, in favour of M/S. Seva housing Pvt. Ltd. represented by its Managing Director Sri Arijit Banerjee.

AND WHEREAS by a registered Deed of Conveyance dated 14th day of December, 2011, registered before Add. District Sub- Registrar office at Sealdah, Vide Book No. 1, CD Volume No.9, Pages 1025 to 1056, being Deed No. 03960 for the year 2011, said M/S. Seva housing Pvt. Ltd. represented by its Managing Director Sri Arijit Banerjee sold, transferred and conveyed against valuable Consideration of ALL THAT the piece and parcel of land measuring about 3 (Three) Cottahs 3 (Three) Chattaks 35 (Thirty Five) Sq.ft. alongwith R.T. Shed Structure standing

For SHELTERCON


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thereon measuring about 100 Sq.ft. more or less being Plot No. 58, togetherwith right to construction of a Ground Plus Three storied building as per Building Permit No. 2010120200, (B.P. No. 200/XII/10-11) dated 04.06. 2010 situated in Mouza-Nayabad, J.L. No. 25, R.S. No.3, Pargana -Khaspur, Touzi No. 56, R.S. Khatian No.88, R.S. Dag No. 186, within the Kolkata Municipal Corporation under Ward No. 109, being Premises No.2385, Nayabad, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Ward No. 109, Kolkata -700 099, District South 24 Parganas, together with all easement rights thereto, in favour of Green Line Leasing & Finance Pvt. Ltd., having its registered office at 135A, C.R. Avenue, Flat No. 3D, P.S. Jarasako, Room No. 9, Kolkata- 700007, and represented by its Managing Director Sri Arun Kumar Jain, son of Late Sohan Lal Jain.

AND WHEREAS by a registered Deed of Conveyance dated 12th day of July, 2013, registered before District Sub- Registrar-III, Alipore recorded into Book No. 1, CD Volume No.12, Pages 9601 to 9628, being Deed No.6370 for the year 2013, said Green Line Leasing & Finance Pvt. Ltd., represented by its Director Sri Arun Kumar Jain, sold, transferred and conveyed against valuable Consideration of **ALL THAT** the piece and parcel of land measuring about 3 (Three) Cottahs 3 (Three) Chattaks 35 (Thirty Five) Sq.ft. alongwith R.T. Shed Structure standing thereon measuring about 100 Sq.ft. more or less being Plot No. 58, togetherwith right to construction of a Ground Plus Three storied building as per Building Permit No. 2010120200, (B.P. No. 200/XII/10-11) dated 04.06. 2010 situated in Mouza-Nayabad, J.L. No. 25, R.S. No.3, Pargana -Khaspur, Touzi No. 56, R.S. Khatian No.88, R.S. Dag No. 186, within the Kolkata Municipal Corporation under Ward No. 109, being Premises No.2385, Nayabad, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Ward No. 109, Kolkata -700 099, District South 24 Parganas, together with all easement rights thereto, in favour of the **previous Owner/Vendor namely Messrs Quality Builders & Planners**, a registered Partnership Firm, having its Registered Office at 70 (23A/2), Purbachal Main Road, presently Police Station - Garfa, (formerly Police Station - Kasba), Kolkata - 700 078 as per the Reconstituted Deed of Partnership dated 24.06.2006 presently represented by its Partners namely (1) Sri Asim Kumar Mukhopadhyay, son of Late Abhoy Charan Mukherjee, at present residing at 2, Keyatala Road, Flat No. 203, Kolkata- 700 029, (2) Sri Aniruddha Mukherjee, son of Sri Asit Kumar Mukherjee, residing at URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, Post Office - E.K.T.P., Police Station - Anandapur, Kolkata - 700 107, (3)

For SHELTERCON

Aniruddha Mukherjee
Proprietor

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Smt. Bandana Mukherjee, wife of Sri Asim Kumar Mukhopadhyay, at present residing at 2, Keyatala Road, Flat No. 203, Kolkata- 700 029 and (4) Smt. Arundhati Basak, daughter of Ramapati Guin, residing at Flat No. C-204, Benuban Coperative Society Ltd. 93/2, Kankulia Road, Kolkata - 700 029.

AND WHEREAS thereafter said Messrs Quality Builders & Planners mutated and recorded its land in the record of the B.L.& L.R.O. vide Mutation Case No.1091 of 2014 (Memo No.18/Mut/1082/BLLRO/ATM/Kasba/15 dated 18.02.2015) AND thereafter the land Owner herein converted its land from "Shali" to "Bastu" vide Conversion Case No.77 of 2015 (Memo No.17/1269 dated 16.03.2016) and also recorded its land in the record of the KMC known as KMC Premises No.2385, Nayabad, Ward No. 109, P.S. Panchasayar, Kolkata -700 099.

AND WHEREAS in the mean time L.R. Operation has been done in Nayabad area and the plot of land has been recorded and published in L.R. Record of Right in the name of the said Messrs Quality Builders & Planners as Rayat and the said L.R. Khatian No. of the said Messrs Quality Builders & Planners is 1225 comprising in L.R. Dag No. 186 of Mouza- Nayabad, J.L. No.25.

AND WHEREAS by virtue of another registered Deed of Sale dated 28.02.2022, registered at D.S.R.-IV, Alipore, South 24 Parganas and recorded into Book No.1, Deed No.2049, for the year 2022, the OWNER herein namely 3 (Three) Cottahs 03 (Three) Chittacks 35 (Thirty five) Sq.ft. more or less as per present physical measurement situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, R.S. No.3, comprising in R.S. Dag No.186, under R.S. Khatian No.88, corresponding to L.R. Dag No.186, under L.R. Khatian No.1225, within the presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, situated within the jurisdiction of the K.M.C. Premises No.2385, Nayabad, within Ward No.109, Assessee No.31-109-08-2387-9, Kolkata - 700 099 from the previous Owner namely said Messrs Quality Builders & Planners.

AND WHEREAS after purchase the OWNER herein recorded his name in the record of the Ld. B.L. & L.R.O., vide L.R. Khatian No. of the said Messrs Sheltercon is 2671 comprising in L.R. Dag No. 186 of Mouza- Nayabad, J.L. No.25 and also recorded its land in the record of the

For SHELTERCON

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KMC known as K.M.C. Premises No.2385, Nayabad, within Ward No.109, Assessee No.31-109-08-2387-9, Kolkata – 700 099.

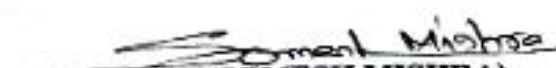
AND WHEREAS the **VENDOR** herein has taken sanction of a Ground plus three storied building with lift facility plan from the K.M.C. Vide sanctioned building Permit No.2022120431 dated 20.12.2022 and the **VENDOR** developed the entire premises and erected the building thereon as per aforesaid sanctioned building plan.

During investigations the available records from 2010 to 26.06.2023 in the office of D.R. Alipore and A.D.S.R. Sealdaha and R.A. Kolkata no adverse entry is found in respect of the above mentioned property.

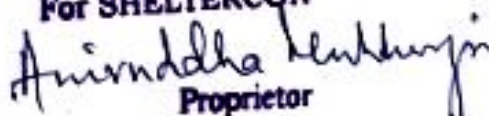
I hereby certify that the above mentioned property of **MESSRS SHELTERCON**, is free from all sorts of encumbrances, charges, liabilities, lives and lispendents, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned property 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 the equitable mortgage.

Two Search Receipt Nos.(i)REGN-BB-406359 dated 23.06.2023 issued by D.R. Office Alipore and (ii)REGN-BB-102601 dated 23.06.2023 issued by R.A. Kolkata are enclosed herewith.


(**SOMESH MISHRA**)
ADVOCATE

For SHELTERCON


Proprietor

SOMESH MISHRA
ADVOCATE
HIGH COURT CALCUTTA

No. REGN BB 406359

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 17659
 Date of application..... 23/6/23
 Search for the year (s)..... 2010-23
 Name of office to which the record to be searched or inspected relates.....
 Name of person or property to be searched..... DR P Sealdah
 2385, Nayabad
 Nature of document.....
 Particulars of record to be inspected (year, number, book, volume and page in
 the case of registered document).....
 From whom received..... S. Misra

Fees paid under Article —
 1) (i)
 2) (ii)
 2)

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For SHELTERCO
 Aniruddha Kumbhakar
 Proprietor

No. REGN BB 102601

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 4080

Date of application 23/6/23

Search for the year (s) 2011 - 23

Name of office to which the record to be searched or inspected relates En

5. Name of person or property to be searched En

6. Nature of document ✓

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2385 Nayaabad

8. From whom received S. Misra

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)

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For SHELISHA
Anirudha Kumbhraj
Proprietor

..... Registrar of