

Awani Kumar Roy
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Ref. No.

Date 01.03.2023

To,
M/s. Natural Manavsthal Private Limited,
9A, Lord Sinha Road, P.S. Shakespeare Sarani,
P.O. Middleton Row,
Kolkata 700071,

No Encumbrances Certificate and detailed report on title.

Ref. : **ALL THAT** demarcated the piece and parcel of land measuring about 22 Cottahs more or less but on actual physical measurement having an area of 1604.69 Sq.Mrts. with Common Passage from Main Road out of the land measuring more or less .5412 Acres at Mouza - Golaghata, R.S. Dag No. 104, Khatian No. 72, J.L. No. 27, Sheet No. 2, Touzi No. 1298/2833, P.S. Lake Town, District North 24 Parganas now known as Municipal Holding No. 115 Golaghata Road, Kolkata - 700048.

Present owner of the said plot : **ROTOTRON CONTAINERS PRIVATE LIMITED** and having its Registered Office at No. 80, Golaghata Road, P.S. Lake Town, Kolkata - 700 048,

I have caused necessary online searches in the official record of Additional Sub Registry Office at Bidhannagar for the period from 2008 to 2023 AND in the District Registry Office at Barasat for a period from 2008 to 2023 and ARA II & IV Kolkata for a period from period 2008 to 2023 and have inspected the Title Deed and all other relevant documents in respect of the aforesaid Property.

My report is as follows :

- A. Late Kashi Prasad Singh was the recorded owner of J.L. No. 27, Dag No. 104, Khatian No. 72, Sheet No. 2, Touzi No. 1298/2833, Mouza Golaghata, P.S. Lake Town, District - North 24 Parganas, having an area of 54/2, Decimals together with structure with a right to user of the common passage from the V.I.P. Road more fully and particularly described in the First Schedule hereunder written (hereinafter referred to as the said Premises), Kashi Prasad Singh had been the owner of the said premises for more than 50 years. Late Kashi Prasad Singh was paying regularly taxes in respect of the said premises.
- B. Kashi Prasad Singh died on 27th September, 1978 leaving behind (1) Smt. Paramraji Singh, his wife (2) Sri Rabi Sankar Singh, his son (3) Sri Shobh Nath Singh, his son (4) Smt. Shyamali Singh, wife of Sri Surendra Singh, his daughter (5) Smt. Bimala Singh, wife of Sri Ram Singh, his daughters, at his only heirs and legal representatives.

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- C. After the demise of the said Kashi Prasad Singh, his legal heirs herein applied for mutation of their names in the record of right to the Junior Land Reforms Officer Khardah under whom the record of right pertaining to the said premises was being maintained the Junior Land Reforms Officers allowed mutation by substitution of the name of the legal heirs in place and stead of said deceased, Kashi Prasad Singh by an order dated 12th August, 1987.
- D. By virtue of the said mutation all the legal heirs of late Kashi Prasad Singh each having 1/5th share or interest became the owners of the said land together with the structure thereon measuring about .5412 Acres at Mouza - Golaghata, Dag No. 104, Khatian No. 72, J.L. No. 27, morefully and particularly described in the First Schedule hereunder written (hereinafter referred to as the said Premises).
- E. By five several Indenture of Conveyances and all dated 23rd Septemebr, 2000 and all registered with the office of the Additional Sub-Registrar of Assurances, Bidhannogre, Salt Lake City and made by and between (1) Smt. Paramraji Singh, (2) Rabi Shankar Singh, (3) Sri Shobnath Singh, (4) Smt. Shyamali Singh and (5) Smt. Bimla Singh therein respectively referred to as the Vendors of the First Part and B.P. Poddar Foundation for Education, a trust represented by its present trustees therein respectively referred to as the Purchaser of the Second Part, the rest of the legal heirs of Late Kashi Prasad Singh as the First Confirming Party of the Third Part and Anand Agarwal, Vijay Agarwal, M/s. Acquiet Trading Private Limited, VIP. Towers Private Limited and M/s. Anupama Promoters Pvt. Ltd. therein collectively referred to as the Second Confirming Party of the Fourth Part, the respective five Vendors in the respective five Conveyance sold and conveyed to the Purchaser therein being the Vendor herein All That the undivided 1/5th share and/or interest at Mouza - Golaghata, Dag No. 104, Khatian No. 72, J.L. No. 27 having an area about .5412 Acres each one of the Vendors having undivided and undemarcated 1/5th share and/or interest in the said premises described in the First Schedule hereunder written.

The details of the five Deed of Conveyances which was registered on 22nd September, 2000 are given herein below :-

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Sl. No.	Name of the Vendor	Book No.	Vol. No.	Being No.	Page No.	For the year
1.	Smt. Paramaji Singh	1	141	02397	211-225	2004
2.	Rabi Shankae Singh	1	141	02398	226-239	2004
3.	Sri Shobnath Singh	1	141	02396	196-210	2004
4.	Smt. Shyamali Singh	1	141	02395	181-289	2004
5	Smt. Bimla Singh	1	141	0241	275-289	2004

F. By a Deed of Conveyance dated 26th May, 2011, made by and between B.P. Poddar Foundation for Education therein referred to as the Vendor of the One Part and Rototron Container Private Limited therein referred to as the Purchaser of the Other Part and registered in the Office of the Additional Registrar of Assurance II, Kolkata in Book No. I, Volume No. 25, Pages 2148 to 2163, being No. 06698 for the year 2011 the Vendor therein sold and conveyed her right, title and interest to the purchase All That piece and parcel of land measuring about 22 Cottahs more or less with 2000 Sq.ft. old structure lying and situated at Mouza Golaghata, Dag No. 104, Khatian No. 72, J.L. No. 27, Sheet No. 2, Touzi No. 1298/2833, P.S. Lake Town, Municipal Holding No. 115 New (Old 92) Golaghata Road, Kolkata - 700048, with all the benefits of the sanction Building Plan (hereinafter referred to as the "Said Premises/Property").

G. By a Development Agreement dated 22nd February, 2023 made by and between ROTOTRON CONTAINERS PRIVATE LIMITED therein referred to as the Owner and M/S. NATURAL MANAVSTHAL PRIVATE LIMITED therein referred to as the Developer, duly registered in the Office of the Additional Register of Assurance-II, Kolkata in Book No. I, Volume no 1902-2023, pages No. 81136 to 81190 having Being No 190202340 of year 2023, in respect to **ALL THAT** the piece and parcel of land measuring about 22 Cottahs more or less but on actual physical measurement having an area of 1604.69 Sq.Mrts. with Common Passage from Main Road out of the land measuring more or less .5412 Acres at Mouza - Golaghata, R.S. Dag No. 104, Khatian No. 72, J.L. No. 27, Sheet No. 2, Touzi No. 1298/2833, P.S. Lake Town, District North 24 Parganas now known as Municipal Holding No. 115 Golaghata Road, Kolkata - 700048.

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- H. The Owner have delegated the power to the Promoter which are duly executed and registered on 27th February, 2023 before Additional Registrar of Assurance II, Kolkata in Book No. I, Volume No. 1902, Pages from 89369 to 89393, Being No. 190202611 for the year 2023.
- I. The plans for construction of the said Buildings has been sanctioned by The South Dum Dum Municipality has granted the commencement certificate to develop the Project vide approval dated 02.11.2022 bearing no. 706;

The said **ROTOTRON CONTAINERS PRIVATE LIMITED** after purchasing the aforesaid property become the absolute owner of the aforesaid area of 22 Cottahs more or less but on actual physical measurement having an area of 1604.69 Sq.Mrts. with Common Passage from Main Road out of the land measuring more or less .5412 Acres of land as mentioned above.

I hereby Opined that the above mentioned land of **ROTOTRON CONTAINERS PRIVATE LIMITED** at present is free from all sorts of encumbrances, charges, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

As per information furnished I also hereby opined 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 any other authority and is fit for equitable mortgage.

The receipts for the relevant online searches are enclosed herewith.

Thanking you,

Yours faithfully,


(AWANI KUMAR ROY)

Encl : As above.