

SURAJ GUHA THAKURTA

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"NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE"

Ref.: An area of land admeasuring 10 Cottahas 10 Chattaks approx. Situated in Municipal Premises No.5, Weston Street, (before Amalgamation known as 1.3.5 & 7, Weston Street, P.S.Bowbazar, District-Kolkata, PIN-700013, Under Kolkata Municipal Corporation, Ward No.046 (Said Premises).

Present owner of the said Premises:

Quick 'N' Safe Limited having Registered Office at 5, Weston Street, P.S. & P.O. Bowbazar, Kolkata-700013.

I have caused necessary searches in the Competent Registration Office(s) for the period from 2010 to 2023 and have inspected the Mutation and all other relevant documents in respect of the aforesaid Premises.

My report is as follows:

- a) At all material of times one Krishna Behary Seal, since deceased, son of Late Kunja Behary Seal was the sole recorded owner and was in khas and peaceful possession of **ALL THAT** piece and parcel of land admeasuring an area about 10 Cottahas 10 Chittacks be the same a little more or less alongwith a pucca roofed structure standing thereon situated at and lying in and being the municipal holding Nos.1, 3, 5 and 7, Weston Street, P.S. Bowbazar, Calcutta - 700 013, under Ward No.46, within the limit of Calcutta Municipal Corporation (now Kolkata Municipal Corporation), together with egress and ingress, easement rights and appurtenants thereto (hereinafter referred to as the '**said Property**') of which he became the owner by virtue of inheritance and was seized and possessed of the same free from all encumbrances during his lifetime.
- b) The said Krishna Behary Seal who was governed by the Dayabhaga School of Hindu law died on 20th March 1957, after having made and published his last Will and Testament dated 30th June 1956 leaving behind the following relations as his legal heirs and survivors:

Legal Heirs Name	Relation
Smt. Shyama Sundari Dassi (since deceased)	Widow

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Residence: 649/3, Kankpul, P.O. Kankpul, P.S. Ashoknagar, North 24 Parganas, PIN-743272
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Shri Sudhir Kumar Seal (since deceased)	Eldest Son
Shri Madhusudan Seal	Second Son
Shri Rabindra Nath Seal	Third Son
Shri Birendra Kumar Seal (since deceased)	Fourth Son
Shri Nemai Chand Seal	Fifth Son
Shri Netai Chandra Seal	Sixth Son
Shri Dhirendra Nath Seal	Seventh Son
Shri Jitendra Nath Seal	Eighth/Youngest Son
Smt. Ranu Bala Auddy	Eldest Widowed Daughter
Smt. Lakshmi Sona Dutta	Second married Daughter
Smt. Kumari Anima Seal	Third Youngest Unmarried Daughter

- c) The said late Krishna Behary Seal by way of his said last Will and testament dated 30th June 1956, bequeathed to his eldest son Sri Sudhir Kumar Seal, since deceased and his fourth son, Sri Birendra Kumar Seal, since deceased (being the joint executors of the Will dated 30th June 1956) jointly and absolutely all the rights, title and interests in connection to **ALL THAT** the said Property.
- d) The said Sri Sudhir Kumar Seal, since deceased and Sri Birendra Kumar Seal, since deceased as the joint executors of the Will dated 30th June 1956 obtained probate of the said Will on 08th April 1965 from the Hon'ble High Court at Calcutta.
- e) By virtue of the said Will dated 30th June 1956, the said Sri Sudhir Kumar Seal, since deceased and Sri Birendra Kumar Seal, since deceased became the absolute and joint owners of **ALL THAT** the said Property and they while

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seized and possessed 50% shares each, recorded their names as the joint owners in the record of Calcutta Municipal Corporation (now Kolkata Municipal Corporation) and regularly kept paying the yearly taxes, levies, etc. thereof and enjoying the interest therefrom free from all encumbrances.

- f) One of the joint owners, viz. the eldest son Sri Sudhir Kumar Seal who was governed by the Dayabhaga School of Hindu Law died on 10th December 2004, after having made and published his last Will and Testament dated 14th August 1995, which was registered in the office of Additional District Sub-Registrar, Serampore, Hooghly and recorded therein in Book No. III, Volume No.2, Pages 103 to 112, being No.83 for the year 1995, leaving behind the following relations as his legal heirs and survivors:

Legal Heirs Name	Relation
Smt. Annapurna Seal	Widow
Shri Samir Kumar Seal	Son
Smt. Sandhya Dey (Seal)	Married Daughter

- g) Late Sudhir Kumar Seal by way of his said last registered Will and Testament dated 14th August 1995, bequeathed to his only son Shri Samir Kumar Seal, solely and absolutely all his rights, title and interests being 50% (8 annas) undivided share in **ALL THAT** the said Property.
- h) The other co-owner, viz. the fourth son Sri Birendra Kumar seal who was governed by the Dayabhaga School of Hindu Law died intestate on 01st November 2006 leaving behind him his sole legal heir and survivor, his widow Smt. Saraswati Seal and who after her husband's death became/inherited the 50% (8 annas) undivided share in **ALL THAT** the said Property.
- i) By a registered Deed of Conveyance dated 08th August, 2008 made between (i) Shri Samir Kumar Seal and (ii) Smt. Saraswati Seal therein collectively referred to as the vendors of the one part and Quick 'N' Safe Service Private Limited therein referred to as the Purchaser of the other part and registered at the Additional Registrar of Assurances-II, Kolkata in Book I, CD Volume No. 17, Page from 10561 to 10582, Being No. 08437 for the year 2009, the vendors thereto for the consideration therein mentioned granted sold conveyed and

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transferred unto and to the said Quick 'N' Safe Service Private Limited ALL THAT the said Property, absolutely and forever.

- j) In the premises, the said Quick 'N' Safe Service Private Limited became the sole and absolute owner of the said Property.
- k) Pursuant to the grant of a Fresh Certificate of Incorporation consequent upon change of name dated 5th September, 2008 by the Registrar of Companies, West Bengal under the Government of India, Ministry of Corporate Affairs, the name of Quick 'N' Safe Service Private Limited was duly changed to Quick 'N' Safe Private Limited. Thereafter, pursuant to the grant of another Fresh Certificate of Incorporation consequent upon change of name dated 25th September, 2008 by the Registrar of Companies, West Bengal under the Government of India, Ministry of Corporate Affairs, the name of Quick 'N' Safe Private Limited was duly changed to Quick 'N' Safe Limited.
- l) Pursuant to and in terms of a resolution passed by the Board of Directors of Quick 'N' Safe Limited, in its meeting held on 3rd June, 2014, by a Joint Development Agreement dated 26th June, 2014 made between Quick 'N' Safe Limited, therein referred to as the Owner of the One Part, and the Promoter herein, therein referred to as the Developer of the Other Part, and registered at the Additional Registrar of Assurances - II, Kolkata, in Book I, Volume No. 38, Pages 2333 to 2375, Being No. 08007 for the year 2014, appointed by the Promoter hereto, as the developer of the Project Land on the terms and conditions more fully therein contained.
- m) Pursuant to the application dated 15th November 2016 for amalgamation of the premises No.1, 3, 5 and 7, Weston Street by the Vendor herein, the Kolkata Municipal Corporation by virtue of its order dated 10th August 2017 has been pleased to amalgamate the premises No.1, 3, 5 and 7, Weston Street and after amalgamation, the said Property has since been renumbered as Premises No.5, Weston Street, Kolkata-700013 (more fully mentioned and described in Part-I of the First Schedule hereunder written and hereinafter referred to as the "said Premises").
- n) By virtue of one Deed of Mortgage (without possession) dated 30/03/2015 Registered with Additional Registrar of Assurances-II, Kolkata, and recorded in Book No.I, Volume No.21, Pages from 162 to 199 being No.03698 for the year 2015 executed by and between Quick 'N' Safe Limited being the Mortgagor/Borrower, therein and (a) Yes Bank Limited and (b) Axis Bank Limited, both collectively Mortgagee therein and Shree Krishna Estates being

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the Developer/Guarantor/Confirming Party therein, mortgaged the said Premises under the terms and conditions mentioned therein.

- o) Subsequently the said Quick 'N' Safe being the Mortgagor/Owner and Shree Krishna Estates, being the Developer/Guarantor/Confirming Party repaid all their respective debts and performed all their respective terms and conditions as mentioned in the said Deed of Mortgage. Therefore, by Deed of Release/Re-Conveyance dated 14/03/2022 registered with Additional Registrar of Assurances-II, Kolkata, and recorded with Book No.I, Volume No1902-2022, Pages from 110906 to 110937 being No.190202820 for the year 2022 executed by and between the said (a) Yes Bank Limited and (b) Axis Bank Limited being the Releasors, therein and Shree Krishna Estates being the Obligor/Developer/Confirming Party therein and Quick 'N' Safe Limited being the Releasee therein, whereby the said Releasros grant and/or re-convey forever release all the mortgage property i.e. the said Premises. The Said Releasors further handed over the Original Title Deed bearing Deed No. 08437 for the year 2009 to the Owner/Developer.

The said QUICK 'N' SAFE LIMITED after purchasing the aforesaid property became the absolute owner of the aforesaid area of 10 Cottahas 10 Chattacks of land as mentioned above/also mutated as a recorded owner in Kolkata Municipal Corporation Office and paid the relevant taxes up to date.

I hereby certify that the above mentioned land of QUICK 'N' SAFE LIMITED is free from all sorts of encumbrances, charges, liabilities lines and lis pendents attachment of any kind whatsoever and the said Premises 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 and the KIT and any other authority whatsoever.

Truly,

Suraj Guha Thakurta

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Date: 01/03/2024

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