

SRI BISWAJIT DEY

ADVOCATE

DISTRICT JUDGES' COURT, HOOGHLY AT CHINSURAH
& CHANDANNAGAR SUB-DIVISIONAL COURT

RESIDENCE & CHAMBER

DINEMARDANGA COLONY, P.O-GONDALPARA,
P.S-CHANDANNAGAR, DIST.-HOOGHLY, 712137
MOB- 9830960981

NON-ENCUMBRANCES CERTIFICATE IN RESPECT OF LAND/TITLE OF THE OWNER "EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED"

This is to certify that the online searches and investigations were conducted in the A.D.S.R, Chinsurah, Hooghly, D.S.R-I, Hooghly, D.S.R-II, Hooghly, Web portal of Directorate of Registration and Stamp Revenue (E-Nathikaran) (for all Offices including A.R.A, Kolkata, for the period of 2000 to 2024 (up to date) in respect of the property fully described in the Schedule herein below written. I have also gone through the L.R.R.O.R of B.L. & L.R.O, Mogra-Chinsurah Block and the Court searching of Civil Judge (Jr. Div.) First Court, Chinsurah, Hooghly and Civil Judge (Sr. Div.) First Court, Chinsurah, Hooghly for the period of 2014 to 2024 relating to the schedule mentioned property (Original Copy of all the searching is enclosed herewith).

WHEREAS While I am inspecting the documents of all piece and parcel of "Commercial Bastu" (converted from "Shali" to "Commercial Bastu", vide Conversion Case No. CN/2021/0601/656, Dated 26.03.2021 by the B.L & L.R.O, Chinsurah-Mogra Block) Land properly mentioned in the Schedule Part-I admeasuring 0.05 (Zero point Zero Five) Acre or 05 (Zero Five) Decimal appertaining to mutated L.R Khatian No. 7777, R.S. Dag No.1625, L.R Dag No. 1626, under within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, Dist.Hooghly, owned and possessed by the "EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED" (PAN: AAFCE7079R) (TAN: CALE05823G) (CIN: U70109WB2019PTC234760), a Private Limited Company, Registered under the Companies Act, 2013 (as Amended up to date), having its registered office at Super Market, Chinsurah Station Road, P.O. Chinsurah (R.S), P.S.-Chinsurah, Dist. Hooghly, Pin No. 712102, West Bengal, India, represented by its Directors: (1) SRI KRISHNA CHANDRA MONDAL (PAN: AFCPM4341K) (AADHAAR NO.9908 4645 8320), Son of Late Sitangshu Sekhar Mondal, by Religion- Hindu (Indian Citizen), by Occupation- Business, residing at Rammandir, Simla, P.O. Chinsurah (R.S), P.S. Chinsurah, Dist.- Hooghly, Pin No.712102, West Bengal, India, (2) SRI MAINAK MONDAL (PAN: AEIPM8633F) (AADHAAR NO.7175 7688 7150), Son of Sri Dilip Kumar Mondal, by Religion- Hindu (Indian Citizen), by Occupation- Business, residing at Uttarayan, P.O. Chinsurah (R.S.), P.S. Chinsurah, Dist. Hooghly, Pin- 712102, West Bengal, India, who purchased from one Sri Probir Sengupta, Son of Late Pijush Kanti Sengupta on 21.07.2020, vide Book No. I, Vol. No. 1901-2020, Page from 94601 to 94628, Being No. 190101933, for the Year 2020, registered in the Office of the A.R.A-I, Kolkata and since acquiring the said plot of land established absolute right, title, interest and possession over the Schedule Mentioned property Part-I and mutated his name in the L.R.R.O.R, in a separate Khatian being no. 7777 and regularly paying all the Govt. taxes and khaznas over the Schedule mentioned property.

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WHEREAS All piece and parcel of "Bastu" Land properly mentioned in the Schedule Part-II admeasuring 0.58 Acre or 58 Decimal appertaining to R.S. Dag No. 1625 under R.S Khatian

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No.17, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, Dist.-Hooghly, which was originally belonged to Sri Arjun Chandra Bakule, Son of Raj Krishna Bakule of Vill. Simla, P.S- Chinsurah, Dist.- Hooghly, who acquired the same by way of inheritance.

AND WHEREAS Said Sri Arjun Chandra Bakule transferred the said "Bastu" Land admeasuring 58 Decimal appertaining to R.S Dag No.1625 under R.S. Khatian No. 17, within ambit of Mouza: Simla, J.L. No.16, P.S. Chinsurah, District Hooghly, in favour of Sri Satya Ranjan Roy, Son of Late Akshay Kumar Roy and Sri Indu Bhusan Sengupta, Son of Late Bindu Bhusan Sengupta, both residing at Govt. Krishi Kshetra, P.S- Chinsurah, Dist. Hooghly, by executing a DEED OF SALE dated 19.07.1948 which was registered at the Office of District Registrar, Hooghly and recorded in Book No.I, Volume No. 36, Pages from 286 to 288, being No.3198 for the year 1948.

AND WHEREAS Satya Ranjan Roy and Indu Bhusan Sengupta amicably partitioned the said 58 Decimal of "Bastu" Land of R.S. Dag No.1625, by metes and bounds by executing a DEED OF PARTITION dated 27.09.1948 which was registered at the Office of District Sub-Registrar, Hooghly and recorded in Book No. I, Volume No. 60, Pages from 5 to 10, being No.4056 for the year 1948.

AND WHEREAS By virtue of the said DEED OF PARTITION being No.4056 for the Year 1948, said Indu Bhusan Sengupta, being the Second Part absolutely got and acquired 29 Decimals or 17 Katha 08 Chatak 37 Sq.ft., which is specifically mentioned in (KA) Schedule and demarcated by Schedule (KA) & (GA) of the said Deed and in the Deed Plan therein.

AND WHEREAS That said R.S Dag 1625 is/was recorded in L.R Dag No.1631 of L.R. Settlement Record and Indu Bhusan Sengupta mutated his name in the L.R. Settlement Record having sixteen annas share out of (more or less) 0.26 Acre or 26 Decimal Land instead of 29 Decimal or 17 Katha 08 Chatak 37 Sq.ft. of Land.

AND WHEREAS Said Indu Bhusan Sengupta while in possession of the said property died intestate on 10.09.1980 (his wife namely Smt. Kusum Kumari Sengupta died on 21.03.1982 and his sole daughter namely Rubi Sengupta was a unmarried person and died on 04.08.1995 and registered on 09.08.1995 by Kolkata Municipal Corporation, Health Department) leaving behind three sons namely (i) Sri Piyush Kanti Sengupta, (ii) Sri Alope Kumar Sengupta and (iii) Sri Ashoke Kumar Sengupta as his only legal and successors and said legal heirs became the joint absolute owners of the 0.26 Acre or 26 Decimal of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza: Simla, J.L. No.16, P.S. Chinsurah, Dist.-Hooghly left by Indu Bhusan Sengupta by way of inheritance having equal/joint share to be extent 1/3rd share each.

AND WHEREAS Said Ashoke Kumar Sengupta died intestate on 08.11.2006 (his wife namely Smt. Sibani Sengupta died earlier to his death on 10.10.1995) leaving behind one son namely (i)

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Sri Kalyan Sengupta and one married daughter namely (ii) Smt. Mousumi Gupta as his only legal heirs and successors and said legal heirs became the joint absolute owners of the above mentioned 1/3rd share of Land left by Ashoke Kumar Sengupta by way of inheritance having equal share to be extent 1/6th share each out of the 0.26 Acre or 26 Decimal of Bastu Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, District Hooghly.

AND WHEREAS Said Piyush Kanti Sengupta died intestate on 12.06.2019 (his wife namely Kalyani Sengupta died earlier on 02.02.2019) leaving behind is three sons namely (i) Sri Probir Sengupta, (ii) Sri Subir Sengupta and (iii) Sri Ranabir Sengupta and one married daughter namely (iv) Smt. Manashi Dutta as is only legal heirs and successors and said legal heirs became the joint absolute owners of the above mentioned 1/3rd share of Land left by Piyush Kanti Sengupta by way of inheritance having equal share to be extent 1/12th share each out of the 0.26 Acre or 26 Decimal of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, District Hooghly.

AND WHEREAS In the events as recited hereinabove the (i) Sri Alope Kumar Sengupta, (ii) Sri Kalyan Sengupta, (iii) Smt. Mousumi Gupta, (iv) Sri Probir Sengupta, (v) Sri Subir Sengupta, (vi) Sri Ranabir Sengupta and (vii) Smt. Manashi Dutta became entitled to the lands & property containing a demarcated "Bastu" Land admeasuring 0.26 Acre or 26 Decimal appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, corresponding to L.R. Dag No.1631, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, District Hooghly, in the state of West Bengal.

AND WHEREAS Said (i) Sri Alope Kumar Sengupta, (ii) Sri Kalyan Sengupta, (iii) Smt. Mousumi Gupta, (iv) Sri Probir Sengupta, (v) Sri Subir Sengupta, (vi) Sri Ranabir Sengupta and (vii) Smt. Manashi Dutta mutated their names in the records of B.L & L.R.O, Mogra-Chinsurah Block.

AND WHEREAS That said (i) Sri Alope Kumar Sengupta and (ii) Sri Probir Sengupta have agreed to sell, transfer and convey their undivided/joint Share of 0.1084 (Zero point One Zero Eight Four) Acre or 10.84 (One Zero point Eight Four) Decimal (a little more or less) out of 0.26 Acre or 26 Decimal (a little more or less) of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, corresponding to L.R. Dag No.1631 under mutated L.R. Khatian Nos. 7777, within ambit of Mouza: Simla, J.L. No.16, P.S. Chinsurah, Dist. Hooghly to "EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED" (PAN:AAFCE7079R) (TAN: CALE05823G) (CIN: U70109WB2019PTC234760), a Private Limited Company, Registered under the Companies Act, 2013 (as Amended up to date), having its registered office at Super Market, Chinsurah Station Road, P.O. Chinsurah (R.S), P.S.- Chinsurah, Dist. Hooghly, Pin No. 712102, West Bengal, India, represented by its Directors: (1) SRI KRISHNA CHANDRA MONDAL (PAN: AFPCM4341K) (AADHAAR NO.9908 4645 8320), Son of Late Sitangshu Sekhar Mondal, by Religion-Hindu (Indian Citizen), by Occupation-Business, residing at Rammandir, Simla P.O. Chinsurah (R.S),

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P.S. Chinsurah, Dist.- Hooghly, Pin No. 712102, West Bengal, India, (2) SRI MAINAK MONDAL (PAN: AEIPM8633F) (AADHAAR NO.7175 7688 7150), Son of Sri Dilip Kumar Mondal, by Religion-Hindu (Indian Citizen), by Occupation-Business, residing at Uttarayan, P.O. Chinsurah (R.S.), P.S. Chinsurah, Dist. Hooghly, Pin- 712102, West Bengal, India, on 21.07.2020, vide Book No. I, Vol. No. 1901-2020, Page from 94396 to 94432, Being No. 190102006, for the Year 2020, registered in the Office of the A.R.A-I, Kolkata and mutated his name in the L.R.R.O.R, in a separate Khatian being no. 7777 and regularly paying all the Govt. taxes and khaznas over the Schedule mentioned property.

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WHEREAS All piece and parcel of "Bastu" Land properly mentioned in the Schedule Part-III admeasuring 0.58 Acre or 58 Decimal appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, Dist.- Hooghly, which was originally belonged to Sri Arjun Chandra Bakule, Son of Raj Krishna Bakule of Vill. Simla, P.S- Chinsurah, Dist.- Hooghly, who acquired the same by way of inheritance.

AND WHEREAS Said Sri Arjun Chandra Bakule transferred the said "Bastu" Land admeasuring 58 Decimal appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza: Simla, J.L. No.16, P.S. Chinsurah, District Hooghly, in favour of Sri Satya Ranjan Roy, Son of Late Akshay Kumar Roy and Sri Indu Bhusan Sengupta, Son of Late Bindu Bhusan Sengupta, both residing at Govt. Krishi Kshetra, P.S- Chinsurah, Dist. Hooghly, by executing a DEED OF SALE dated 19.07.1948 which was registered at the Office of District Registrar, Hooghly and recorded in Book No.I, Volume No. 36, Pages from 286 to 288, being No.3198 for the year 1948.

AND WHEREAS Satya Ranjan Roy and Indu Bhusan Sengupta amicably partitioned the said 58 Decimal of "Bastu" Land of R.S. Dag No.1625, by metes and bounds by executing a DEED OF PARTITION dated 27.09.1948 which was registered at the Office of District Sub-Registrar, Hooghly and recorded in Book No. I, Volume No. 60, Pages from 5 to 10, being No.4056 for the year 1948.

AND WHEREAS By virtue of the said DEED OF PARTITION being No.4056 for the Year 1948, said Indu Bhusan Sengupta, being the Second Part absolutely got and acquired 29 Decimals or 17 Katha 08 Chatak 37 Sq.ft., which is specifically mentioned in (KA) Schedule and demarcated by Schedule (KA) & (GA) of the said Deed and in the Deed Plan therein.

AND WHEREAS That said R.S. Dag 1625 is/was recorded in L.R. Dag No.1631 of L.R. Settlement Record and Indu Bhusan Sengupta having sixteen annas share out of (more or less) 0.26 Acre or 26 Decimal Land instead of 29 Decimal or 17 Katha 08 Chatak 37 Sq.ft. of Land.

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AND WHEREAS Said Indu Bhusan Sengupta while in possession of the said property died intestate on 10.09.1980 (his wife namely Smt. Kusum Kumari Sengupta died on 21.03.1982 and his sole daughter namely Rubi Sengupta was a unmarried person and died on 04.08.1995 and registered on 09.08.1995 by Kolkata Municipal Corporation, Health Department) leaving behind three sons namely (i) Sri Piyush Kanti Sengupta, (ii) Sri Alope Kumar Sengupta and (iii) Sri Ashoke Kumar Sengupta as his only legal and successors and said legal heirs became the joint absolute owners of the 0.26 Acre or 26 Decimal of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza: Simla, J.L. No.16, P.S. Chinsurah, Dist.-Hooghly left by Indu Bhusan Sengupta by way of inheritance having equal/joint share to be extent $1/3^{rd}$ share each.

AND WHEREAS Said Ashoke Kumar Sengupta died intestate on 08.11.2006 (his wife namely Smt. Sibani Sengupta died earlier to his death on 10.10.1995) leaving behind one son namely (i) Sri Kalyan Sengupta and one married daughter namely (ii) Smt. Mousumi Gupta as his only legal heirs and successors and said legal heirs became the joint absolute owners of the above mentioned $1/3^{rd}$ share of Land left by Ashoke Kumar Sengupta by way of inheritance having equal share to be extent $1/6^{th}$ share each out of the 0.26 Acre or 26 Decimal of Bastu Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, District Hooghly.

AND WHEREAS Said Piyush Kanti Sengupta died intestate on 12.06.2019 (his wife namely Kalyani Sengupta died earlier on 02.02.2019) leaving behind is three sons namely (i) Sri Probir Sengupta, (ii) Sri Subir Sengupta and (iii) Sri Ranabir Sengupta and one married daughter namely (iv) Smt. Manashi Dutta as is only legal heirs and successors and said legal heirs became the joint absolute owners of the above mentioned $1/3^{rd}$ share of Land left by Piyush Kanti Sengupta by way of inheritance having equal share to be extent $1/12^{th}$ share each out of the 0.26 Acre or 26 Decimal of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, District Hooghly.

AND WHEREAS In the events as recited hereinabove the (i) Sri Alope Kumar Sengupta, (ii) Sri Kalyan Sengupta, (iii) Smt. Mousumi Gupta, (iv) Sri Probir Sengupta, (v) Sri Subir Sengupta, (vi) Sri Ranabir Sengupta and (vii) Smt. Manashi Dutta became entitled to the lands & property containing a demarcated "Bastu" Land with structure admeasuring 0.26 Acre or 26 Decimal appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, corresponding to L.R. Dag No.1631, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, District Hooghly.

AND WHEREAS Said (i) Sri Alope Kumar Sengupta, (ii) Sri Kalyan Sengupta, (iii) Smt. Mousumi Gupta, (iv) Sri Probir Sengupta, (v) Sri Subir Sengupta, (vi) Sri Ranabir Sengupta and (vii) Smt. Manashi Dutta mutated their names in the records of B.L & L.R.O, Mogra-Chinsurah Block.

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AND WHEREAS That said (i) Sri Subir Sengupta, (ii) Sri Ranabir Sengupta and other Co-Owners (i) Sri Alope Kumar Sengupta, (ii) Sri Kalyan Sengupta, (iii) Smt. Mousumi Gupta, (iv) Sri Probir Sengupta, and (v) Smt. Manashi Dutta and are in uninterrupted and unhindered possession and occupation of the said Property.

AND WHEREAS That said (i) Sri Subir Sengupta, (ii) Sri Ranabir Sengupta have agreed to sell, transfer and convey their undivided/joint Share of 0.0433 (Zero point Zero Four Three Three) Acre or 4.33 (Four point Three Three) Decimal (a little more or less) out of 0.26 Acre or 26 Decimal (a little more or less) of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, corresponding to L.R. Dag No.1631 under mutated L.R. Khatian No. 7777, within ambit of Mouza: Simla, J.L.No.16, P.S.Chinsurah, District-Hooghly to "EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED" (PAN:AAFCE7079R)(TAN: CALE05823G) (CIN: U70109WB2019PTC234760), a Private Limited Company, Registered under the Companies Act, 2013 (as Amended up to date), having its registered office at Super Market, Chinsurah Station Road, P.O. Chinsurah (R.S.), P.S.-Chinsurah, Dist.Hooghly, Pin No. 712102, West Bengal, India, represented by its Directors: (1) SRI KRISHNA CHANDRA MONDAL (PAN: AFCPM4341K) (AADHAAR NO.9908 4645 8320), Son of Late Sitangshu Sekhar Mondal, by Religion-Hindu (Indian Citizen), by Occupation-Business, residing at Rammandir, Simla, P.O. Chinsurah (R.S.), P.S.Chinsurah, Dist.-Hooghly, Pin No. 712102, West Bengal, India, (2) SRI MAINAK MONDAL (PAN: AEIPM8633F) (AADHAAR NO.7175 7688 7150), Son of Sri Dilip Kumar Mondal, by Religion- Hindu (Indian Citizen), by Occupation-Business, residing at Uttarayan, P.O. Chinsurah (R.S.), P.S. Chinsurah, Dist. Hooghly, Pin- 712102, West Bengal, India, on 21.07.2020, vide Book No. I, Vol. No. 1901-2020, Page from 94357 to 94395, Being No. 190102007, for the Year 2020, registered in the Office of the A.R.A-I, Kolkata and mutated his name in the L.R.R.O.R, in a separate Khatian being no. 7777 and regularly paying all the Govt. taxes and khaznas over the Schedule mentioned property.

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WHEREAS All piece and parcel of "Bastu" Land properly mentioned in the Schedule Part-IV admeasuring 0.58 Acre or 58 Decimal appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, Dist.- Hooghly, which was originally belonged to Sri Arjun Chandra Bakule, Son of Raj Krishna Bakule of Vill. Simla, P.S- Chinsurah, Dist.- Hooghly, who acquired the same by way of inheritance.

AND WHEREAS Said Sri Arjun Chandra Bakule transferred the said "Bastu" Land admeasuring 58 Decimal appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza: Simla, J.L. No.16, P.S. Chinsurah, District Hooghly, in favour of Sri Satya Ranjan Roy, Son of Late Akshay Kumar Roy and Sri Indu Bhusan Sengupta, Son of Late Bindu Bhusan Sengupta, both residing at Govt. Krishi Kshetra, P.S- Chinsurah, Dist. Hooghly, by executing a DEED OF SALE dated 19.07.1948 which was registered at the Office of District

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DISTRICT JUDGES' COURT, HOOGHLY AT CHINSURAH
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Registrar, Hooghly and recorded in Book No.I, Volume No. 36, Pages from 286 to 288, being No.3198 for the year 1948.

AND WHEREAS Satya Ranjan Roy and Indu Bhusan Sengupta amicably partitioned the said 58 Decimal of "Bastu" Land of R.S. Dag No.1625, by metes and bounds by executing a DEED OF PARTITION dated 27.09.1948 which was registered at the Office of District Sub-Registrar, Hooghly and recorded in Book No. I, Vol. No. 60, Pages from 5 to 10, being No.4056 for the year 1948.

AND WHEREAS By virtue of the said DEED OF PARTITION being No.4056 for the Year 1948, said Indu Bhusan Sengupta, being the Second Part absolutely got and acquired 29 Decimals or 17 Katha 08 Chatak 37 Sq.ft., which is specifically mentioned in (KA) Schedule and demarcated by Schedule (KA) & (GA) of the said Deed and in the Deed Plan therein.

AND WHEREAS That said R.S. Dag 1625 is/was recorded in L.R. Dag No.1631 of L.R. Settlement Record and Indu Bhusan Sengupta mutated his name in the L.R. Settlement Record in having sixteen annas share out of (more or less) 0.26 Acre or 26 Decimal Land instead of 29 Decimal or 17 Katha 08 Chatak 37 Sq.ft. of Land.

AND WHEREAS Said Indu Bhusan Sengupta while in possession of the said property died intestate on 10.09.1980 (his wife namely Smt. Kusum Kumari Sengupta died on 21.03.1982 and his sole daughter namely Rubi Sengupta was a unmarried person and died on 04.08.1995 and registered on 09.08.1995 by Kolkata Municipal Corporation, Health Department) leaving behind three sons namely (i) Sri Piyush Kanti Sengupta, (ii) Sri Aloke Kumar Sengupta and (iii) Sri Ashoke Kumar Sengupta as his only legal and successors and said legal heirs became the joint absolute owners of the 0.26 Acre or 26 Decimal of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza: Simla, J.L. No.16, P.S. Chinsurah, Dist.-Hooghly left by Indu Bhusan Sengupta by way of inheritance having equal/joint share to be extent $1/3^{\text{rd}}$ share each.

AND WHEREAS Said Ashoke Kumar Sengupta died intestate on 08.11.2006 (his wife namely Smt. Sibani Sengupta died earlier to his death on 10.10.1995) leaving behind one son namely (i) Sri Kalyan Sengupta and one married daughter namely (ii) Smt. Mousumi Gupta as his only legal heirs and successors and said legal heirs became the joint absolute owners of the above mentioned $1/3^{\text{rd}}$ share of Land left by Ashoke Kumar Sengupta by way of inheritance having equal share to be extent $1/6^{\text{th}}$ share each out of the 0.26 Acre or 26 Decimal of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza- Simla, J.L.No.16, P.S. Chinsurah, Dist.- Hooghly.

AND WHEREAS Said Piyush Kanti Sengupta died intestate on 12.06.2019 (his wife namely Kalyani Sengupta died earlier on 02.02.2019) leaving behind is three sons namely (i) Sri Probir Sengupta, (ii) Sri Subir Sengupta and (iii) Sri Ranabir Sengupta and one married daughter namely

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(iv) Smt. Manashi Dutta as is only legal heirs and successors and said legal heirs became the joint absolute owners of the above mentioned 1/3rd share of Land left by Piyush Kanti Sengupta by way of inheritance having equal share to be extent 1/12th share each out of the 0.26 Acre or 26 Decimal of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, District Hooghly.

AND WHEREAS In the events as recited hereinabove the (i) Sri Alope Kumar Sengupta, (ii) Sri Kalyan Sengupta, (iii) Smt. Mousumi Gupta, (iv) Sri Probir Sengupta, (v) Sri Subir Sengupta, (vi) Sri Ranabir Sengupta and (vii) Smt. Manashi Dutta became entitled to the lands & property containing a demarcated "Bastu" Land with structure admeasuring 0.26 Acre or 26 Decimal appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, corresponding to L.R. Dag No.1631, within ambit of Mouza- Simla, J.L. No. 16,P.S.Chinsurah, Dist. Hooghly,

AND WHEREAS Said(i) Sri Alope Kumar Sengupta, (ii) Sri Kalyan Sengupta, (iii) Smt. Mousumi Gupta, (iv) Sri Probir Sengupta, (v) Sri Subir Sengupta, (vi) Sri Ranabir Sengupta and (vii) Smt. Manashi Dutta mutated their names in the records of B.L&L.R.O, Mogra-Chinsurah Block.

AND WHEREAS The said (i) Smt. Mousumi Gupta (ii) Sri Kalyan Sengupta and (iii) Smt. Manashi Dutta and other Co-Owners (i) Sri Alope Kumar Sengupta, (ii) Sri Probir Sengupta, (iii) Sri Subir Sengupta, (iv) Sri Ranabir Sengupta and are in uninterrupted and unhindered possession and occupation of the said Property .

AND WHEREAS The said(i)Smt. Mousumi Gupta(ii)Sri Kalyan Sengupta and (iii) Smt. Manashi Dutta have agreed to sell, transfer and convey their undivided/joint Share of **0.1083** (Zero point One Zero Eight Three) Acre or **10.83** (One Zero point Eight Three) Decimal (a little more or less) out of 0.26 Acre or 26 Decimal (a little more or less) of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, corresponding to L.R. Dag No.1631 under mutated L.R. Khatian No 7777, within ambit of Mouza:Simla,J.L. No.16, P.S.Chinsurah,District-Hooghly "EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED" (PAN: AAFCE7079R) (TAN: CALE05823G) (CIN:U70109WB2019PTC234760),a Private Limited Company, Registered under the Companies Act, 2013 (as Amended up to date), having its registered office at Super Market, Chinsurah Station Road, P.O. Chinsurah(R.S.),P.S.- Chinsurah, Dist. Hooghly, Pin No.712102,West Bengal,India,represented by its Directors: (1) SRI KRISHNA CHANDRA MONDAL(PAN: AFCPM4341K) (AADHAAR NO.9908 4645 8320),Son of Late Sitangshu Sekhar Mondal,by Religion-Hindu (Indian Citizen),by Occupation-Business, residing at Rammandir, Simla,P.O. Chinsurah (R.S), P.S. Chinsurah, Dist.- Hooghly, Pin No.712102,West Bengal,India, (2) SRI MAINAK MONDAL (PAN: AEIPM8633F) (AADHAAR NO.7175 7688 7150),Son of Sri Dilip Kumar Mondal, by Religion-Hindu(Indian Citizen),by Occupation-Business,residing at Uttarayan,P.O. Chinsurah(R.S.), P.S. Chinsurah, Dist. Hooghly, Pin- 712102, West Bengal, India, on 21.07.2020, vide Book No. I, Vol. No. 1901-2020, Page from 94433 to

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94474, Being No. 190102008, for the Year 2020, registered in the Office of the A.R.A-I, Kolkata and mutated his name in the L.R.R.O.R, in a separate Khatian being no. 7777 and regularly paying all the Govt. taxes and khaznas over the Schedule mentioned property.

I am, therefore, satisfied that the Schedule mentioned property stands free from all encumbrances, lien, lispendent and charges and am held by the aforesaid Land Owners and possessor with valid title so far as registration records, L.R.R.O.R and Court searching are concerned.

THE SCHEDULE ABOVE REFERRED TO:

(THE LAND)

PART-I

ALL THAT piece and parcel of "Commercial Bastu" Land (converted from "Shali" to "Commercial Bastu", vide Conversion Case No. CN/2021/0601/656, Dated 26.03.2021 by the B.L & L.R.O, Chinsurah-Mogra Block) admeasuring 0.05 (Zero point Zero Five) Acre equivalent to 05 (Zero Five) Decimal appertaining to mutated L.R Khatian No. 7777(Seven Seven Seven Seven), R.S. Dag No.1625 (One Six Two Five), corresponding to L.R. Dag No.1626(One Six Two Six), within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, District Hooghly, along with all other easement & path rights attached with this property.

PART-II

District: Hooghly, P.S. Chinsurah, Mouza: Simla, J.L. No.16, R.S. Dag No.1625 (One Six Two Five) under R.S. Khatian No.17, mutated L.R Khatian No. 7777 (Seven Seven Seven Seven), corresponding to L.R. Dag No. 1631(One Six Three One), Total area of Land admeasuring 0.26(Zero point Two Six) Acre equivalent to 26 (Twenty Six) Decimal and out of which-

- 1) Undivided/Joint 4/12th share i.e. 0.0867 (Zero point Zero Eight Six Seven) Acre or 8.67 (Eight point Six Seven) Decimal (a little more or less) sold by Sri Alope Kumar Sengupta.
- 2) Undivided/Joint 1/12th share i.e. 0.0217 (Zero point Zero Two One Seven) Acre or 2.17 (Two point One Seven) Decimal (a little more or less) sold by Sri Probir Sengupta.

-Total area of Land 0.1084 (Zero point One Zero Eight Four) Acre or 10.84 (One Zero point Eight Four) Decimal (a little more or less) along with every rights of easement whatsoever.

PART-III

District: Hooghly, P.S. Chinsurah, Mouza: Simla, J.L. No.16, R.S. Dag No.1625 (One Six Two Five) under R.S. Khatian No.17, mutated L.r Khatian No. 7777 (Seven Seven Seven Seven)corresponding to L.R. Dag No.1631(One Six Three One), Total area of Land admeasuring 0.26(Zero point Two Six) Acre equivalent to 26 (Twenty Six) Decimal and out of which-

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- 1) Undivided $1/12^{\text{th}}$ share i.e. 0.0217 (Zero point Zero Two One Seven) Acre or 2.17 (Two point One Seven) Decimal (a little more or less) sold by Sri Subir Sengupta.
- 2) Undivided $1/12^{\text{th}}$ share i.e. 0.0216 (Zero point Zero Two One Six) Acre or 2.16 (Two point One Six) Decimal (a little more or less) sold by Sri Ranabir Sengupta.

-Total area of Land 0.0433 (Zero point Zero Four Three Three) Acre or 4.33 (Four point Three Three) Decimal (a little more or less) along with every rights of easement whatsoever.

PART-IV

District: Hooghly, P.S. Chinsurah, Mouza: Simla, J.L. No.16, R.S. Dag No.1625 (One Six Two Five) under R.S. Khatian No.17, mutated L.R. Khatian No. 7777 (Seven Seven Seven Seven) corresponding to L.R. Dag No.1631(One Six Three One), Total area of Land admeasuring 0.26(Zero point Two Six) Acre equivalent to 26 (Twenty Six) Decimal and out of which-

- 1) Undivided $2/12^{\text{th}}$ share i.e. 0.0433 (Zero point Zero Four Three Three) Acre or 4.33 (Four point Three Three) Decimal (a little more or less) from L.R. Khatian No.5278 sold by Smt. Mousumi Gupta.
- 2) Undivided $2/12^{\text{th}}$ share i.e. 0.0433 (Zero point Zero Four Three Three) Acre or 4.33 (Four point Three Three) Decimal (a little more or less) from L.R. Khatian No.5279 sold by Sri Kalyan Sengupta.
- 3) Undivided $1/12^{\text{th}}$ share i.e. 0.0217 (Zero point Zero Two One Seven) Acre or 2.17 (Two point One Seven) Decimal (a little more or less) from L.R. Khatian No.7365 sold by Smt. Manashi Dutta.

-Total area of Land 0.1083 (Zero point One Zero Eight Three) Acre or 10.83 (One Zero point Eight Three) Decimal (a little more or less) together with R.T. Shed 100 Sq.ft. (Cement Flooring) along with every rights of easement whatsoever.

-Yearly Rent payable at B.L & L.R.O, Mogra-Chinsurah Block, Lichubagan, Bandel, P.S Chinsurah, Dist.- Hooghly. The said property is situated within territory of Kodali-I Gram Panchayet and located at Firm Side Road, P.O. Chinsurah (RS), P.S. Chinsurah, District-Hooghly.

-Total Area of Land conjointly in Part- I to IV= 0.31 (Zero point Three One) Acre or Decimal or 31 (Three One) Decimal.

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