

SWAPAN KUMAR DAS
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High Court at Calcutta

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Dated: 21-12-2015

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref: All That land measuring 15 decimals comprised R.S & L.R. Dag No. 430, All That land measuring 51 decimals comprised R.S & L.R. Dag No. 432, All That land measuring 37 decimals comprised R.S & L.R. Dag No. 433, All That land measuring 9 decimals comprised R.S & L.R. Dag No. 435, All That land measuring 8 decimals comprised R.S & L.R. Dag No. 436, All That land measuring 12 decimals comprised R.S & L.R. Dag No. 437/1039, containing admeasuring 1-32 Acres lying and situated in Mouza Chakrajumolla, J.L. No. 18, under L.R. Khatian No. 1196, 1476, 1477,1478,1479,1480,1481,1482 & 1483 under P.S. Bishnupur, under the Rasapunja Gram Panchayat, in the District of South 24-Parganas. **Present owners of the Land respectively: Sri Sanjay Sing Rathor, Ms. Roshni Rathor, Sri Manjit Singh, Sri Praveen Singh, M/s Maa Durga Abasan Pvt. Ltd., M/s Jalan Niketan Pvt. Ltd., M/s Tulsi Abasan Pvt. Ltd., M/s Jalan Hi-Mech Pvt. Ltd. and Sri Vikash Rathor.**

I have caused necessary searches in the Sub- Registry Office at Bishnupur, District Registry Office at Alipore, and Registrar of Assurances-I, Kolkata, for the period from 2002 to 2015, and have inspected the records of BL&LRO office at Bishnupur and all other relevant documents in respect of the aforesaid property.

My Report as follows:

1. One M/s Balaji Steel Casting Ltd., a limited company incorporated under the companies Act, 1956 having its registered office at No. 8/2, Kiran Sankar Roy Road , Kolkata-700001, was the absolute owner of the aforesaid landed property.
2. Said M/s Balaji Steel Casting Ltd., executed deed of hypothecation dated 29.11.1984 and 24.02.1987 in favour of WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC) for its Term Loan of Rs. 82 lakh there by creating first hypothecation charge on its all movables assets including all the plants and machineries, situated and lying at the factory premises of the said borrower of Chakrojumolla, Bishnupur, 24 Parganas (South) and the Borrower also Created Mortgage on 01.10.1985 of its all immovable properties consisting of free hold land,

Cont.P/2

sheds, building, structures standing thereon free from all encumbrances, situated and lying at the said factory premises at Chakrojumolla, Bisnupur, 24 Parganas (South) as and by way of equitable Mortgage by deposit of its title deeds in favour of the WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC) on 30.09.1985 as security for due and punctual repayment of the said Term Loan of Rs. 82 lacs granted by the WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC) at the request of the Borrower together with interests, costs, charges, and expenses as are payable by the borrower to the said WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC).

3. Said M/s Balaji Steel Casting Ltd., in violation of the Security documents, made default in the repayment of the said term Loan of Rs. 82 lacs to the vendor and also defaulted in payment of interest, costs, charges and expenses.

4. Said M/s Balaji Steel Casting Ltd., became sick and its case was referred to board of industrial and financial reconstruction (BIFR) and the BIFR passed an order dated 27th January ,1994 recommending winding up of the Company of the Said M/s Balaji Steel Casting Ltd., and forwarded the said Recommendation to the High Court; Calcutta BIFR further passed an order dated 09.02.1994 inter alia, appointing the WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC) to dispose of the assets of the Said M/s Balaji Steel Casting Ltd., in terms of Sub Section 4 of Section 20 of sick industrial companies (Special provisions) Act, 1985 laying down the procedure for sale of assets including handling over possession of the assets and transfer of title to the intending purchaser by the said WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC). Subsequently the said order was also confirmed by the company bench of the Hon'ble High Court, Calcutta vide order dated 31st March' 1995, orders dated 27.01.1994 and 09.02.1994 of BIFR and order dated 31.03.1995 of the High court, Calcutta as mentioned hereinabove are annexed at Appendix A,B,& C.

5. By virtue of said appointment of the WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC) by the order passed on 09.02.1994 by the BIFR and subsequent confirmation by the Hon'ble High Court on 31.03.1995, the WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC) was absolutely empowered and entitled to sell those pieces and parcels of lands containing an area of 1.32 acres situated and lying at Mouza Ckakrajumolla, District 24 Parganas (South) in the state of West Bengal particulars whereof are more fully described in the Schedule hereunder written together with all buildings, Sheds, Structures and other erections thereon and together with the plants and machineries, fixtures and fittings erected thereon.

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6. Said WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC), in compliance of the order dated 09.02.1994 passed by the BIFR and subsequently confirmation by the Hon'ble High Court on 31.03.1995, took all possible measures to dispose of the said assets of the Said M/s Balaji Steel Casting Ltd., and in pursuance thereof advertisements were issued from time to time. Said WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC) finally published in the daily issues dated 24-11-2003 of the Economic Times and Business Standard, inviting offers from the intending purchasers.

7. Pursuance to the aforesaid by a Deed of sale dated 19th August 2005 said WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC) the Vendor therein sold transferred conveyed assigned All Those pieces and parcels of land containing an area measuring 1 Acre 32 Decimals situated and lying at Mouza Chakrajumolla, P.S. Bishnupur, District South 24-Parganas in the state of West Bengal particulars whereof are more fully described in the schedule thereunder written together in favour of **Sri Sanjay Singh Rathor**, Proprietor of NVR Steels, therein referred to as the Purchaser and registered in the Office of the Addl. Registrar of Assurances, Kolkata, and recorded in Book No.I, Vol. No. I, Pages 1 to 74, Being No. 7533 for the Year 2005 and also handed over peaceful khas possession free from all encumbrances.

8. Said **Sri Sanjay Singh Rathor**, Proprietor of NVR Steels duly mutated its name in the records of the BL&LRO, Bishnupur.

9. While in absolute possession and occupation said **Sri Sanjay Singh Rathor**, Proprietor of NVR Steels by a Deed of Conveyance Being No. 1790 for the Year 2014 dated 14.03.2014 sold a portion measuring an area 2.50 Decimals out of 15 Decimals in Dag No. 430, measuring an area 12 decimals out of 51 Decimals in Dag No. 432, measuring an area 8.25 Decimals out of 37 Decimals in Dag No. 433 and measuring an area 1.00 Decimals out of 12 Decimals in Dag No. 437/1039 to Jalan Hi-Mech Pvt. Ltd., Jalan Niketan Pvt. Ltd., Tulsi Abasan Pvt.Ltd. and Maa Durga Abasan Pvt. Ltd.

10. While in absolute possession and occupation said **Sri Sanjay Singh Rathor**, Proprietor of NVR Steels by a Deed of Conveyance Being No. 1791 for the Year 2014 dated 26.03.2014 sold a portion measuring an area 2.50 Decimals out of 15 Decimals in Dag No. 430, measuring an area 12 Decimals out of 51 Decimals in Dag No, 432, measuring an area 8.25 Decimals out of 37 Decimals in Dag No. 433 and measuring an area 1.00 Decimals out of 12 Decimals in Dag No. 437/1039 to Jalan Hi Mech Pvt. Ltd., Jalan Niketan Pvt. Ltd., Tulsi Abasan Pvt.Ltd. and Maa Durga Abasan Pvt. Ltd.



11. While in absolute possession and occupation said **Sri Sanjay Singh Rathor**, Proprietor of NVR Steels by a Deed of Gift Being No. 1610 for the Year 2014 dated 14.03.2014 gifted a portion measuring an area 2.00 Decimals out of 15 Decimals in Dag No. 430, measuring an area 12 Decimals out of 51 Decimals in Dag No. 432, measuring an area 7.75 Decimals out of 37 Decimals in Dag No. 433 and measuring an area 1.00 Decimals out of 12 Decimals in Dag No, 437/1039 to Manjit Singh and Praveen Singh.

12. While in absolute possession and occupation said **Sri Sanjay Singh Rathor**, Proprietor of NVR Steels by a Deed of Gift Being No. 1614 for the Year 2014 dated 14.03.2014 gifted a portion measuring an area 3.00 Decimals out of 15 Decimals in Dag No. 430, measuring an area 12 Decimals out of 51 Decimals in Dag No. 432, measuring an area 8.75 Decimals out of 37 Decimals in Dag No. 433 and measuring an area 1.00 Decimals out of 12 Decimals in Dag No. 437/1039 to Roshni Rathor and Vikash Rathor.

13. While in absolute possession and occupation said **Sri Sanjay Singh Rathor**, Proprietor of NVR Steels by a Deed of Gift Being No. 1615 for the Year 2014 dated 14.03.2014 gifted a portion measuring an area 6.50 Decimals out of 9 Decimals in Dag No. 435 and measuring an area 6.00 decimals out of 8 Decimals in Dag No. 436 to Vikash Rathor.

14. Pursuance to the aforesaid the present owners are jointly own possess the aforesaid property as Joint Owners and duly mutated their respective names in the records of the BL& LRO office.

I hereby certify that the above mentioned property of **Sri Sanjay Sing Rathor, Ms. Roshni Rathor, Sri Manjit Singh, Sri Praveen Singh, M/s Maa Durga Abasan Pvt. Ltd., M/s Jalan Niketan Pvt. Ltd., M/s Tulsi Abasan Pvt. Ltd., M/s Jalan Hi-Mech Pvt. Ltd. and Sri Vikash Rathor** is free from all sorts of encumbrances, charges, liabilities liens 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 KMDA and The KIT and any other authority and is fit for equitable mortgage.

The Receipts for the relevant searches are enclosed herewith.



SWAPAN KUMAR DAS

Advocate

WB/849/1995

No. REGN W

263935

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 24535
 - 2. Date of application..... 19/8/2015
 - 3. Search for the year(s)..... 2002 - 2015
 - 4. Name of office to which the record to be searched or inspected relates..... DR+SR - Bishnupur
 - 5. Name of person or property to be searched..... M - Chakrajumolla
 - 6. Nature of document..... R + LR Dag - 437/1039, 433
 - 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... R - KH - 1196
 - 8. From whom received..... Swapan Kh. Das
 - 9. Fees paid under Article..... Rs. 30/-
- F (1) (i)
- F (1) (ii)
- F (2)



No. REGN W 263936

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 21536
- 2. Date of application..... 19/5/2015
- 3. Search for the year(s)..... 2012-2015
- 4. Name of office to which the record to be searched or inspected relates..... DRTSR- Bishnupur
- 5. Name of person or property to be searched..... M-Chakraborty Nalla
- 6. Nature of document..... R + LR - Dag - 430, 432
R + LR - 1196
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
- 8. From whom received..... Swapan Kr - Day
- 9. Fees paid under Article— Rs. 30/- Adv.
- F (1) (i)
- F (1) (ii)
- F (2)



No. REGN W 073384

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 48084

1. Date of application..... 18-5-15

2. Search for the year(s)..... 2002-15

4. Name of office to which the record to be searched or inspected relates. RA-cal

5. Name of person or property to be searched. II

6. Nature of document..... Sale

6. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document). M-Chau raju malla
as-ut-1186 a-s LA Day-437/1038, 433

8. From whom received. P.S. Bishnupur P.N. Das

9. Fees paid under Article—
 F (1) (i)
 F (1) (ii)
 F (2)

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.....Registrar of.....

No. REGN W 073385

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 48685
- 2. Date of application..... 18-5-15
- 3. Search for the year(s)..... 2002-15
- 4. Name of office to which the record to be searched or inspected relates *A.A. Cal*
- 5. Name of person or property to be searched..... *II*
- 6. Nature of document..... *Sale*
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) *M. Chan. Rajm. Mella P.S. Bishnupur*
as to nos - 430, 432 R.S.W. - 1186
- 8. From whom received..... *S.K. Das*
- 9. Fees paid under Article—
 - F (1) (i)
 - F (1) (ii)
 - F (2)

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Registrar of