

Subrata Karmakar

ADVOCATE

Judges' Court, Alipore, Bar Library, 1st Floor,
Table No. 16, Seat No. 115

Residence & Chamber :

15/L, K.P. Roy Lane, Kolkata - 700 031

Ph. : 2415 8967 (R), Mob. : 98304 14951

30/11/2018

Dated

No Encumbrances Certificate and detailed report on title

Ref. : An area of land admeasuring 28 Cottahs 4 Chittaks 42 Square feet approx. situated in Mouza-Kalikapur, J. L. 20, Touzi No.3,4, 5 &12, appertaining to C.S. Khatian Nos.51,81,24 &4, corresponding to R.S. Khatian Nos.306,292,296 & 301, comprising C.S. Dag No.73, corresponding to part of R.S. Dag No.13, P. S. formerly Kasba at present Garfa, District : South 24-Parganas, Under S.R.O. Sealdah, being known as Municipal Premises No. 13/A/5/1, Kalikapur Road, Kolkata- 700 099, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106.

Present owner of the said land : **“Concrete India”**

a registered partnership firm having its
registered office at 306, P. Majumder
Road, Kolkata- 700 078. P. S. Kasba,
in the District of South 24 Parganas.

I have caused necessary searches in the Sub Registry Office at Sealdah for the period from 2005 to 2018 and in the District Registry Office at Alipore for a period from 2005 to 2018 and also in the office of the Registrar of Assurances at Kolkata for the period from 2005 to 2018 and have inspected the B.L.& L.R. mutation and Corporation Mutation and all other relevant documents in respect of the aforesaid land.

That one Probodh Kumar Chakraborty was seized and possessed of the land with structures situated at Mouza - Kalikapur, J. L. No. 20, R. S. No. 2, Touzi No. 3,4,5 & 12, appertaining to C. S. Khatian Nos. 51, 81, 24 & 4, corresponding to R. S. Khatian Nos. 306, 292, 296 and 301, comprising C. S. Dag No. 73, corresponding to part of R. S. Dag No. 13, P. S. Kasba, under The Kolkata Municipal Corporation Ward No. 106, comprising an area of 30 Cottahs 14 Chittaks





Contd....Pg/2

Dated

(2)

5 Square feet or 51 Satak more or less which the said Late Probodh Kumar Chakraborty purchased from Sudhir Kumar Biswas by a Deed registered in Book No. 1, Volume No. 145, Pages 148 to. 154, being No. 7882 for the year 1965 with Sub-Registrar of Alipore, District 24 Parganas.

That the said Probodh Kumar Chakraborty expired on 15/01/1999 intestate leaving Smt Nanibala Chakraborty his widow, Sri Parimal Chakraborty, Sri Subrata Chakraborty, Sri Subir Chakraborty, Sri Sudeb Chakraborty, Sri Jayanta Chakraborty his sons, Smt. Chitra Bhattacharjya, Smt. Uma Dutta, Smt. Dipa Chakraborty, Smt. Gitasree Chakraborty and Smt Mitra Chakraborty all her daughters who all inherited the said property by efflux of law of inheritance. The said property is also marked as Premises No; 13/A/5, Kalikapur Road, Kolkata - 700 099 in the name of the said Nanibala Chakraborty and others and Assessee number being 31-106-07-1239-0 in the records of The Kolkata Municipal Corporation.

That by a deed of gift duly registered with D.S.R-III, Alipore recorded in Book No. I, Volume No. 8, Pages 5751 to 5777, being Deed No. 3193 for the year 2007 the said Nanibala Chakraborty, Smt. Chitra Bhattacharjya, Smt. Uma Dutta, Smt. Dipa Chakraborty, Smt. Gitasree Chakraborty and Smt. Mitra Chakraborty donated their respective undivided share in the property in favour of Sri Parimal Chakraborty, Sri Subrata Chakraborty, Sri Subir Chakraborty, Sri Sudeb Chakraborty, Sri Jayanta Chakraborty who by virtue of such deed of gift absolutely became seized and possessed of the scheduled property entirely.

That by an Indenture of sale made on 1st day of October, 2007 between Sri Parimal Chakraborty, Sri Subrata Chakraborty, Sri Subir Chakraborty, Sri Sudeb Chakraborty, Sri Jayanta Chakraborty, all sons of Late Probodh Kumar Chakraborty collectively described therein as the vendors of the first part and (1) Barson Trexim Pvt. Ltd., (2) D. J. S. Electricals Pvt Ltd.,

Dated

(3)

(3) Sarojben R. Shah, (4) Ashutosh Gadodia, (5) Pradip Kumar Gadodia (Huf) and (6) Concrete India collectively described therein as the purchasers of the other part the said vendors jointly sold, transferred and conveyed all that piece and parcel of land measuring 28 Cottahs 04 Chittaks and 42 Square feet together with three tile shed structure standing thereon out of 30 Cottahs 14 Chittaks 5 Square feet or 51 Satak of land situate at Mouza - Kalikapur, J. L. No. 20, R. S. No. 2, Touzi No. 3.4.5&12, appertaining to C. S. Khatian Nos. 51, 81, 24 & 4, corresponding to R. S. Khatian Nos: 306, 292, 296 and 301, comprising C. S. Dag No. 73, corresponding to part of R. S. Dag No. 13, P. S. Kasba, under The Kolkata Municipal Corporation Ward No. 106 being the Premises No. 13/A/5, Kalikapur Road, Kolkata - 700 099 in favour of the said purchasers for valuable consideration therein mentioned and the said deed of conveyance was registered on the even date in the office of the Additional Registrar of Assurances -I at Kolkata and recorded therein Book No. 1, Volume No. 1, Pages 1 to 18, being No. 13959 for the year 2007 and delivered possession thereof.

That subsequently it was detected that the said deed of conveyance dated 1st day of October, 2007 being No. 13959 for the year 2007 certain mistakes and inaccuracies have accidentally and inadvertantly crept in the said deed of conveyance and for rectification of the said deed of conveyance the said vendors Sri Parimal Chakraborty, Sri Subrata Chakraborty, Sri Subir Chakraborty, Sri Sudeb Chakraborty, Sri Jayanta Chakraborty jointly executed a deed of declaration on 25th day of March, 2008 and the said deed of declaration was registered on the even date in the office of the Additional Registrar of Assurances -I at Kolkata and recorded therein Book. No. 1, Volume No. 70, pages 3583 to 3594, being No. 03171 for the year 2008.

Dated

(4)

That subsequently it was also detected that the said deed of conveyance dated 1st day of October, 2007 being No. 13959 for the year 2007 certain mistakes and inaccuracies have accidentally and inadvertantly crept in the said deed of conveyance and for rectification of the said deed of conveyance the said vendors Sri Parimal Chakraborty, Sri Subrata Chakraborty, Sri Subir Chakraborty, Sri Sudeb Chakraborty, Sri Jayanta Chakraborty jointly executed a deed of declaration on 12th day of May, 2010 and the said deed of declaration was registered on the even date in the office of the Additional Registrar of Assurances -I at Kolkata and recorded therein Book No. 1, Volume No. 13, pages 5980 to 5989, being No. 05167 for the year 2010.

That since then the said owners (1) Barson Trexim Pvt Ltd., (2) D. J. S. Electricals Pvt Ltd., (3) Sarojben R. Shah, (4) Ashutosh Gadodia, (5) Pradip Kumar Gadodia (Huf) and Concrete India while thus jointly seized and possessed of the said property got their names jointly mutated in the records of The Kolkata Municipal Corporation in respect of the said property being part of Municipal Premises No. 13/A/5, Kalikapur Road, Kolkata - 700 099 has since been renumbered as Premises No. 13/A/5/1, Kalikapur Road, Kolkata - 700 099 and were paying taxes regularly.

That by an agreement for sale dated 1st day of May, 2009 made between (1) Barson Trexim Pvt Ltd., (2) D. J. S. Electricals Pvt Ltd., (3) Sarojben R. Shah, (4) Ashutosh Gadodia, (5) Pradip Kumar Gadodia (Huf) collectively described therein as the Vendors of the one part and Concrete India described therein as the Purchaser of the other part the said vendors jointly for the absolute sale to them their undivided 5/6th share of the said property lying situate at and being known as Municipal Premises No. 13/A/5/1, Kalikapur Road, Kolkata -700 099,

Subrata Karmakar

Contd.....Pg/5

Dated

(5)

P. S. Kasba, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106, in the District of South 24 Parganas.

That by an Indenture of Deed of Conveyance made on 10th day of June, 2011 between (1) Barson Trexim Pvt Ltd., (2) D. J. S. Electricals Pvt Ltd., (3) Sarojben R. Shah, (4) Ashutosh Gadodia, (5) Pradip Kumar Gadodia (Huf) collectively described therein as the Vendors of the one part and Concrete India described therein as the Purchaser of the other part the said vendors jointly sold and conveyed all that piece and parcel of undivided 5/6th share out of homestead land measuring 28 Cottahs 4 Chittaks 42 square feet be the same a little more or less together with three tile shed structure standing thereon lying and situated at Mouza - Kalikapur, J. L. No. 20, R. S. No. 2, Touzi No. 3.4.5 & 12, appertaining to C. S. Khatian Nos. 51, 81, 24 & 4, corresponding to R. S. Khatian Nos: 306, 292, 296 and 301, comprising C. S. Dag No. 73, corresponding to part of R. S. Dag No. 13, P. S. Kasba, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106 being known as Municipal Premises No. 13/A/5/1, Kalikapur Road, Kolkata - 700 099, in the District of South 24 Parganas in favour of the said purchaser for valuable consideration therein mentioned and the said deed of conveyance was registered on the even date in the office of the District Sub-Registrar -III at Alipore and recorded therein Book No. 1, C. D. Volume No. 9, Pages 3491 to 3509, being No. 04542 for the year 2011 and delivered possession thereof.

The said Concrete India after purchasing the aforesaid property became the absolute owner of the aforesaid area of land measuring 28 Cottahs 4 Chittaks 42 square feet of land as mentioned above/ also mutated as recorded owner in the office of The B. L. & L. R. O. and The Kolkata Municipal Corporation and paid the relevant taxes up to date.

Subrata Karmakar
ADVOCATE

Judges' Court; Alipore, Bar Library, 1st Floor,
Table No. 16, Seat No. 115
Residence & Chamber :
15/L, K.P. Roy Lane, Kolkata - 700 031
Ph. : 2415 8967 (R), Mob. : 98304 14951

Dated

(6)

I hereby certify that the above mentioned land of Concrete India 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 land is not subjected to any restriction of Urban Land (Celling 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 receipt for the relevant searches are enclosed herewith.

Subrata Karmakar
(Subrata Karmakar)

Advocate.

Engal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN X 797658

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application..... 57558
- Date of application..... 15/11/80
- Search for the year(s)..... 2005-18
- Name of office to which the record to be searched or inspected relates.....
Dlf. Noida
- 5. Name of person or property to be searched..... 13/A/S Kali Kpur Rd.
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
Kot 99
- 8. From whom received..... S Kanmekar
- 9. Fees paid under Article—
30
- F (1) (i)
- F (1) (ii)
- F (2)



800707

Forwarded to D.S.R./A.D.S.R. III - Ali Pur
For searching from 2005 to 2018

8

Forwarded to D.S.R./A.D.S.R. Sealdah
For searching from 2005 to 2018

8

No. REGN X 797857

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 51557
- 2. Date of application..... 15/11/18
- 3. Search for the year(s)..... 2005-18
- 4. Name of office to which the record to be searched or inspected relates..... D27 Neeldah
- 5. Name of person or property to be searched..... 13/A/51, Kalkapur Rd.
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Not 99
- 8. From whom received..... S. Karmakar
- 9. Fees paid under Article—
 - F (1) (i) 20
 - F (1) (ii)
 - F (2)



Registrar of

Forwarded to D.S.R./A.D.S.R. III - Alipur
For searching from 2005 to 2018

Forwarded to D.S.R./A.D.S.R. Sealdah
For searching from 2005 to 2018

No. REGN AA 223939

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 172239

Date of application 15/11/18

Search for the year(s) 2005-18

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

Name of person or property to be searched *A*

Nature of document *su*

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 13/A/15 Kalkandu RA

From whom received *S. Lakshminarayana*

Fees paid under Article —

(i) 15/-

(ii)

..... Registrar of



19 - [illegible]

[illegible]

[illegible]



19. 117. 112

117. 112