

**SANCHARI MITRA**  
Advocate  
High Court, Calcutta

**OFFICE:**  
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**NO ENCUMBRANCE CERTIFICATE**

**ALL THAT** piece and parcel of land admeasuring an area of 26 Cottah 6 Chittack 21 Sq.Ft, more or less, lying and situated as Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 364, 365, 366, corresponding to R.S./L/R. Dag No. 372, 373, 377, recorded under C.S. Khatian No. 50, 130, corresponding to R.S. Khatian No. 48, 122, corresponding to L.R. khatian No. 966, 1335, 1744 and 1745, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, District 24 Parganas (North).

**OWNERS : SHYAMA BIO CONS PVT. LTD,** a Company incorporated under the Indian Companies Act, 1956, having registered office at Commerce House, 9<sup>th</sup> Floor, Room No. 5, 2A, Ganesh Chandra Venue, Kolkata 700 013, Post Office and Police Station Hare Street, represented by it's Director **SRI MAHESH KUMAR SINGHANIA**, sob of Late Ram Gopal Singhania, by faith Hindu, by occupation Business, residing at Premises No. 20, Mande Ville GARDEN, 2<sup>ND</sup> Floor, 2<sup>B</sup>, Kolkata 700 019, District South 24 Parganas, hereinafter referred to as the **FIRST OWNER.**

**KHITISH MONDAL** son of Sadhan Mondal, by faith Hindu, by occupation Business, residing at Mahishbathan, Post Office Krishnapur, Police Station Electronic Complex, Kolkata 700 102, hereinafter referred to as the **SECOND OWNER**

**SMT. UMA MONDAL** wife of Sri Anukul Chandra Mondal, by faith Hindu, by occupation Housewife, residing at Mission Bazar, Post Office Krishnapur, Police Station New Town, Kolkata 700 102, District North 24 Parganas, **(4) SRI ANUPAM MONDAL** son of Sri Anukul Chandra Mondal, by faith Hindu, by occupation Business, residing at Mission Bazar, Post Office Krishnapur, Police Station New Town, Kolkata 700 102, District North 24 Parganas, collectively hereinafter referred to as the **THIRD OWNERS**

**DEVELOPER : M/S. SUN CONSTRUCTION,** a Proprietorship firm, having its Principal Place of business at Merlin Matrix, Unit No. 203, DN-10, Sector-V, 2<sup>nd</sup> Floor, P.O. – Sech Bhavan, P.S. – Electronic Complex, Kolkata – 700091, West Bengal, represented through its Proprietor **SRI DEBASHIS ROY** (PAN No. AOPPR3859H) son of Sri Sunil Kumar Roy, residing at Vill. Panapukur, P.O. – Bhangar, P.S. – Kashipur, Dist. – South 24-Parganas, Pin: 743502, West Bengal.



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**I Devolution of Title (Shyama Bio-Cons Private Limited First Owner and Appointment of Developer by First Owner.**

**Dag : C.S. Dag No. 364, 365, corresponding to R.S. Dag No. 372, 377**

**Land Area : 12 Cottah more or less**


- A. One Abinash Chandra Naskar and Sashi Bhushan Naskar were the absolute Owners of a Plot of land admeasuring an area of 34 Decimal, lying and situated under Mouza Mahishbatha, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 364, corresponding to R.S. Dag No. 372, under C.S Khatian No. 130, R.S. Khatian No. 122, within the jurisdiction of Electronic Complex Police Station, previously Bidhannagar East Police Station, within the local limits of Bidhannagar Municipal Corporation, District 24 Parganas.
- B. The said Abinash Chandra Naskar and Sashi Bhushan Naskar jointly sold, transferred and conveyed 34 Decimal, lying and situated under Mouza Mahishbatha, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 364, corresponding to R.S. Dag No. 372, under C.S Khatian No. 130, R.S. Khatian No. 122, within the jurisdiction of Electronic Complex Police Station, previously Bidhannagar East Police Station, within the local limits of Bidhannagar Municipal Corporation, District 24 Parganas. The said Deed of Conveyance was registered before the Sub Registrar at Cossipore Dum Dum, recorded in Book No. I, Volume No. 21, Pages 198 to 199, being Deed No. 1123, for the year 1945, unto and in favour of Upendra Nath Naskar.
- C. The said Upendra Nath Naskar died intestate leaving behind and/or survived by his five sons namely Brindaban Naskar, Ajit Kumar Naskar, Jitendra Nath Naskar, Kashinath Naskar and Sri Debabrata Naskar, as his only legal heirs and successors.
- D. The aforesaid Brindaban Naskar, Ajit Kumar Naskar, Jitendra Nath Naskar, Kashinath Naskar and Sri Debabrata Naskar, sold, transferred and conveyed a portion of the aforesaid property out of total 34 Decimal of land in favour of Puspa Rani Naskar, by virtue of registered Deed of Conveyance. Thus Brindaban Naskar, Ajit Kumar Naskar, Jitendra Nath Naskar, Kashinath Naskar and Sri Debabrata Naskar along with Puspa Rani Naskar became the absolute owners of the aforesaid entire property admeasuring 34 Decimal, by virtue of inheritance as per provisions of Hindu Succession Act, 1956 and Deed of Conveyance.



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- E. Subsequently a Deed of Partition was executed amongst aforesaid Brindaban Naskar, Ajit Kumar Naskar, Jitendra Nath Naskar, Kashinath Naskar and Sri Debabrata Naskar, against their individual, respective share out of the total aforesaid property in their individual names and the said Deed of Partition was executed before the office of Additional District Sub Registrar Bidhannagar, recorded in Book No. Volume No. 213, Pages from 239 to 260, being Deed No. 9807 for the year 1992 and thereafter one of them namely Ajit Kumar Naskar sold, transferred and conveyed a portion of land admeasuring an area of 4 Cottah in favour of Asish Agarwal, by way of registered Deed of Conveyance, duly registered before the Additional District Sub Registrar Bidhannagar, recorded in Book No. I, Volume No. 164, Pages 83 to 90, being Deed No. 7646, for the year 1994.
- F. The aforesaid Brindaban Naskar sold, transferred and conveyed a portion of land admeasuring an area of 4 Cottah in favour of Ashim Burman Roy, by way of registered Deed of Conveyance, duly registered before the Additional District Sub Registrar Bidhannagar, recorded in Book No. I, Volume No. 120, Pages 70 to 76, being Deed No. 6575, for the year 1995.
- G. The aforesaid Brindaban Naskar, Ajit Kumar Naskar, Puspa Rani Naskar, sold, transferred and conveyed a portion of land admeasuring an area of 4 Cottah in favour of Shri Pranab Banerjee, by way of registered Deed of Conveyance, duly registered before the Additional District Sub Registrar Bidhannagar, recorded in Book No. I, Volume No. 164, Pages 90 to 100, being Deed No. 7647, for the year 1994.
- H. In this circumstances Ashis Agarwal, Ashim Burman Roy and Pranab Banerjee became the Owners individually 4 Cottah and collectively 12 Cottah of land lying and situated under Mouza Mahishbatha, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 364, corresponding to R.S. Dag No. 372, under C.S Khatian No. 130, R.S. Khatian No. 122, within the jurisdiction of Electronic Complex Police Station, previously Bidhannagar East Police Station, within the local limits of Bidhannagar Municipal Corporation, District 24 Parganas.
- I. Subsequently Ashis Agarwal, Ashim Burman Roy and Pranab Banerjee sold, transferred and conveyed ALL THAT piece and parcel of land admeasuring an area of 12 Cottah be the same little more or less, lying and situated under Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 364, 365 corresponding to R.S. and L.R. Dag No. 372, 377, under C.S Khatian No. 130, R.S. Khatian No. 122, within the jurisdiction of Electronic Complex Police Station, previously Bidhannagar East Police
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Station, within the local limits of Bidhannagar Municipal Corporation, District 24 Parganas, unto and in favour of M/s. Shyama Bio Cons. Pvt. Ltd.

- J. The said Shyama Bio Cons Private Limited entered into Development Agreement on 9<sup>th</sup> September, 2016, with Sun Construction, for construction and development and appointed Mr. Debasish Roy, being the sole proprietor of Sun Construction as Developer in respect of **ALL THAT** piece and parcel of land admeasuring an area of 12 Cottah be the same little more or less, lying and situated under Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 364, 365 corresponding to R.S. and L.R. Dag No. 372, 377, under C.S Khatian No. 130, R.S. Khatian No. 122, within the jurisdiction of Electronic Complex Police Station, previously Bidhannagar East Police Station, within the local limits of Bidhannagar Municipal Corporation, District 24 Parganas, and the Development Agreement was registered in the office of A.D.S.R. Bidhannagar, recorded in Book No. I, being Deed No. 1542 for the year 2016.
- K. The said Shyama Bio Cons Private Limited also executed Development Power of Attorney on 21<sup>st</sup> October, 2016, unto and in favour of Mr. Debasish Roy, being the sole proprietor of Sun Construction over and in respect of **ALL THAT** piece and parcel of land admeasuring an area of 12 Cottah be the same little more or less, lying and situated under Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 364, 365 corresponding to R.S. and L.R. Dag No. 372, 377, under C.S Khatian No. 130, R.S. Khatian No. 122, within the jurisdiction of Electronic Complex Police Station, previously Bidhannagar East Police Station, within the local limits of Bidhannagar Municipal Corporation, District 24 Parganas,. The said Development Power of Attorney was registered in the office of Additional District Sub Registrar, recorded in Book No. I, being Deed No. 150401744 for the year 2016.

**Devolution of Title (Khitish Mondal – Second Owner and Appointment of Developer by Second Owner)**


**Dag : C.S. Dag No. 366, corresponding to R.S. Dag No. 373**

**Land Area : 7 Cottah more or less**



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- A. One Golak Chandra Naskar, Tilak Chandra Naskar and Rabindra Nath Naskar collectively purchased a landed property lying under Mouza Mahishbathan from one Dharendra Nath Naskar, by virtue of one Deed of Conveyance, duly registered before the Sub-Registrar at Cossipore Dum Dum, and recorded in Book No. I, Volume No. 88, Pages 127 to 129, being Deed No. 6037, for the year 1958 and apart from their purchased land mentioned above the Golak Chandra Naskar, Tilak Chandra Naskar and Rabindra Nath Naskar collectively also inherited some landed property from their father Rajendra Nath Naskar, since deceased.
- B. The said Golak Chandra Naskar, Tilak Chandra Naskar and Rabindr Nath Naskar and Giribala dasi widow of Rajendra Nath naskar entered into a Deed of partition in respect of the their joint property which they were holding jointly and which they inherited from Rajendra Nath Naskar. The said Deed of partition was registered before the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 94, Pages 21 to 29, being Deed No. 6039 for the year 1958.
- C. Under refuge of the aforesaid Deed of Partition, the aforesaid Tilak Chandra Naskar became the absolute owner of a portion admeasuring 57 Decimal and while seized and possessed of the aforesaid 57 Decimal, the said Tilak Chandra Naskar sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring an area of 7 Cottah, be the same little bit more or less, comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan , recorded under C.S. Khatian No. 50, corresponding to R.S. Khatian No. 48, and L.R. Khatian No. 123, J.L. No. 18, R.S. No. 203, Touzi No. 145, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, District North 24 Parganas, unto and in favour of Sri Bhaskar Prasad Deb, by virtue of Deed of Conveyance, duly registered before the Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. I, being Deed No. 1216, for the year 1994 against valuable consideration.
- D. The said Bhaskar Prasad Deb, subsequently by virtue of registered Deed of Conveyance, duly registered before the District Sub Registrar II, at Barasat, recorded in Book No. I, CD Volume No. 1, Pages 9205 to 9216, Being No. 01200 for the year 2007, sold, transferred and conveyed **ALL THAT** piece and parcel of land admeasuring an area of 7 Cottah, be the same little bit more or less, comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan , recorded under C.S. Khatian No. 50, corresponding to R.S. Khatian No. 48, and L.R. Khatian No. 123, J.L. No. 18, R.S. No. 203, Touzi No. 145, within the jurisdiction of Electronic Complex Police
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Station, within the local limits of Bidhannagar Municipal Corporation, District North 24 Parganas, unto and in favour of Khitish Mondal.

- E. The said Khitish Mondal subsequently recorded his name in the Records of Right (concerned B.L & L.R.O) in respect of 7 Cottah land i.e 12 Decimal of land more or less, under L.R. Khatian No. 166, under Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, District North 24 Parganas.
- F. The said Khitish Mondal entered into Development Agreement on 21.04.2015 with Jupiter Enterprise, in respect of **ALL THAT** piece and parcel of land admeasuring an area of 7 Cottah, be the same little bit more or less, comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan , recorded under C.S. Khatian No. 50, corresponding to R.S. Khatian No. 48, and L.R. Khatian No. 123, J.L. No. 18, R.S. No. 203, Touzi No. 145, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, District North 24 Parganas, and the Development Agreement was registered in the office of A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 2, Pages 4994 to 5016, being Deed No. 00920 for the year 2015. Subsequently the said Development Agreement got cancelled upon mutual understanding by virtue of Deed of Cancellation of Development Agreement dated 9<sup>th</sup> August, 2016, being Deed No. 1380/2016.
- G. The said Khitish Nondal also executed Development Power of Attorney on in favour of the Partners of Jupitar Enterprise on 21<sup>st</sup> day of April, 2015, Vide Deed No. 00925 and the same was cancelled on 9<sup>th</sup> August, 2016, by way of Revocation of Power of Attorney vide Deed No. 0038/2016
- H. Thereafter the said Khitisth Mondal entered into Development Agreement with Sun Construction on 9<sup>th</sup> August, 2016, for construction and development and appointed Mr. Debasish Roy, being the sole proprietor of Sun Construction over and in respect of **ALL THAT** piece and parcel of land admeasuring an area of 7 Cottah, be the same little bit more or less, comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan , recorded under C.S. Khatian No. 50, corresponding to R.S. Khatian No. 48, and L.R. Khatian No. 123, J.L. No. 18, R.S. No. 203, Touzi No. 145, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, District North 24 Parganas. The said Development Agreement was registered in the office of Additional District Sub
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Registrar, recorded in Book No. I, Volume No. 1504-2016. Pages 49631 to 49660, being Deed No. 150401383 for the year 2016.

- I. The said Khitish Mondal also executed Development Power of Attorney on 21<sup>st</sup> October, 2016, unto and in favour of Mr. Debasish Roy, being the sole proprietor of Sun Construction over and in respect of **ALL THAT** piece and parcel of land admeasuring an area of 7 Cottah, be the same little bit more or less, comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan , recorded under C.S. Khatian No. 50, corresponding to R.S. Khatian No. 48, and L.R. Khatian No. 123, J.L. No. 18, R.S. No. 203, Touzi No. 145, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, District North 24 Parganas. The said Development Power of Attorney was registered in the office of Additional District Sub Registrar, recorded in Book No. I, Volume No. 1504-2016. Pages 63313 to 63329, being Deed No. 150401764 for the year 2016

**Devolution of Title (UMA MONDAL AND ANUPAM MONDAL –THIRD OWNER and Appointment of Developer by Third Owner.**

**Dag : C.S. Dag No. 366, corresponding to R.S. Dag No. 373**

**Land Area : 7 Cottah more or less**


- A. One Golak Chandra Naskar, Tilak Chandra Naskar and Rabindra Nath Naskar collectively purchased a landed property lying under Mouza Mahishbathan from one Dharendra Nath Naskar, by virtue of one Deed of Conveyance, duly registered before the Sub-Registrar at Cossipore Dum Dum, and recorded in Book No. I, Volume No. 88, Pages 127 to 129, being Deed No. 6037, for the year 1958 and apart from their purchased land mentioned above the Golak Chandra Naskar, Tilak Chandra Naskar and Rabindra Nath Naskar collectively also inherited some landed property from their father Rajendra Nath Naskar, since deceased.
- B. The said Golak Chandra Naskar, Tilak Chandra Naskar and Rabindr Nath Naskar and Giribala dasi widow of Rajendra Nath naskar entered into a Deed of partition in respect of the their joint property which they were holding jointly and which they inherited from Rajendra Nath Naskar. The said Deed of partition was registered before the Sub-

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Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 94, Pages 21 to 29, being Deed No. 6039 for the year 1958.

- C. Under refuge of the aforesaid Deed of Partition, the aforesaid Tilak Chandra Naskar became the absolute owner of a portion admeasuring 57 Decimal, lying and situated at Mouza Mahishbathan , The said Tilak Chandra Naskar appointed two sons namely Mantu Naskar and Pnakaj Naskar as Constituted Attorneys and empowered themselves to sell, transfer and convey the aforesaid land.
- D. The aforesaid Attorney Holders on behalf of Tilak Chandra Naskar sold, transferred and conveyed two adjoining plots of land admeasuring 4 Cottah 15 Chittack 35 Sq.Ft, comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan, unto and in favour of Bhaswati Ghosh and Ajoy Kumar Ghosh respectively.
- E. By virtue of registered Deed of Conveyance, duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City), recorded in Book No. I, Being No. 2017 for the year 1993, the said aforesaid Attorney Holders on behalf of Tilak Chandra Naskar sold, transferred and conveyed 4 Cottah 15 Chittack 35 Sq.Ft, comprised in C.S. Dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan, unto and in favour of Bhaswati Ghosh.
- F. By virtue of registered Deed of Conveyance, duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City), recorded in Book No. I, Being No. 2016 for the year 1993, the said aforesaid Attorney Holders on behalf of Tilak Chandra Naskar sold, transferred and conveyed 4 Cottah 15 Chittack 35 Sq.Ft, comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan, unto and in favour of Ajoy Kumar Ghosh.
- G. Thereafter out of 9 Cottah 15 Chittack 25 Sq.Ft, a portion of land admeasuring 1 Cottah 1 Chittack 7 Sq.Ft, was diverted with the drain into metal road which is adjoining with the aforesaid property. The said Bhaswati Ghosh sold, transferred and conveyed 3 Cottah 8 Chittack 8 Sq.Ft, comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan, unto and in favour of Uma Mondal. The said Deed of Conveyance was registered before the A.D.S.R Bidhanagar, recorded in Book No. I, CD Volume No. 5, Pages 98 to 110, being Deed No. 1174 for the year 2014.
- H. The said Ajoy Kumar Ghosh sold, transferred and conveyed 3 Cottah 14 Chittack 13 Sq.Ft, comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and
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situated at Mouza Mahishbathan, unto and in favour of Anupam Mondal. The said Deed of Conveyance was registered before the A.D.S.R Bidhanagar, recorded in Book No. I, CD Volume No. 5, Pages 85 to 97, being Deed No. 1173 for the year 2014.

- I. Thereafter the said Uma Mondal mutated her name in the records of Block Land and Land Reforms Office vide Khatian No. 1744, in respect of 6 Decimal equivalent to 3 Cottah 8 Chittack 8 Sq.Ft, comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan,
  - J. Thereafter the said Anupam Mondal mutated his name in the records of Block Land and Land Reforms Office vide Khatian No. 1744, in respect of 6 Decimal equivalent to Cottah 14 Chittack 13 Sq.Ft comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan,
  - K. The said Uma Mondal and Anupam Mondal entered into Development Agreement on 9<sup>th</sup> September, 2016, with Sun Construction, for construction and development and appointed Mr. Debasish Roy, being the sole proprietor of Sun Construction as Developer in respect of **ALL THAT** piece and parcel of land admeasuring an area of 7 Cottah, 6 Chittack 31 Sq.Ft be the same little bit more or less, comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan , recorded under C.S. Khatian No. 50, corresponding to R.S. Khatian No. 48, and L.R. Khatian No. 123, J.L. No. 18, R.S. No. 203, Touzi No. 145, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, District North 24 Parganas, and the Development Agreement was registered in the office of A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 1504-2016, Pages 55634 to 55671, being Deed No. 1544 for the year 2016.
  - L. The said Uma Mondal and Anupam Mondal also executed Development Power of Attorney on 21<sup>st</sup> October, 2016, unto and in favour of Mr. Debasish Roy, being the sole proprietor of Sun Construction over and in respect of **ALL THAT** piece and parcel of land admeasuring an area of 7 Cottah, 6 Chittack 31 Sq.Ft be the same little bit more or less, comprised in C.S. dag No. 366, corresponding to L.R. Dag No. 373, lying and situated at Mouza Mahishbathan , recorded under C.S. Khatian No. 50, corresponding to R.S. Khatian No. 48, and L.R.. Khatian No. 123, J.L. No. 18, R.S. No. 203, Touzi No. 145, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, District North 24 Parganas. The said Development Power of Attorney was registered in the office of Additional District Sub Registrar,
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recorded in Book No. I, Volume No. 1504-2016. Pages 62716 to 62733, being Deed No. 150401743 for the year 2016

**AMALGAMATION OF LANDS OF FIRST, SECOND AND THIRD OWNER AND AMALGAMATED TOTAL LAND STANDS 26 COTTAH 6 CHITTACK 21 SQ.FT**

- M. **AND FURTHER** as per norms of the building rules by Deed of Gift dated 14<sup>TH</sup> DAY September, 2017 the aforesaid Shyama Bio- Cons Private Limited, Khitish Mondal, Uma Mondal and Anupam Mondal, being the Owners transferred an area of 34 sq. ft. out of 26. Cottah in favor of The Bidhannagar Municipal Corporation. The said Deed of Gift was registered in the office of Additional District Sub Registrar, Bidhanagar, recorded in Book No. I, Volume No. 1504 2017, Pages 47982 to 48008, being Deed No. 150401273 for the year 2017.
- N. **AND FURTHER** the aforesaid Shyama Bio- Cons Private Limited, Khitish Mondal, Uma Mondal and Anupam Mondal, being the Owners amalgamated their respective lands being (**LAND OF FIRST OWNER, SECOND OWNER AND THIRD OWNER**) as mentioned hereinabove, and after amalgamation the total land area as amalgamated property aggregated, accumulated, and stood final **ALL THAT** piece and parcel of land admeasuring an area of 26 Cottah 6 Chittack 21 Sq.Ft, more or less, lying and situated as Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 364, 365, 366, corresponding to R.S./L/R. Dag No. 372, 373, 377, recorded under C.S. Khatian No. 50, 130, corresponding to R.S. Khatian No. 48, 122, corresponding to L.R. khatian No. 966, 1335, 1744 and 1745, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, District 24 Parganas (North), hereinafter referred to as the **SAID PROPERTY**, morefully and particularly described in the **FIRST SCHEDULE**, written hereunder. The said Deed of Amalgamation was registered in the Office of ADSR Bidhanagar, recorded in Book No. I, being Deed No. 1274/2017, made between Uma Mondal, Anupam Mondal, Khitish Mondal, Shyama Bio Vons Pvt. Ltd.
- O. **AND WHEREAS** with an object to develop the land, the aforesaid **M/S. SUN CONSTRUCTION** a Proprietorship firm having its Principal Place of business at Merlin Matrix, Unit No. 203, DN-10, Sector-V, 2<sup>nd</sup> Floor, P.O. – Sech Bhavan, P.S. – Electronic Complex, Kolkata – 700091 (formerly Block-FD, House No. FD-324, Salt Lake, Sector-III, Kolkata – 700106) West Bengal, represented through its Proprietor **SRI DEBASHIS ROY** son of Sri Sunil Kumar. Roy, residing at Vill. Panapukur, P.O. – Bhangar, P.S. – Kashipur, District – South 24-Parganas, Pin: 743502, West Bengal, by faith Hindu, by Nationality Indian, by occupation Business, being the Developer herein the appointment of whom has been described hereinabove, and thus appointed the as sole and exclusive

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Developer/Promoter of the **SAID PROPERTY**, morefully and particularly described in the **FIRST SCHEDULE**, written hereunder. for the purpose of construction of the new multistoried apartment building thereupon as the terms and conditions recorded therein simultaneously the Developer herein has been appointed as Constituted Attorney by First, Second and Third Owners jointly and severally in respect of respective individual land by dint of respective document as described hereinabove in detail.

- P. The Developer/Promoter herein prepared a Building Plan with the help of one reputed Architect and submitted the same before the concerned Authority for necessary approval and after obtaining the Building Sanctioned Plan being No. **BMC/BPN/A/781 (2/2)**, from the Bidhannagar Municipal Corporation.


Under instruction I have arranged the Searching for last 30 years in respect of **ALL THAT** piece and parcel of land admeasuring an area of 26 Cottah 6 Chittack 21 Sq.Ft, more or less, lying and situated as Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145, comprised in C.S. Dag No. 364, 365, 366, corresponding to R.S./L/R. Dag No. 372, 373, 377, recorded under C.S. Khatian No. 50, 130, corresponding to R.S. Khatian No. 48, 122, corresponding to L.R. khatian No. 966, 1335, 1744 and 1745, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, District 24 Parganas (North), hereinafter referred to as the **SAID PROPERTY**, at and before the three concerned Registration offices :

- A. Registrar of Assurances (RA, Calcutta )
- B. District Registrar Barasat
- C. Additional District Sub Registrar Bidhannagar.

I had to depend on the concerned persons who have conducted Searching and tried to find out records. The records which have been available in the concerned Registration Office, on the basis of such have no adverse entry save and except the following which are evident of Title of First Owner, Second Owner and Third Owners and appointment of Developer:


1 Deed of Partition executed before the office of Additional District Sub Registrar Bidhannagar, recorded in Book No. Volume No. 213, Pages from 239 to 260, being Deed No. 9807 for the year 1992.

2. Deed of Conveyance, duly registered before the Additional District Sub Registrar Bidhannagar, recorded in Book No. I, Volume No. 120, Pages 70 to 76, being Deed No. 6575, for the year 1995.



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3. Deed of Conveyance, duly registered before the Additional District Sub Registrar Bidhannagar, recorded in Book No. I, Volume No. 164, Pages 90 to 100, being Deed No. 7647, for the year 1994.
  4. Deed of Conveyance dated 17<sup>th</sup> May, 2006, registered in the office of Additional District Sub Registrar Bidhannagar, recorded in Book No. I, Volume No. 589, Pages 51 to 79, being Deed No. 9773, for the year 2006.
  5. Development Agreement was registered in the office of A.D.S.R. Bidhannagar, recorded in Book No. I, being Deed No. 1542.
  6. Development Power of Attorney was registered in the office of Additional District Sub Registrar, recorded in Book No. I, being Deed No. 150401744 for the year 2016.
  7. Deed of Conveyance, duly registered before the Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. I, being Deed No. 1216, for the year 1994.
  8. Deed of Conveyance, duly registered before the District Sub Registrar II, at Barasat, recorded in Book No. I, CD Volume No. 1, Pages 9205 to 9216, Being No. 01200 for the year 2007.
  9. Development Agreement, registered in the office of A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 2, Pages 4994 to 5016, being Deed No. 00920 for the year 2015.
  10. Development Power of Attorney on in favour of the Partners of Jupitar Enterprise on 21<sup>st</sup> day of April, 2015, Vide Deed No. 00925.
  11. Cancellation of Development Agreement dated 9<sup>th</sup> August, 2016, being Deed No. 1380/2016.
  12. Development Agreement was registered in the office of Additional District Sub Registrar, recorded in Book No. I, Volume No. 1504-2016. Pages 49631 to 49660, being Deed No. 150401383 for the year 2016.
  13. Development Power of Attorney was registered in the office of Additional District Sub Registrar, recorded in Book No. I, Volume No. 1504-2016. Pages 63313 to 63329, being Deed No. 150401764 for the year 2016.
  14. Deed of Conveyance, duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City), recorded in Book No. I, Being No. 2017 for the year 1993.
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15. Deed of Conveyance, duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City), recorded in Book No. I, Being No. 2016 for the year 1993.
  16. Deed of Conveyance duly registered before the A.D.S.R Bidhanagar, recorded in Book No. I, CD Volume No. 5, Pages 98 to 110, being Deed No. 1174 for the year 2014.
  17. Deed of Conveyance duly registered before the A.D.S.R Bidhanagar, recorded in Book No. I, CD Volume No. 5, Pages 85 to 97, being Deed No. 1173 for the year 2014.
  18. Development Agreement duly registered in the office of A.D.S.R. Bidhannagar, recorded in Book No. I, CD Volume No. 1504-2016, Pages 55634 to 55671, being Deed No. 1544 for the year 2016.
  19. Development Power of Attorney, registered in the office of Additional District Sub Registrar, recorded in Book No. I, Volume No. 1504-2016. Pages 62716 to 62733, being Deed No. 150401743 for the year 2016.
  20. Deed of Gift duly registered in the office of Additional District Sub Registrar, Bidhanagar, recorded in Book No. I, Volume No. 1504 2017, Pages 47982 to 48008, being Deed No. 150401273 for the year 2017.

I have also caused Searching in B.L & L R O office and I have found the correct up to date Parches of the Present Owners. I have also been provided with R.S Parcha.

Conclusion : This is to certify that in pursuance of the aforesaid, the Owners namely **SHYAMA BIO CONS PVT. LTD, KHITISH MONDAL, UMA MONDAL AND ANUPAM MONDAL** have clear and marketable Title and the Developer has right to Develop the **SAID PROPERTY** and **the Said Property is free from all Encumbrances.**

Date :

Signature :

