

Sneha Ojha

Advocate  
High Court at Calcutta

Chamber:-

10, Old Post Office Street,  
Room no. 21, Kolkata - 700002.

Dated:- 16.11.2013

SUB: Non-Encumbrances Certificate and detailed Report on Title

Description of the property:

All that piece and parcel of land admeasuring 81 Cottahs, 4 Chittacks and 18 Sq. ft. (more or less) lying and situated at Mouza- Serampore comprised in J.L. no. 13, L.R. Dag nos. 74(P), 75(P), 76, 77(P), 78(P), 81(P), 82, 83(P), L.R. Khatian nos. 27815, 27816, 27817, 27769, 27770, 27771, 27772, 27773, 27796, 27797, 28264, 27985, 28265, 27979, being Holding no. 78/79/A, G.T. Road (west), P.S. Serampore, District- Hooghly, Ward no. 21, within the ambit of Serampore Municipality.

Present owners of the aforesaid land:-

M/s. Anand Suppliers (P) Ltd., M/s. Antrama Commodities (P) Ltd., M/s. Anant Distributors (P) Ltd., M/s. Attractive Dealers (P) Ltd., M/s. Sagun Vinimay (P) Ltd., M/s. Aster Vinimay (P) Ltd., M/s. Mainak Vinimay (P) Ltd., Anurag Suppliers (P) Ltd., M/s. Highrise Promoters (P) Ltd., M/s. Tirupati Hitech (P) Ltd., M/s. Sunrise Enclave (P) Ltd.

Searches made:

I have caused necessary searches through searcher as per records available with the offices of the District Registrar at Hooghly & Additional District Sub Registrar at Serampore and Registrar of Assurances, Calcutta for the period of 1983-2013.

My report is as follows:-

Whereas Rani Alaka Dudhania, Sheela Jain, Asha Pant, Sima Dudhania, Leena Agarwal, Anita Jain, Natasha Jain, Amita Dudhania became the joint owners of land admeasuring 3.21 acres by virtue of interim order dated 04.10.1983 and Final Order dated 11.06.1984 passed by the Hon'ble High Court at Calcutta passed in Suit no. 384 of 1977.

And whereas Rani Alaka Dudhania, Sheela Jain, Asha Pant, Sima Dudhania, Leena Agarwal, Anita Jain, Natasha Jain, Amita Dudhania sold, transferred and conveyed a part of the entire land admeasuring 23 Cottahs, 11 Chittacks and 4 Sq. ft. comprised in Dag no. 78 unto and in favour of Dharam Chand Pugalia, Kiran Devi Pugalia and Sushila Pugalia by way of Sale Deed dated 29.03.1999 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, Volume no. 305, Pages no. 305 to 314, Being no. 4570 for the year 1999 and thus Dharam Chand Pugalia, Kiran Devi Pugalia and Sushila Pugalia become the joint owners of land admeasuring 23 Cottahs, 11 Chittacks and 4 Sq. ft. comprised in Dag no. 78.

And whereas Dharam Chand Pugalia, Kiran Devi Pugalia and Sushila Pugalia sold, transferred and conveyed the land admeasuring 1 Cottahs, 8 Chittacks comprised in Dag no. 78 unto and in favour of Birbal Roy and Jileba Roy by way of Sale Deed dated 13.02.2002 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, Volume no. 119, Pages no. 227 to 238, Being no. 4204 for the year 2002 and thus Birbal Roy and Jileba Roy became joint owners of land admeasuring 1 Cottahs, 8 Chittacks comprised in Dag no. 78.

And whereas Birbal Roy and Jileba Roy sold, transferred and conveyed the said land admeasuring 1 Cottahs, 8 Chittacks along with a kuccha structure standing there on admeasuring 100 Sq. ft. comprised in Dag no. 78 unto and in favour of M/s. Aster Vinimay (P) Ltd. by way of a Sale Deed dated 17.10.2007 and the same was duly

Book

registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 7, Pages no. 12921 to 12937, Being no. 6480 for the year 2007 and thus M/s. Aster Vinimay (P) Ltd. became the absolute owner of the said land admeasuring 1 Cottahs, 8 Chittacks along with a kuccha structure standing there on admeasuring 100 Sq. ft. comprised in Dag no. 78.

And whereas Rani Aloka Dudhonia, Sheela Jain, Asha Pant, Sima Dudhonia, Leena Agarwal, Anita Jain, Natasha Jain, Amita Dudhonia sold, transferred and conveyed another part of land admeasuring 104 Shataks comprised in R.S. Dag nos. 135, 87(P), 120(P), 86 and L.R. Dag nos. 167, 81, 82, 167, 81 unto and in favour of Pratap Sen and Gautam Ghosh by way of Sale Deed dated 24.12.2002 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, Volume no. 137, Pages no. 227 to 240, Being no. 4878 for the year 2002 and thus Pratap Sen and Gautam Ghosh became the joint owners of the said land admeasuring 104 Shataks comprised in R.S. Dag no. 135, 87(P), 120(P), 86 and L.R. Dag nos. 167, 81, 82, 167, 81.

And whereas Gautam Ghosh sold, transferred and conveyed undivided land admeasuring 10 Cottahs, 9 Chittacks and 11 Sq. ft. out of his share in R.S. Dag nos. 87 & 86 and L.R. Dag nos. 81 & 82 unto and in favour of Prasenjit Sen, Paramita Sen and Madhuparna Sen by way of a Sale Deed dated 27.07.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 6, Pages no. 267 to 280, Being no. 4713 for the year 2007 and thus Prasenjit Sen, Paramita Sen and Madhuparna Sen became the joint owners of the entire land admeasuring 10 Cottahs, 9 Chittacks and 11 Sq. ft. out of his share in R.S. Dag nos. 87 & 86 and L.R. Dag nos. 81 & 82.

And whereas Pratap Sen, Prasenjit Sen, Paramita Sen and Madhuparna Sen sold, transferred and conveyed a part of their land admeasuring 7 Cottahs and 37 Sq. ft. comprised in R.S. Dag no. 87 and L.R. Dag nos. 81 & 82 along with kuccha structure standing thereon unto and in favour of M/s. Sunrise Enclave (P) Ltd. by way of Sale Deed dated 21.09.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 7, Pages no. 1729 to 1746, Being no. 5844 for the year 2007 and thus M/s. Sunrise Enclave (P) Ltd. became the absolute owner of land admeasuring 7 Cottahs and 37 Sq. ft. comprised in R.S. Dag no. 87 and L.R. Dag nos. 81 & 82 along with kuccha structure standing thereon.

And whereas Pratap Sen, Prasenjit Sen, Paramita Sen and Madhuparna Sen sold, transferred and conveyed another land admeasuring 7 Cottahs and 37 Sq. ft. along with kuccha structure standing thereon comprised in R.S. Dag no. 87 and L.R. Dag nos. 81 & 82 unto and in favour of M/s. Tirupati Hitech (P) Ltd. by way of a Sale Deed dated 21.09.2007 and the same was duly registered and recorded in Book no. 1, CD Volume no. 7, Pages no. 1678 to 1697, Being no. 5841 for the year 2007 and thus M/s. Tirupati Hitech (P) Ltd. became the absolute owner of the said land admeasuring 7 Cottahs and 37 Sq. ft. along with kuccha structure standing thereon comprised in R.S. Dag no. 87 and L.R. Dag nos. 81 & 82.

And whereas Pratap Sen, Prasenjit Sen, Paramita Sen and Madhuparna Sen sold, transferred and conveyed a part of their land admeasuring 7 Cottahs and 37 Sq. ft. comprised in R.S. Dag no. 87 & 86 and L.R. Dag nos. 81 & 82 unto and in favour of M/s. Hirise Promoters (P) Ltd. by way of a Sale Deed dated 21.09.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 7, Pages no. 1782 to 1799, Being no. 5848 for the year 2007 and thus Hirise Promoters (P) Ltd. became absolute owner of land admeasuring 7 Cottahs and 37 Sq. ft. comprised in R.S. Dag no. 87 & 86 and L.R. Dag nos. 81 & 82.

And whereas Rani Aloka Dudhonia, Sheela Jain, Asha Pant, Sima Dudhonia, Leena Agarwal, Anita Jain, Natasha Jain, Amita Dudhonia sold, transferred and conveyed a land admeasuring 77 Shataks in R.S. Dag nos. 85(P), 121(P), 479(P), 134(P), 120(P) and L.R. Dag nos. 78, 168, 179, 180, 181, 79 unto and in favour of Tapan Bakshi, Arjana Bakshi, Prasanta Sen, Jaya Sen by way of a Sale Deed dated 24.12.2000 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, Volume no. 18, Pages no. 285 to 298, Being no. 753 for the year 2001 and thus Tapan Bakshi, Arjana Bakshi, Prasanta Sen, Jaya Sen became the joint owners of the said land admeasuring 77 Shataks in R.S. Dag nos. 85(P), 121(P), 479(P), 134(P), 120(P) and L.R. Dag nos. 78, 168, 179, 180, 181, 79.

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And whereas Tapan Bakshi, Anjana Bakshi sold, transferred and conveyed a part of their land admeasuring 5 Cottahs and 4 Chittacks comprised in R.S. Dag nos. 88, 85 and L.R. Dag nos. 83, 78, 80 unto and in favour of Prasanta Sen, Jaya Sen by way of a Sale Deed dated 27.07.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 3, Pages no. 281 to 294, Being no. 4714 for the year 2007 and thus Prasanta Sen, Jaya Sen became the joint owners of the said land 3 Cottahs, 7 Chittacks and 43 Sq. ft. comprised in R.S. Dag nos. 88 & 85 and L.R. Dag nos. 83, 78, 80 by way of being nos. 753 & 4714.

And whereas Prasanta Sen, Jaya Sen sold, transferred and conveyed land admeasuring 5 Cottahs, 3 Chittacks and 44 Sq. ft. together with kuccha structure standing thereon comprised in R.S. Dag nos. 88 & 85 and L.R. Dag nos. 83, 78, 80 unto and in favour of M/s. Mainak Vinimay (P) Ltd. by way of a Sale Deed dated 21.09.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, Volume no. 7, Pages no. 1636 to 1651, Being no. 5839 for the year 2007 and thus M/s. Mainak Vinimay (P) Ltd. became the joint owners of the said land admeasuring 5 Cottahs, 3 Chittacks and 44 Sq. ft. together with kuccha structure standing thereon comprised in R.S. Dag nos. 88 & 85 and L.R. Dag nos. 83, 78, 80.

And whereas Prasanta Sen, Jaya Sen sold, transferred and conveyed another land admeasuring 5 Cottahs, 3 Chittacks and 44 Sq. ft. together with kuccha structure standing thereon comprised in R.S. Dag no. 88 and L.R. Dag nos. 83 & 78 unto and in favour of M/s. Shagun Vinimay (P) Ltd. by way of a Sale Deed dated 21.09.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 7, Pages no. 1605 to 1620, Being no. 5837 for the year 2007 and thus M/s. Shagun Vinimay (P) Ltd. became the absolute owner of the said land admeasuring 5 Cottahs, 3 Chittacks and 44 Sq. ft. together with kuccha structure standing thereon comprised in R.S. Dag no. 88 and L.R. Dag nos. 83 & 78.

And whereas Anjana Bakshi, Tapan Bakshi, Jaya Sen, Prasanta Sen sold, transferred and conveyed land admeasuring 1 Cottah and 2 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag nos. 83 & 78 unto and in favour of Sanat Singh, Kanti Debi Singh by way of a Sale Deed dated 09.02.2005 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 1, Pages no. 19145 to 19161, Being no. 974 for the year 2005 and thus Sanat Singh, Kanti Debi Singh became the joint owners of the said land admeasuring 1 Cottah and 2 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag nos. 83 & 78.

And whereas Sanat Singh, Kanti Debi Singh sold, transferred and conveyed the said land admeasuring 1 Cottah and 2 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag nos. 83 & 78 unto and in favour of M/s. Asta Vinimay (P) Ltd. by way of a Sale Deed dated 10.12.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, Volume no. 8, Pages no. 11289 to 11306, Being no. 7348 for the year 2007 and thus M/s. Asta Vinimay (P) Ltd. became the absolute owner of the said land admeasuring 1 Cottah and 2 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag nos. 83 & 78.

And whereas Dharma Chand Pugalia, Kiran Devi Pugalia, Sushila Pugalia sold, transferred and conveyed land admeasuring 2 Cottahs comprised in R.S. Dag no. 85 and L.R. Dag no. 78 unto and in favour of Surendra Kumar Shaw by way of a Sale Deed dated 06.02.2004 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 104, Pages no. 28986 to 29005, Being no. 5927 for the year 2004 and thus Surendra Kumar Shaw became the absolute owner of the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 85 and L.R. Dag no. 78.

And whereas Surendra Kumar Shaw sold, transferred and conveyed the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 85 and L.R. Dag no. 78 unto and in favour of M/s. Anurag Suppliers (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, Volume no. 1, Pages no. 10958 to 10971, Being no. 608 for the year 2008 and thus M/s. Anurag Suppliers (P) Ltd. became the absolute owner of the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 85 and L.R. Dag no. 78.

And whereas Dharma Chand Pugalia, Kiran Devi Pugalia, Sushila Pugalia sold, transferred and conveyed land admeasuring 1 Cottah and 8 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag no. 78 unto and in favour of Ram Nath Saa, Sheela Saa by way of a Sale Deed dated 06.12.2000 and the same was duly registered with the office of

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Additional District Sub Registrar at Serampore and recorded in Book no. 1, Volume no. 67, Pages no. 223 to 232, Being no. 6570 for the year 2006 and thus Ram Nath Saa, Sheela Saa became the joint owners of the said land admeasuring 1 Cottah and 8 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag no. 78.

And whereas Dharma Chand Pugalia, Kiran Devi Pugalia, Sushya Pugalia sold, transferred and conveyed another land admeasuring 1 Cottah comprised in R.S. Dag no. 85 and L.R. Dag no. 78 unto and in favour of Ramnath Saa, Sheela Debi by way of a Sale Deed dated 13.02.2002 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, Volume no. 41, Pages no. 29 to 40, Being no. 1579 for the year 2003 and thus Ramnath Saa, Sheela Debi became the joint owners of land admeasuring 1 Cottah comprised in R.S. Dag no. 85 and L.R. Dag no. 78.

And whereas Ramnath Saa, Sheela Debi sold, transferred and conveyed the land admeasuring 2 Cottahs and 8 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag no. 78 unto and in favour of Madhuparna Sen by way of a Sale Deed dated 19.02.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 2, Pages no. 2431 to 2444, Being no. 1081 for the year 2007 and thus Madhuparna Sen became the absolute owner of the said land admeasuring 2 Cottahs and 8 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag no. 78.

And whereas Madhuparna Sen sold, transferred and conveyed the said land admeasuring 2 Cottahs and 8 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag no. 78 unto and in favour of M/s. Anurag Suppliers (P) Ltd. by way of a Sale Deed dated 30.02.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 2, Pages no. 2158 to 2171, Being no. 928 for the year 2008 and thus M/s. Anurag Suppliers (P) Ltd. became the absolute owner of land admeasuring 2 Cottahs and 8 Chittacks comprised in R.S. Dag no. 85 and L.R. Dag no. 78.

And whereas Hemant Kumar Ghosh was an absolute owner of certain piece and parcel of land.

And whereas Hemant Kumar Ghosh sold, transferred and conveyed a piece and parcel of land admeasuring 6 Cottahs comprised in R.S. Dag no. 78 unto and in favour of Karuna Dutta by way of a Sale Deed dated 05.03.1984 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, Being no. 910 and thus Karuna Dutta became absolute owner of land admeasuring 6 Cottahs comprised in R.S. Dag no. 78.

And whereas Karuna Dutta sold, transferred and conveyed land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 unto and in favour of Krishna Pal, Minor Bilwa Mangal Pal, Sanat Kumar Pal by way of a Sale Deed dated 07.08.1988 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, Volume no. 71, Pages no. 479 to 486, Being no. 4932 for the year 1988 and thus Krishna Pal, Minor Bilwa Mangal Pal, Sanat Kumar Pal became the joint owners of land admeasuring 2 Cottahs comprised in R.S. Dag no. 78.

And whereas Krishna Pal, Bilwa Mangal Pal, Sanat Kumar Pal sold, transferred and conveyed the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 unto and in favour of Madhuparna Sen by way of a Sale Deed dated 19.02.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 2, Pages no. 2445 to 2456, Being no. 1082 for the year 2007 and thus Madhuparna Sen became the absolute owner of the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 78.

And whereas Madhuparna Sen sold, transferred and conveyed the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 unto and in favour of M/s. Sagun Vinimay (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 2, Pages no. 2125 to 2139, Being no. 926 for the year 2008 and thus M/s. Sagun Vinimay (P) Ltd. became the absolute owner of land admeasuring 2 Cottahs comprised in R.S. Dag no. 78.

And whereas Karuna Dutta sold, transferred and conveyed land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 unto and in favour of Alpana Nandy by way of Sale Deed dated 30.09.1988 and the same was duly registered

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with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 68, Pages no. 279 to 280, Being no. 4717 for the year 1988 and thus Alpana Nandy became the absolute owner of the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 78.

And whereas Alpana Nandy sold, transferred and conveyed the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 unto and in favour of Madhuparna Sen by way of a Sale Deed dated 19.02.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 12, Pages no. 2420 to 2430, Being no. 1080 for the year 2007 and thus Madhuparna Sen became the absolute owner of the said land admeasuring 2 Cottahs comprised in R.S. Dag no. 78.

And whereas Madhuparna Sen sold, transferred and conveyed land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 and L.R. Dag no. 74 unto and in favour of M/s. Mainak Vinimay (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 2, Pages no. 2093 to 2107, Being no. 924 for the year 2008 and thus M/s. Mainak Vinimay (P) Ltd. became the absolute owner of land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 and L.R. Dag no. 74.

And whereas Karuna Dutta sold, transferred and conveyed another land admeasuring 2 Cottahs comprised in R.S. Dag no. 78 unto and in favour of Lakshmi Negel by way of a Sale Deed dated 10.07.1991 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, Volume no. 41, Pages no. 79 to 84, Being no. 2917 for the year 1991 and thus Lakshmi Negel became an absolute owner of the land admeasuring 2 Cottahs comprised in R.S. Dag no. 78.

And whereas Lakshmi Negel sold, transferred and conveyed the land admeasuring 2 Cottahs along with kuccha structure standing thereon comprised in R.S. Dag no. 78 and L.R. Dag no. 74 unto and in favour of M/s. Aster Vinimay (P) Ltd. by way of a Sale Deed dated 11.10.2007 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 17, Pages no. 8869 to 8882, Being no. 6257 for the year 2007 and thus M/s. Aster Vinimay (P) Ltd. became the absolute owner of the said land admeasuring 2 Cottahs along with kuccha structure standing thereon comprised in R.S. Dag no. 78 and L.R. Dag no. 74.

And whereas Pashupati Dulal Nayek, Amiya Ranjan Nayek, Subhash Chandra Nayek, Gosta Behari Nayek, Satadal Nayek, Dipti Saha, Shyamali Nayek, Gayetri Nayek, Bina @ Puspa Rani Saha, Arati Khan, Jasoda Dulal Nayek became joint owners of certain piece and parcel of land by way of preliminary decree dated 20.9.2000 in Suit no. 10/1998 passed by 2<sup>nd</sup> Civil Judge (Senior Division) Court at Hooghly.

And whereas Jasoda Dulal Nayek died intestate 08.12.2000 leaving behind his wife, 4 sons, 1 daughter namely Reboti Nayek, Sanjay Nayek, Tapas Nayek, Prabir Nayek, Subhojeet Nayek, Mita Saha as heir, heiress, successors, thus Reboti Nayek, Sanjay Nayek, Tapas Nayek, Prabir Nayek, Subhojeet Nayek, Mita Saha became joint owners of the undivided 1/8 share of the said land left by Jasoda Dulal Nayek by way of inheritance.

favour of M/s. Sen Developers And whereas Pashupati Dulal Nayek, Amiya Ranjan Nayek, Subhash Chandra Nayek, Gosta Behari Nayek, Satadal Nayek, Dipti Saha, Shyamali Nayek, Gayetri Nayek, Bina @ Puspa Rani Saha, Arati Khan, Reboti Nayek, Sanjay Nayek, Tapas Nayek, Prabir Nayek, Subhojeet Nayek and Mita Saha amicably settled their disputes sold, transferred and conveyed a piece and parcel of land admeasuring 39 Cottahs and 7 Chittacks together with structure standing thereon comprised in R.S. Dag nos. 83 & 84 unto and in India (P) Ltd. by way of a Sale Deed dated 15.05.2004 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, Being no. 4051 for the year 2005 and thus M/s. Sen Developers India (P) Ltd. became the absolute owner of land admeasuring 39 Cottahs and 7 Chittacks together with structure standing thereon comprised in R.S. Dag nos. 83 & 84.

And whereas M/s. Sen Developers India (P) Ltd. sold, transferred and conveyed land admeasuring 7 Cottahs and 6 Chittacks comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77 unto and in favour of M/s. Anant Distributors (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 2, Pages no. 11381 to

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11401, Being no. D1418 for the year 2008 and thus M/s. Anant Distributors (P) Ltd. became the absolute owner of land admeasuring 7 Cottahs and 6 Chittacks comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77.

And whereas M/s. Sen Developers India (P) Ltd. sold, transferred and conveyed another land admeasuring 7 Cottahs and 5 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77 unto and in favour of M/s. Anand Suppliers (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered and recorded in Book no. 1, CD Volume no. 2, Pages no. 11362 to 11380, Being no. 1417 for the year 2008 and thus M/s. Anand Suppliers (P) Ltd. became absolute owner of land admeasuring 7 Cottahs and 5 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77.

And whereas M/s. Sen Developers India (P) Ltd. sold, transferred and conveyed another land admeasuring 7 Cottahs and 5 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77 unto and in favour of M/s. Anratma Commodities (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 2, Pages no. 6479 to 6497, Being no. 1156 for the year 2008 and thus M/s. Anratma Commodities (P) Ltd. became absolute owner of land admeasuring 7 Cottahs and 5 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77.

And whereas M/s. Sen Developers India (P) Ltd. sold, transferred and conveyed another land admeasuring 7 Cottahs and 5 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77 unto and in favour of M/s. Anriksh Suppliers (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 2, Pages no. 6480 to 6478, Being no. 1155 for the year 2008 and thus M/s. Anriksh Suppliers (P) Ltd. became absolute owner of land admeasuring 7 Cottahs and 5 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77.

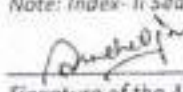
And whereas M/s. Sen Developers India (P) Ltd. sold, transferred and conveyed another land admeasuring 7 Cottahs and 3 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77 unto and in favour of M/s. Attractive Dealers (P) Ltd. by way of a Sale Deed dated 30.01.2008 and the same was duly registered with the office of Additional District Sub Registrar at Serampore and recorded in Book no. 1, CD Volume no. 2, Pages no. 2074 to 2092, Being no. 923 for the year 2008 and thus M/s. Attractive Dealers (P) Ltd. became absolute owner of the said land admeasuring 7 Cottahs and 3 Chittacks together with kuccha structure standing thereon comprised in R.S. Dag nos. 83 & 84 and L.R. Dag nos. 75, 76, 77.

Certificate:

I hereby certified that the landowners M/s. Anand Suppliers (P) Ltd., M/s. Anratma Commodities (P) Ltd., M/s. Anant Distributors (P) Ltd., M/s. Attractive Dealers (P) Ltd., M/s. Sagun Vinimay (P) Ltd., M/s. Aster Vinimay (P) Ltd., M/s. Mainak Vinimay (P) Ltd., Anurag Suppliers (P) Ltd., M/s. Highrise Promoters (P) Ltd., M/s. Trupati Hitech (P) Ltd., M/s. Sunrise Enclave (P) Ltd. title appears to be free from all sorts of encumbrances, charges, liabilities, liens, attachment, acquisition and/or requisition whatsoever subject to the verification of original Title Deed/s and the above mentioned property is having absolute clear, free and marketable title.

The receipts for the relevant searches are enclosed herewith.

Note: Index- II Search has been made available in the relevant registry Office.

  
Signature of the Advocate

Encls: - Search Receipt/s.

Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
FORM - 1556

Date of application 29/08/20

Serial Number of application 30906

Search No. 23838

Search for the year(s)

From 1983

To: 2013

Name of the office to which the record to D.S.R. - II HOOGHLY

searched or inspected relates

Name of person or property to be searched District- Hooghly, RO- A.D.S.R. SREERAMPUR, P.S. - Serampur, Municipality-  
SERAMPURE, Mouza- Shrirampur, Plot No -015 ✓

Nature of document

Sale

From whom received

D Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28

D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY



Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
FORM - 1556

Date of application 29/08/2

Serial Number of application 30905

Search No. 23837

Search for the year(s)

From 1983 To 2013

Name of the office to which the record to A.D.S.R. SREERAMPUR  
searched or inspected relates

Name of person or property to be searched District-Hooghly, RO- A.D.S.R. SREERAMPUR, P.5 - Serampur Municipality-  
SERAMPUR, Mouza-Shrirampur, Plot No. 485 ✓

Nature of document

Sale

From whom received

D Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28

D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY





No. REGN T 515617

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 86917
  - 2. Date of application..... 29-8-13
  - 3. Search for the year(s)..... 1983-13
  - 4. Name of office to which the record to be searched or inspected relates..... R.A. rd
  - 5. Name of person or property to be searched..... J. Encumber
  - 6. Nature of document.....
  - 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M. Seram Phr kh-25 Dec-85, 87
  - 8. From whom received..... S. K. Das
  - 9. Fees paid under Article..... 30/
- F(1) (i)  
F(1) (ii)  
F(2)

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

Form No. 10 (1950)

522573



Receipt for Tax Payment

10/10/50  
10/10/50

Handwritten signature

Handwritten text, possibly a name or address

Handwritten text, possibly a name or address

Handwritten text, possibly a name or address

Signature



No. REGN T 555571

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 90871  
 2. Date of application..... 9/19/13  
 3. Search for the year(s)..... 1988-2013  
 4. Name of Office to which the record to be searched or inspected relates..... P.P. - 101

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

6. Nature of document..... Envelope

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M - Seram book No-281  
Dec 88, 88

8. From whom received..... S. V. Das

9. Fees paid under Article.....

F(1)(i)  
F(1)(ii)  
F(2)

20/-

Registrar of.....







No. REGN T 555572

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application ..... 555572
  - 2. Date of application ..... 9/19/19
  - 3. Search for the year(s) ..... 1983-2016
  - 4. Name of office to which the record to be searched or inspected relates ..... P.A. 201
  - 5. Name of person or property to be searched ..... D
  - 6. Nature of document ..... Envelope
  - 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... Mr. Benjamin Hur  
WA 279 Doc 83, 84
  - 8. From whom received ..... D. X. Seal
  - 9. Fees paid under Article—
- F(1)(i) *mt*
- F(1)(ii)
- F(2)

Registrar of



755253



Receipt for Tax Payment

1000000

1000000

1000000

1000000

1000000

1000000

1000000

1000000



No. REGN T 555573

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 90893
- 2. Date of application..... 9/9/13
- 3. Search for the year(s)..... 1983 - 2013
- 4. Name of office to which the record to be searched or inspected relates. RA - NO1
- 5. Name of person or property to be searched..... I
- 6. Nature of document..... Envelope
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Mr. Serranbur  
NA-279 208-78
- 8. From whom received..... S. K. Das
- 9. Fees paid under Article—
- F(1) (i).....
- F(1) (ii).....
- F(2).....

no/-

Registrar of

252523



10/10/50  
10/10/50

*[Faint, mostly illegible handwritten text and lines, possibly representing a list or report entries.]*

Mr. J. J. ...

Government of India

SECRET



Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
**FORM - 1556**

Serial Number of application 32792

Date of application 10/09/20

Search No. 25251

Search for the year(s)

From 1983

To 2013

Name of the office to which the record to D.S.R. - II HOOGHLY  
searched or inspected relates

Name of person or property to be searched District-Hooghly, RO- A.D.S.R. SREERAMPUR, P.S.- Serampur, Mouza-  
Shrirampur, Plot No.-00078

Nature of document

Sale

From whom received

D Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28

  
D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY



Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
**FORM - 1556**

Date of application 10/09/2013

Serial Number of application 32793

Search No. 25252

From 1983 - To: 2013

Search for the year(s)

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

A.D.S.R. SREERAMPUR

Name of person or property to be searched

District- Hooghly, RG- A.D.S.R. SREERAMPUR, P.O. - Ganga, Village-  
Shrirampur, Plot No.-00078

Nature of document


Sale

From whom received

D Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28



D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY





Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
FORM - 1556

Serial Number of application 32794

Date of application 10/09/2

Search No. 25253

Search for the year(s) From 1983 To: 2013

Name of the office to which the record to HD.S.R. - II HOOGHLY  
searched or inspected relates

Name of person or property to be searched District- Hooghly, RO- A.D.S.R. SREERAMPUR, P.S.- Serampur, Mouza-  
Shrirampur, Plot No.-00083

Nature of document Sale

From whom received D Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28

  
D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY



Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
**FORM - 1556**

Date of application 10/09/2013

Serial Number of application 32795

Search No. 25254

Search for the year(s) From 1983 To 2013

Name of the office to which the record to be searched or inspected relates LA.D.S.R. SREERAMPUR

Name of person or property to be searched District-Hooghly, RO- A D.S.R. SREERAMPUR, P.S. - Semmpur, Manza-  
Shrirampur, Plot No.-00083

Nature of document Sale

From whom received D Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28

*[Handwritten signature]*

D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY





Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
FORM - 1556

Serial Number of application: 32796

Date of application: 10/09/20

Search No. 25255

Search for the year(s) From 1983 To 2013

Name of the office to which the record to D.S.R. - II HOOGHLY  
sought or inspected relates

Name of person or property to be searched District: Hooghly, RO- A.D.S.R. SREERAMPUR, P.S. - Serampur, Mouza-  
Shrirampur, Plot No.-00084

Nature of document Sale

From whom received D Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28

D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY



Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
**FORM - 1556**

Serial Number of application 32797

Date of application 10/09/2013

Search No. 25256

Search for the year(s) From 1983 To: 2013

Name of the office to which the record to be searched or inspected relates A.D.S.R. SREERAMPUR

Name of person or property to be searched District- Hooghly, RO- A.D.S.R. SREERAMPUR, P.S - Serampur, Mouza-  
Shrirampur, Plot No. -00084

Nature of document Sale

From whom received D. Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28

  
D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY





Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
FORM - 1556

Serial Number of application 32798

Date of application 10/09/12

Search No. 25257

Search for the year(s)

From 1983 To : 2013

Name of the office to which the record to D.S.R. - II HOOGHLY  
sought or inspected relates

Name of person or property to be searched District-Hooghly, RO- A.D.S.R. SREERAMPUR, P.S. - Serampur, Misao  
Shrirampur, Plot No.-00086

Nature of document

Sale

From whom received

D. Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28

~~Signature of~~  
~~Hooghly~~

D.S.R. - II HOOGHLY

Office of the D S R - II HOOGHLY



Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
FORM - 1556

Serial Number of application: 32799

Date of application 10/09/2

Search No. 25258

Search for the year(s)

From 1983

To: 2013

Name of the office to which the record to A.D.S.R. SREERAMPUR  
searched or inspected relates

Name of person or property to be searched District- Hooghly, RG- A.D.S.R. SREERAMPUR, P.S. - Serampur, Mouza-  
Shrirampur, Plot No.-00086

Nature of document

Sale

From whom received

D. Chakraborty

Fees Paid under Articles

F1(i)

F1(ii)

2

28

*(Signature)*  
D.S.R.

D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY





Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
FORM - 1556

Serial Number of application: 32800

Date of application: 10/09/20

Search No. 25259

Search for the year(s)

From 1983

To: 2013

Name of the office to which the record is searched or inspected relates  
ID S.R. - II HOOGHLY

Name of person or property to be searched  
District- Hooghly, RG- A.D.S.R. SREERAMPUR, P.S. - Serampur, Mouza-  
Shrirampur, Plot No.-00087

Nature of document

Sale

From whom received

D Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28

~~Signature of~~  
~~Signature~~  
D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY



Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
FORM - 1556

Serial Number of application 32801

Date of application 10/09/2013

Search No. 25260

Search for the year(s) From 1983 To: 2013

Name of the office to which the record to be searched or inspected relates  
A.D.S.R. SREERAMPUR

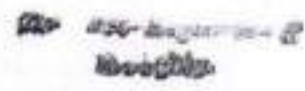
Name of person or property to be searched District-Hooghly, RO- A.D.S.R. SREERAMPUR, P.S- Serampur, Mouza-  
Shrirampur, Plot No.-00087

Nature of document Sale

From whom received D Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28

  
D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY





Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
FORM - 1556

Serial Number of application 32802

Search No. 25261

Date of application 10/0

Search for the year(s)

From 1983

To : 2013

Name of the office to which the record to D.S.R. - II HOOGHLY  
searched or inspected relates

Name of person or property to be searched District-Hooghly, RO- A D.S.R. SREERAMPUR, P.S - Srirampur, Mouza-  
Shrirampur, Plot No-40088

Nature of document

Sale

From whom received

D Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28

~~25261-1983-2013~~  
25261

D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY



Government of West Bengal  
Office of the D.S.R. - II HOOGHLY  
Receipt for fees deposited for Search  
**FORM - 1556**

Serial Number of application 32803

Search No. 25262

Date of application 10/09

Search for the year(s)

From 1983 To: 2013

Name of the office to which the record to be searched or inspected relates  
A.D.S.R. SREERAMPUR

Name of person or property to be searched District-Hooghly, RO- A.D.S.R. SREERAMPUR, P.S.- Serampore, Mouza-  
Shrirampur, Plot No.-00088

Nature of document

Sale

From whom received

D Chakraborty

Fees Paid under Articles

F1(i)	F1(ii)
2	28

D.S.R. - II HOOGHLY

Office of the D.S.R. - II HOOGHLY

