

Plaban Basu

Advocate
High Court at Calcutta

Chamber:
10, Old Post Office Street,
Kolkata 700 001.

Dated: 16.01.2019

Name of Applicant: M/s Prasad Castings and Buildcon LLP

SUB: Non-Encumbrances Certificate and detailed Report on Title

Description of the Flat:

ALL THAT piece and parcel of land admeasuring 443 Decimals lying and situate at Mouza - Ghoramara, J.L. no. 16, L.R. Dag no. 438, L.R. Khatian no. 120/3, Police Station - Serampore, District - Hooghly.

Present owners of the aforesaid Land: -

Prasad Casting and Buildcon Pvt. Ltd.

Searches made:

We have further caused searches in accordance with the information available now in the official website of West Bengal Registry Office i.e wbregistration.gov.in in the offices of DSR II Hooghly from the year 2009-2019 & ADSR Sreerampore from the year 2004-2019 and ARA III Kolkata from the year 2008-2019 and we found no adverse entry and we have relied upon such information only and one no. of relevant net search is enclosed.

My report is as follows: -

Whereas one Lalit Mohan Bhattacharya, Malina Bala Debi sold, transferred and conveyed a piece and parcel of land admeasuring 85 Decimals upon Dag No. 426, 8 Decimals upon dag no. 446, 8 Decimal upon Dag no. 447 and 13 Cottah 14 Chittack upon dag no. 429 unto and in favour of Govardhan Das Kapoor, Ram Kishan Seth, Harbhajanlal Seth, Chamanlal Seth, Kanwal Kishore Seth, Sat Pall Seth by a Sale Deed dated 24.03.1962 and the same was duly registered with the office of the Additional Registrar of Assurances at Calcutta and recorded in Book No. I, Volume No. 64, pages 107 to 116, being no. 1538 for the year 1962.

And whereas one Mahamaya Debi sold, transferred and conveyed a piece and parcel of land admeasuring 1 Acre 56 Decimals upon Dag No. 437 unto and in favour of Govardhan Das Kapoor, Ramkrishan Seth, Harbhajanlal Seth, Chamanlal Seth, Kanwal Kishore Seth, Sat Pal Seth by a Sale Deed dated 24.03.1962 and the same was duly registered with the office of the Additional Registrar of Assurances at Calcutta and recorded in Book No. I, Being no. 1539.

And whereas one Birendra Nath Ghosh sold, transferred and conveyed a piece and parcel of land admeasuring 5 Bigha, 4½ Cottah, 2.60 Chittack upon Dag no. 438 unto and in favour of Govardhan Kapoor, Ramkishan Seth, Harbhajanlal Seth, Chamanlal Seth, Kanwal Kishore Seth, Sat all Seth by a Sale Deed dated 27.05.1964 and the same was duly registered with the office of the Additional Registrar of Assurances at Calcutta and recorded in Book No. I, Volume no. 92, pages 269 to 276, being no. 2969 for the year 1964.

And whereas one Chandra Bhushan Chatterjee sold, transferred and conveyed a piece and parcel of land admeasuring 71 Decimals upon Dag no. 425 unto and in favour of Govardhan Das Kapoor, Harbhajanlal Seth, Chamanlal Seth, Kanwal Kishore Seth, Satpal Seth by a Sale Deed dated 30.09.1964 and the same was duly registered with the office of the Additional Registrar of Assurances at Calcutta and recorded in Book No. I, Volume no. 152, pages 99 to 105, being no. 5727 for the year 1964.

And whereas Ashok Kumar Singh, Maya Debi, Raj Dulari Debi, Basanti Debi sold, transferred and conveyed a piece and parcel of land admeasuring 1 Cottah 5 Chittack equivalent to 2 ¼ Decimals unto and in favour of Ramkrishan Seth, Harbhajanlal Seth, Chamanlal Seth, Kanwal Seth, Satpal Seth, Govardhandas Kapoor by a Sale Deed dated

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12.07.1968 and the same was duly registered with the office of the Sub-Registrar at Serampore and recorded in Book No. I, Volume No. 81, pages 260 to 263, being no. 6433 for the year 1968.

And whereas said Govardhandas Kapoor died intestate on 30.11.1992 leaving behind him surviving his Sanjay Kapoor, Gayan Kapoor as his legal heirs and successors.

And whereas said Sanjay Kapoor, Gagan Kapoor Harbhajanlal Seth, Chamanlal Seth, Kanwal Kishore Seth, Satpal Seth agreed to sell sold, transferred and conveyed all that piece and parcel of land admeasuring 13 Bigha 1 Cottah equivalent to 4.32 Acres unto and in favour of Thakur Prasad by an Agreement for Sale dated 09.08.1981.

And whereas said Thakur Prasad died intestate on 25.08.1983 leaving behind him surviving his wife and three sons namely Subhabasi Debi and Aravind Kumar, Ashok Kumar, Ajit Kumar as his legal heirs and successors.

And whereas said Subhabasi Debi, Arvnind Kumar, Ashok Kumar, Ajit Kumar nominated and appointed Prasad Casting And Buildcon to purchase the land admeasuring 71 Decimal upon Dag No. 425 by a Letter dated 19.03.1993.

And whereas said Sanjay Kapoor, Gagan Kapoor, Harbhajanlal Seth, Chamanlal Seth, Kanwal Kishore Seth, Satpal sold, transferred and conveyed all that piece and parcel of land admeasuring 71 Decimals upon Dag No. 425 unto and in favour of Prasad Casting and Buildcon Pvt. Ltd. by a Sale Deed dated 23.03.1992 and the same was duly registered with the office of the Registrar of Assurances at Calcutta and recorded in Book No. I, Volume No.104, pages 1 to 13, being no. 4432 for the year 1993.

And whereas said Sanjay Kapoor, Gagan Kapoor sold, transferred and conveyed all that undivided share of the land 28.125% out of land admeasuring 3.61 Acres unto and in favour of Prasad Casting and Buildcon by a Sale Deed dated 23.03.1993 and the same was duly registered with the office of the Registrar of Calcutta and recorded in Book No. I, Volume No. 182, pages 66 to 78, being no. 4191 for the year 1993.

And whereas said Harbhajanlal Seth, sold, transferred and conveyed all that undivided 14.375% share out of the land admeasuring 3.61 Acres unto and in favour of Prasad Casing And Buildcon Pvt. Ltd. by a Sale Deed dated 24.03.1993 and the same was duly registered with the office of the Registrar of Calcutta and recorded in Book No. I, Volume No. 166, pages 436 to 448, being no. 4307 for the year 1993.

And whereas said Satpal Seth sold, transferred and conveyed all that undivided 14.375% share out of the land admeasuring 3.61 Acres unto and in favour of Prasad Casing And Buildcon Pvt. Ltd. by a Sale Deed dated 24.03.1993 and the same was duly registered with the office of the Registrar of Calcutta and recorded in Book No. I, Volume No. 166, pages 449 to 460, being no. 4308 for the year 1993.

And whereas said Kanwal Kishore Seth sold, transferred and conveyed all that undivided 14.375% share out of land admeasuring 3.61 Acres unto and in favour of Prasad Casting And Buildcon Pvt. Ltd. by a Sale Deed dated 24.03.1993 and the same was duly registered with the office of the Registrar of Assurances, Calcutta and recorded in Book no. I, volume No. 166, pages 461 to 473, being no. 4309 for the year 1993.

And whereas said Chamanlal Seth sold, transferred and conveyed all that undivided 14.375% share of out of land admeasuring 3.61 Acres unto and in favour of Prasad Casing and Buildcon Pvt. Ltd. by a Sale Deed dated 24.03.1993 and the same was duly registered with the office of the Registrar of Calcutta and recorded in Book No. I, Volume No. 166, Pages 474 to 485, being no. 4310 for the year 1993.

And whereas said Ramkishan Seth died intestate on 11.05.1986 leaving behind his last will and testament dated 23.05.1985 whereby and whereunder he gave, bequeath and devise his share of land admeasuring 14.375% unto and in favour of Chamanlal Seth, Rama Seth, Nirmal Seth, Usha Seth and probate was granted.

And whereas said Chamanlal Seth, Rama Seth, Nirmal Seth, Usha Seth sold, transferred and conveyed the said undivided 14.375% share of said land admeasuring 3.61 Acres unto and in favour of Prasad Casting and Buildcon Pvt. Ltd. by a Sale Deed dated 24.03.1993 and the same was duly registered with the office of the Registrar of Calcutta and recorded in Book No. I, Volume No. 437, pages 471 to 484, being no. 4311 for the year 1993.

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And whereas all R.S. Dag merged into one L.R. Dag no. 438 and said Prasad Casting and Buildcon Pvt. Ltd become the sole and absolute owner of all that piece and parcel of land admeasuring 443 Decimals by way of aforesaid sale deeds and duly mutated its name with the Rights of Records under L.R. Khatian no. 120/3.

And whereas said Prasad Casting and Buildcon Pvt. Ltd duly converted said land admeasuring 443 Decimals from Sali/Karkhana to Bastu by way of Order dated 29.01.2015 passed by the Office of the Additional District Magistrate and District Land & Land Reforms Officer at Hooghly.

Certificate:

We hereby certified that the Property-owner Prasad Casting and Buildcon Pvt. Ltd presently known as Prasad Casting and Buildcon LLP's title appears to be free from encumbrance and the above mentioned property is having absolute clear, free and marketable title subject to the verification of original Title Deed/s and original Link Deed/s and original Tax and Mutation and the above mentioned property is having absolute clear, free and marketable title.

PLABAN BASU searches are enclosed herewith.

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Note: Index in Search made available in the relevant registry Office.

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Signature of the Advocates

Encl: - Search Receipt/s.