

CHAMPAK GHOSH

ADVOCATE

Calcutta High Court, Bar Association Room no. 15.

Residence & Chamber :

84/11 Jyotish Roy Road, New Alipore, Kolkata – 700053.

Mobile No : 9903011200 & 6291772366. *Email:* champakghosh2010@gmail.com

NO ENCUMBRANCE CERTIFICATE

Re : Premises No. 126 & 127, G. T. Road, Murgasol, Asansol, West Bengal, being 69 Cottahs 2 Chittaks 29 sq. ft. or 114 Decimals land laying and situated at and/or comprised in R.S. Plot Nos. 20211, 20212, 20213, 20214, 20215, under R.S. Khatian Nos. 2382, 2371 & 18750 within Mouza Asansol Municipality, J.L. No. 20, P.S. Asansol, District – Burdwan, West Bengal.

A. OWNERS :

- 1) MR. TRILOK SINGH, (PAN NO. DSEPS4393RJ) son of Late Keshar Singh, by faith - Sikh, by occupation - Business, residing at S.P. Mukherjee Road, Murgasol, P.S.- Asansol South, Post Office Rambandhutala, Dist.- Paschini Burdwan, . PIN-713303,
- 2) MR. BHUPINDER SINGH, (PAN NO.DDGPS3903G) sons of Late Harbans Singh Khunda, by faith - Sikh, by occupation ~ Business, residing at- 3072, Gali No.10, Patel Nagar, PO: Dada Ghosh Bhawan. PS:- Patel Nagar, NEW DELHI-110008,
- 3) MR. SUKHWINDER SINGH, (PAN NO. AIZPS9817Q) sons of Late Harbans Singh Khunda, by faith - Sikh, by occupation - Business, residing at S.P. Mukherjee Road, Murgasol, P.S- Asansol South, Post Office:-Rambandhotalaw, Dist.- Paschim Bardhaman, PIN-713303,
- 4) MRS. RAJ KAUR, (PAN NO. BKNPK7029K) wife of Late Prithpal Singh, daughter of Late Harbans Singh, residing at Ram Das Bhatta, Bistupur, PO.-Jamshedpur, PS: Bistupur Police Station, Dist - East Singhbhum, Jharkhand, PIN-831001,
- 5) MRS. RANJIT KAUR, (PAN NO. BJZPK7455A) wife of Late Anup Singh, AND
- 6) MR. AJAYPAL SINGH alias AJAYPAL SINGH KHUNDA, (PAN NO. AXCPK7311H) AND



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- 7) MR. MANINDER SINGH alias MANINDER SINGH KHUNDA, (PAN NO. AYJPK2069C) both are sons of Late Anup Singh, (grandson of Late Harbans Singh), all by faith - Sikh, by occupation ~ Business, all residing at S. P. Mukherjee Road, Murgasol, Asansol-3, P.O:-Rarnbandhutralaw, P.S: Asansol (South), District Paschim Burdwan,
- 8) MRS. MANJIT KAUR alias MANJEET KAUR, (PAN NO. AEPPK8320Q) wife of Sukhwinder Singh and daughter of Late Anup Singh, by faith ~ Sikh, by occupation - Housewife, presently residing at D.S. Chakraborty Complex, behind Hotel Castle, Road - 3, Central Area, Bistupur, PO:- Bistupur Bazar, PS:- Bistupur, Jamshedpur, Dist. East Singhbhum, PIN:-831001,
- 9) MR. DAVINDER SINGH, (PAN NO. AWHPS3257N) AND
- 10) MR. FULWINDER SINGH, (PAN NO. AJUPS8629Q) both sons of Late Swaran Singh Khunda, all by faith - Sikh, by occupation - Business, all residing at S.P. Mukherjee Road, Murgasol, Asansol-3, P.S. Asansol (South), P.O:-Rambandhutralaw, District Paschim Burdwan,
- 11) MRS. JASMINDER KAUR, (PAN NO. ADYPK1008M) wife of Manminder Singh and daughter of Late Swaran Singh Khunda, by faith - Sikh, by occupation - Housewife, residing at Steel Age Engg. Works, Kacheri Road, Rourkela, P.S:- Udit Nagar, P.O. - Udit Nagar Kacheri Road, Orissa, PIN:-769012,
- 12) MRS. NARINDER KAUR alias NARENDER KAUR, (PAN NO. EAPPK8748J) wife of Jasbir Singh and daughter of Late Swaran Singh Khunda, by faith - Sikh, by occupation - Housewife, residing at F-106, Block F, Kirti Nagar, Post Office:- Delhi Industrial Area, PS:- Ramesh Nagar, New Delhi, Delhi:-110015,
- 13) MR. RAJ KUMAR SINGH, (PAN NO. AZPPS2386D) AND
- 14) MR. BIJAY SINGH KHUNDA (PAN NO. AFGPK0111B) AND
- 15) HARSHINDER SINGH (PAN NO. AJUPS8630F), all are sons of Late Ajit Singh Khunda, all by faith - Sikh, by occupation - Business, all residing at S. P. Mukherjee

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- Road, Murgasol, post office:-Rambandhutala, Asansol-3, P. S. Asansol (South), District Paschim Burdwan,
- 16) MRS. JASBIR KAUR, (PAN NO. FBHPK8555D] wife of Sarabdyal Singh Virdi and daughter of Late Ajit Singh Khunda, by faith -Sikh, by occupation - Housewife, residing at Near Gurdwara, Kharida, P. S. Kharagpur, Post Office:- Balarampur, Dist. West Midnapore, PIN:- 721301,
 - 17) MR. GURBAZ SINGH, (PAN NO. AIZPS4497C) AND
 - 18) MR. HARKAWAL SINGH KHUNDA, both sons of Late Amarjit Singh, (PAN NO. AESPK9471K) AND
 - 19) MRS. SURJIT KAUR alias SURJIT KOUR, (PAN NO. DFFPK4026D) wife of Late Amarjit Singh, all by faith - Sikh, by occupation - Housewife, all residing at S. P. Mukherjee Road, Murgasol, post office:-Rambandhotalaw, Asansol-3, P.S. Asansol (South), District Paschim Burdwan,
 - 20) MRS. PALWINDER KAUR, (PAN NO. CLBPK1428E) wife of Bhupinder Singh and daughter of Late Amarjit Singh, by faith - Sikh, by occupation - Housewife, residing at C-53/1, Mansarowar Garden, Post Office:- Mansarower Garden, PS:- Moti Nagar, New Delhi, PIN:-110015,
 - 21) MR. GURMEET SINGH KHUNDA, (PAN NO. FSYPK9911F) son of Late Dalip Singh, by faith - Sikh, residing at 117, Grand St. 2H, White Plains, PS:- White Plains, PO:- White Plains, Ny~10601, U.S.A.,
 - 22) MR. JASPAL SINGH alias JASPAL SINGH KHUNDA, (PAN NO. DSVPS6160P) son of Late Dalip Singh, by faith - Sikh, residing at S.P. Mukherjee Road, Murgasol, P.O - Rambandhotalaw, Asansol-3, P.S:- Asansol South, District - Pachim Burdwan, West Bengal,
 - 23) MR. HARMINDER SINGH alias HARMINDER SINGH KHUNDA, (PAN NO. BNAPK5837R) son of Late Dalip Singh, by faith - Sikh, residing at S. P. Mukherjee



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- Road, Murgasol, Asansol-3, Post Office:-Rambandhatalaw, P.S. Asansol South, District - Paschim Burdwan,
- 24) MRS. KAMALJEET KAUR (PAN NO. DJAPK1516D) wife of Late Barinder Singh Khunda and daughter-in-law of Late Dalip Singh, by faith - Sikh, by occupation - Housewife, and residing at S.P. Mukherjee Road, Murgasol, Asansol-3, Post Office Rambandhatalaw, P.S. Asansol South, District - Paschim Burdwan, West Bengal,
- 25) MRS. HARSHARAN KAUR, (PAN NO. AFPPK6301N) daughter of Late Dalip Singh, wife of Satnam Singh Bhamra, by faith - Sikh, by occupation - Housewife, residing at H. No. E/8, Sonari (E), Near Wireless Office, Jamshedpur, Post Office: Sonari [East Singhbhum]. PS: Sonari, PIN-831011,
- 26) MR. BIKRAMJEET SINGH KHUNDA, (PAN NO. ARJPK6339A) son of Late Barinder Singh Khunda and grandson of Late Dalip Singh, by faith - Sikh, by occupation - Business, residing at S. P. Mukherjee Road, Murgasol, Asansol-3, Post Office:- Rambandhatalaw, P.S. Asansol South, District - Paschim Burdwan, West Bengal,
- 27) MRS. NAMRATA KAWR, (PAN NO. AVYPK6745P) wife of Sukhwinder Singh, daughter of Late Barinder Singh Khunda and grand-daughter of Late Dalip Singh, by faith -Sikh, by occupation- Housewife, residing at:- 14K, Dr. Lal Mohan Bhattacharjee Road, Entally, PO: Entally, PS: Entally, Kolkata - 700014,
- 28) MRS. NAVNEET KAUR, (PAN NO. APEPK9318L) wife of Sukhdeep Singh, daughter of Late Barinder Singh Khunda and granddaughter of Late Dalip Singh, by faith - Sikh, by occupation - Housewife, residing at 268/8, G. T. Road, Liluah, Bally (M), Post Office: A.Guha Road, PS:- Belur, Howrah -711204,
- 29) MRS. KAMALJEET KAUR KHUNDA alias KAMALJEET KAUR, (PAN NO. DBWPK5633M) wife of Late Gurjinder Singh, by faith -Sikh, by occupation - Housewife, residing at S. P. Mukherjee Road, Murgasol, Asansol-3, P. S. Asansol. South, Post Office:-Rambandhatalaw , District - Paschim Burdwan, West Bengal,



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- 30) MR. PRABHTEJ SINGH KHUNDA, (PAN NO. BQVPK1533Q] son of Late Gurjinder Singh, by faith -Sikh, by occupation - Business, residing at S.P. Mukherjee Road, Murgasol, Asansol-3, P. S. Asansol South, Post Office:-Rambandhatalaw , District - Paschim Burdwan, West Bengal AND
- 31) MRS. NAVDEEP KAUR SURAJBANSI alias NAVDEEP KAUR, (PAN NO. BPKPS0505E) wife of Jaswinder Singh Surajbansi, daughter of Late Gurjinder Singh, by faith -Sikh, by occupation - Housewife, residing at S.P. Mukherjee Road, Murgasol, Post office:- Rambandhatala, P.S. Asansol South, Asansol-3, District - Paschim Burdwan.

B. DEVELOPER :

M/S ANKUR NIRMAN PRIVATE LIMITED (PAN NO. AAGCA 3994G), a company incorporated under Companies Act, 1956 and having its registered office at No. 10, Civil Row, 2nd Floor, Room No. 206/4, Police Station Burrabazar, post Office G.P.O., Kolkata 700 001.

C. DESCRIPTION OF THE PROPERTY :

ALL THAT piece and parcel of total 69 Cottahs 2 Chittaks 29 sq. ft. or 114 Decimals land, together with Asbestos shed structures (800 sq. ft.) standing thereto, situated at and/or comprised in R.S. Plot Nos. 20211, 20212, 20213, 20214, 20215, under R.S. Khatian Nos. 2382, 2371 & 18750 (i.e. 7 Cottahs 13 Chittaks 43 sq. ft. or 13 Decimals in R.S. Dag No. 20211 (Twenty Thousand Two Hundred Eleven), under R.S. Khatian No. 2371 (Two thousand Three Hundred Seventy One); 8 Chittaks 32 sq. ft. or .90 Decimal in R.S. Dag No. 20212 (Twenty Thousand two hundred twelve), under R.S. Khatian No. 2371 (two thousand three hundred seventy one); 12 Cottahs 11 chittaks 29 sq. ft. or 20.8 Decimals in Dag No. 20213 (twenty thousand two hundred thirteen), under R.S. Khatian No. 2382 (two thousand three hundred eighty two), 38 cottahs or 62.8 Decimals in Dag No. 20214 (twenty thousand two hundred fourteen), under R.S. Khatian No. 18750 (eighteen thousand seven hundred fifty) & 10 Cottahs or 16.6 Decimals in Dag No. 20215 (twenty thousand two hundred fifteen), under R.S. Khatian No. 18750 (Eighteen thousand seven hundred fifty), all within Mouza Asansol



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Municipality, J.L. No. 20, P.S. Asansol, District – Burdwan, West Bengal and the said plots are lying continuous to each other as a single plot of land, butted and bounded as follows :-

ON THE NORTH	:	Passage.
ON THE SOUTH	:	G.T. Road.
ON THE EAST	:	Property of Subhani.
ON THE WEST	:	Maltimangal Plaza.

D. DEVELOPMENT AND POWER AGREEMENTS :

That the Owners had entered into two Development Agreements with the Developer/Promoter out of which Development Agreements dated 4th June, 2013 was duly registered in the Office of the Additional District Sub-Registrar of Asansol and duly recorded in Book No. 1, CD Volume No 40, Pages 1 to 57, Being No. 06127, in the year 2013 and Development Agreements dated 12th July, 2017 was duly registered in the Office of the Additional District Sub-Registrar of Asansol and duly recorded in Book No. 1, Volume No 0205-2017, Pages 83351 to 83394, Being No. 020504693, in the year 2017 whereby and where under the Owners/Vendors granted the exclusive right of development of the said Land unto and in favour of the Developer/Promoter for the consideration and subject to the terms and conditions contained and recorded in said two Development Agreements.

That in pursuance of the said two Development Agreements the Owners/Vendors and the Developer/Promoter had entered into two General Power of Attorney out of which General Power of Attorney dated 4th day of June, 2013 was duly registered in the Office of the Additional District Sub-Registrar of Asansol and duly recorded in Book No. 1, CD Volume No 39, Pages 1943 to 1975, Being No. 06126 in the year 2013 and General Power of Attorney dated 4th day of June, 2013 was duly registered in the Office of the Additional District Sub-Registrar of Asansol and duly recorded in Book No. 1, Volume No 0205-2017, Pages 86452 to 86500, Being No. 020504878 in the year 2017.

F. PROJECT NAME :

“ANKUR SUKRITI”.



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G. DOCUMENT INSPECTED :

- I. Deed of Conveyances of the Owners.
- II. Development Agreement dated 4th June, 2013 registered in Additional District Sub-Registrar of Asansol and recorded in Book No. 1, CD Volume No. 40, pages 1 to 57, being No. 06127 for the year 2013 and Development Agreement on 12th July, 2017 which was registered in the office of A.D.S.R Asansol and recorded therein as Book No. I, Volume No. 0205-2017, Pages 83351 to 83394 Being No. 020504693 for the year 2017.
- III. General Power of Attorney on 4th day of June, 2013 in favour of the Developer/Promoter which was duly registered before the Additional District Sub-Registrar of Asansol in Book No, 1, CD Volume No. 39, pages 1943 to 1975, being No. 06126 for the year 2013 and General Power of Attorney dated 4th day of June, 2013 was duly registered in the Office of the Additional District Sub-Registrar of Asansol and duly recorded in Book No. 1, Volume No 0205-2017, Pages 86452 to 86500, Being No. 020504878 in the year 2017.
- IV. Mutations issued in favour of the Owners issued by SRO – II, SDL & LRO, EXTN-I, Asansol vide Memo No. 313/M-4/SDLR/AsL (Extn. – 1)/10 dated 29. 03. 2011 issued by RO, SDL&LRO, EP-I, Asansol and Memo No. 906/SDLRO/ASL/13 dated 04. 07. 2013, Memo No. 1346/ SDLRO/ASL/13 dated 24. 10. 2013, Memo No. 1347/SDLRO/AsL/13 dated 24. 10. 2013, Memo No. 1348/SDLRO/AsL/13 dated 24. 10. 2013, Memo No. 1349/SDLRO/AsL/13 dated 24. 10. 2013, Memo No. 1350/SDLRO /AsL/13 dated 24. 10. 2013 and Memo No. 1351/SDLRO/AsL/13 dated 24. 10. 2013 all are issued by SRO – II, SDL&LRO, Asansol and Case No. 713, 712, 711, 712/2017 dated 28. 04. 2017, Case No. 714, 719/2017 dated 28. 04. 2017 and Case No. 716, 718, 715, 720/2017 dated 28. 04. 2017.
- V. Conversions issued by SDL&LRO, Asansol vide Memo No. 980/L.M./ SDLRO/AsL/15 dated, Asansol, the 26.06.2015, Memo No. 981/L.M./SDLRO/AsL/15 dated, Asansol, the 26.06.2015, Memo No. 982/L.M./SDLRO/AsL/15 dated, Asansol, the 26.06.2015, Memo No. 1010/L.M./SDLRO/AsL/15 dated, Asansol, the 30. 06. 2015, Memo No.



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1011/L.M./SDLRO/AsL/15 dated, Asansol, the 30. 06. 2015 and Memo No. 1012/L.M./SDLRO/AsL/15 dated, Asansol, the 30. 06. 2015.

- VI. LIC Housing Finance Ltd's Loan Approval letter dated 28th August, 2018 in favour of the Project "ANKUR SUKRITI".

H. CERTIFICATE :

Based on the documents, copies of title related Deeds, mutation, conversions, the Report-on-Title, etc. it appears that Owners are the exclusive owners by way purchase and by way of inheritance **ALL THAT** piece and parcel of total 69 Cottahs 2 Chittaks 29 sq. ft. or 114 Decimals land, being Premises No. 126 & 127, G. T. Road, Murgasol, Asansol, West Bengal, lying and situated at and/or comprised in R.S. Plot Nos. 20211, 20212, 20213, 20214, 20215, under R.S. Khatian Nos. 2382, 2371 & 18750 (i.e. 7 Cottahs 13 Chittaks 43 sq. ft. or 13 Decimals in R.S. Dag No. 20211 (Twenty Thousand Two Hundred Eleven), under R.S. Khatian No. 2371 (Two thousand Three Hundred Seventy One); 8 Chittaks 32 sq. ft. or .90 Decimal in R.S. Dag No. 20212 (Twenty Thousand two hundred twelve), under R.S. Khatian No. 2371 (two thousand three hundred seventy one); 12 Cottahs 11 chittaks 29 sq. ft. or 20.8 Decimals in Dag No. 20213 (twenty thousand two hundred thirteen), under R.S. Khatian No. 2382 (two thousand three hundred eighty two), 38 cottahs or 62.8 Decimals in Dag No. 20214 (twenty thousand two hundred fourteen), under R.S. Khatian No. 18750 (eighteen thousand seven hundred fifty) & 10 Cottahs or 16.6 Decimals in Dag No. 20215 (twenty thousand two hundred fifteen), under R.S. Khatian No. 18750 (Eighteen thousand seven hundred fifty), all within Mouza Asansol Municipality, J.L. No. 20, P.S. Asansol, District – Burdwan, West Bengal on which "ANKUR SUKRITI" project is being developed and the said 69 Cottahs 2 Chittaks 29 sq. ft. or 114 Decimals land have good marketable title and is free from any defects in title and interest **AND** it further appears from the LIC Housing Finance Ltd's Loan Approval letter dated 28th August, 2018 that presently the Project "ANKUR SUKRITI" has mortgaged/secured with LIC Housing Finance Ltd as Rs. 15 Cores (Rupees Fifteen Cores) only was sanctioned by LIC Housing Finance Ltd. in favour of the Project "ANKUR SUKRITI" in regard to develop the said Project.

Date : 20th September, 2019.



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CALCUTTA HIGH COURT

WB/548/2001