

Kabirul Islam

Advocate

HIGH COURT, CALCUTTA

Bar Association Room No. 14

Phone : 2248-3190/3169

Fax : (033) 2248-2331

CHAMBER :

35, Indra Biswas Road
(Near Tala Police Station)
Ground Floor
Kolkata - 700037

RESIDENCE :

26, Indra Biswas Road
Flat No. 3A, (3rd Floor)
Belgachia, Kolkata - 700037
Phone : 2556-2432
Mobile : 9831082169

Date: 08.02.2021

REPORT ON TITLE

I. PROJECT :

ANUSHKA GLORY

3C, Kundu Lane, P.S. Ultadanga,
Kolkata-700037

II. NAME AND ADDRESS OF THE PRESENT OWNER/DEVELOPER :

M/S. ANUSHKA CONSTRUCTION

22/H/3, Raja Manindra Road, P.S. Chitpore,
P.O. Belgachia, Kolkata - 700037.

III. DESCRIPTION OF THE PROPERTY :

ALL THAT piece and parcel the plot of land measuring about 19 Cottahs 10 Chittaks 40 sq. ft. being the premises No. 3C, Kundu Lane, P.S. Ultadanga, Kolkata-700037 under Ward No. 3, Kolkata Municipal Corporation, South 24 Parganas, Registry office at ADSR, Sealdah.

IV. DOCUMENTS PERUSED :

1. Photocopy of Partition dated the 1st day of October, 1944 and made between Direndra Krishna Roy, Jagneswar Roy, Jatindra Krishna Roy and Suruchibala Roy therein referred to as the parties of first part, and Sm. Ahalya Bala Roy, Utpal Roy, Nilotpal Roy and Birbal Roy, Anil Krishna Roy, Sudhir Krishna Roy, Dinesh Chandra Roy, Paresh Chandra Roy, Naresh Chandra Roy, Banesh Chandra Roy, Sm. Sarajubala Roy, Gopinath Roy, Hiranmoyee Roy, therein referred to as the parties of the Second part Uday Krishna Roy, Bimal Krishna Roy, Nirmal Krishna Roy and Sm. Manorama Roy therein referred to as the parties of the Third Part and Baidyanath Roy and Bholanath Roy therein referred to as the Parties of the Fourth Part and registered with the Registrar of Assurances Calcutta in Book No. 1, Volume No.116, pages 150 to 187 being No. 4573 for the year 1954.

2. Photocopy of the Sale Deed in respect of the premises on 14th day of January 1987 was registered with the District Sub-Registrar Alipur and recorded in Book No. 1, Volume No. 21, pages 223 to 240 being No. 702 for the year 1987.

3. Photocopy of the Certificate of Incorporation pursuant to change of name to Plamet Trading Private Limited mutated its name with the records of Kolkata Municipal Corporation on 30.08.2019 vide Mutation Case No. 0/003/10-APR-19/116813 dated 10.04.2019, vide Assessee No.

Kabirul Islam
KABIRUL ISLAM
ADVOCATE
HIGH COURT, CALCUTTA

KABIRUL ISLAM
ADVOCATE

Kabirul Islam

Advocate

HIGH COURT, CALCUTTA

Bar Association Room No. 14

Phone : 2248-3190/3169

Fax : (033) 2248-2331

CHAMBER :

35, Indra Biswas Road
(Near Tala Police Station)
Ground Floor
Kolkata - 700037

RESIDENCE :

26, Indra Biswas Road
Flat No. 3A, (3rd Floor)
Belgachia, Kolkata - 700037
Phone : 2556-2432
Mobile : 9831082169

110031000294. In view thereof, Plamet Trading Pvt. Ltd. came to become the sole owner of the said Property and the owner herein had mutated its name with the records of the Kolkata Municipal Corporation.

4. Photocopy of the Registered Joint Venture Development Agreement dated 19.03.2020 with the Developer for Develop the Premises No. 3C, Kundu Lane, P.S. Ultadanga, Kolkata-700037 registered at the office at A.D.S.R. Sealdah and recorded into Book No. 1, Volume No. 1606-2020, page from 50879 to 50928 Being No. 160601191 for the year 2020.

5. Photocopy of the Registered Development Power of Attorney duly registered on 19.03.2020 at the office A.D.S.R. Sealdah and recorded into Book No. 1, Volume No. 1606-2020, page from 50929 to 50952, Being No. 160601193 for the year 2020.

V. DEVOLUTION OF TITLE :

WHEREAS by an indenture of Partition dated the 1st day of October, 1944 and made between Direndra Krishna Roy, Jagneswar Roy, Jatindra Krishna Roy and Suruchibala Roy therein referred to as the parties of first part, and Sm. Ahalya Bala Roy, Utpal Roy, Nilotpal Roy and Birbal Roy, Anil Krishna Roy, Sudhir Krishna Roy, Dinesh Chandra Roy, Paresh Chandra Roy, Naresh Chandra Roy, Banesh Chandra Roy, Sm. Sarajubala Roy, Gopinath Roy, Hiranmoyee Roy, therein referred to as the parties of the Second part Uday Krishna Roy, Bimal Krishna Roy, Nirmal Krishna Roy and Sm. Manorama Roy therein referred to as the parties of the Third Part and Baidyanath Roy and Bholanath Roy therein referred to as the Parties of the Fourth Part and registered with the Registrar of Assurances Calcutta in Book No. 1, Volume No.116, pages 150 to 187 being No. 4573 for the year 1954 the parties to the said Indenture of Partition divided and distributed and partitioned amongst themselves several properties and the Vendors herein to the exclusion of others were allotted ALL THAT the piece and parcel of land containing by ad measurement an area of 3 bighas 6 chittacks situate lying and being portion of premises No. 3, Kundu Lane, Holding No. 22, Division VII, Police Station Ultadanga, Calcutta more fully and particularly described in Schedule thereunder written, (hereinafter referred to as 'the said ENTIRE PROPERTY').

AND WHEREAS the said premises No. 3, Kundu Lane, Calcutta was subsequently re-numbered as Premises No. 3C, Kundu Lane, Calcutta by the then Corporation of Calcutta.

AND WHEREAS the said Oriental Distributors (India) is a tenant in respect of a piece and parcel of land containing an area of 19 cottahs 10 chittacks and 40 sq.ft. be the same a little more or less TOGETHER WITH all structures buildings and erections thereon covering an area of 17 cottahs at a monthly rental of Rs. 140.

Kabirul Islam

KABIRUL ISLAM

ADVOCATE

HIGH COURT, CALCUTTA

Kabirul Islam

Advocate

HIGH COURT, CALCUTTA

Bar Association Room No. 14

Phone : 2248-3190/3169

Fax : (033) 2248-2331

CHAMBER :

35, Indra Biswas Road
(Near Tala Police Station)
Ground Floor
Kolkata - 700037

RESIDENCE :

26, Indra Biswas Road
Flat No. 3A, (3rd Floor)
Belgachia, Kolkata - 700037
Phone : 2556-2432
Mobile : 9831082169

AND WHEREAS during the period of tenancy the said Oriental Distributors (India) purchased the said premises on 14th day of January 1987 for valuable consideration and it was registered with the District Sub-Registrar Alipur and recorded in Book No. 1, Volume No. 21, pages 223 to 240 being No. 702 for the year 1987 and after purchase the said premises the vendor herein had mutated its name with the records of the Kolkata Municipal Corporation as Oriental Distributors (India) proprietor Sri Venkatesh Metal Packs Pvt. Ltd.

AND WHEREAS said Sri Venkatesh Metal Packs Pvt. Ltd. applied for change the name before the Govt. Of India Ministry of Corporate Affairs as Plamet Trading Private Limited and the said Ministry issued Certificate of Incorporation pursuant of change of name [Pursuant to rule 29 of the Companies (incorporation) Rules, 2014] vide Corporate Identification Number (CIN): U67120MH1971PTC015088 on 4th day of July, 2018.

AND WHEREAS as per Certificate of Incorporation pursuant to change of name to Plamet Trading Private Limited mutated its name with the records of Kolkata Municipal Corporation on 30.08.2019 vide Mutation Case No. 0/003/10-APR-19/116813 dated 10.04.2019, vide Assessee No. 110031000294. In view thereof, Plamet Trading Pvt. Ltd. came to become the sole owner of the said Property.

AND WHEREAS the Plamet Trading Private Limited herein had mutated its name with the records of the Kolkata Municipal Corporation.

AND WHEREAS the said Plamet Trading Private Limited made Registered Joint Venture Development Agreement dated 19.03.2020 with the Developer namely M/S. Anushka Construction for Develop the Premises No. 3C, Kundu Lane, P.S. Ultadanga, Kolkata-700037 by constructing a multi-storied building which is more fully and particularly mentioned therein, and it was duly registered at the office at A.D.S.R. Sealdah and recorded into Book No. 1, Volume No. 1606-2020, page from 50879 to 50928 Being No. 160601191 for the year 2020.

AND WHEREAS the Plamet Trading Private Limited herein had executed a Registered Development Power of Attorney in favour of Developer namely M/S. Anushka Construction and it was duly registered on 19.03.2020 at the office A.D.S.R. Sealdah and recorded into Book No. 1, Volume No. 1606-2020, page from 50929 to 50952, Being No. 160601193 for the year 2020.

AND WHEREAS by virtue of and under the terms and conditions of the said Development Agreement with the Developer namely M/S. Anushka Construction got sanction plan from the Kolkata Municipal Corporation, vide sanctioned plan 2020010039 dated 13.11.2020 in respect of the said premises.



KABIRUL ISLAM

ADVOCATE

HIGH COURT, CALCUTTA

Kabirul Islam *Advocate*

HIGH COURT, CALCUTTA

Bar Association Room No. 14

Phone : 2248-3190/3169

Fax : (033) 2248-2331

CHAMBER :

35, Indra Biswas Road
(Near Tala Police Station)

Ground Floor
Kolkata - 700037

RESIDENCE :

26, Indra Biswas Road
Flat No. 3A, (3rd Floor)
Belgachia, Kolkata - 700037

Phone : 2556-2432

Mobile : 9831082169

VI. SEARCHES CONDUCTED :

That I have caused searching in the records available with the offices of the A.D.S.R. Sealdah, D.R. Alipore and Registrar of Assurances at Kolkata for the period of 2008 to 2021 as is maintained and made available. During the period of searching with the aforesaid registration offices, said registered development agreement, development power of attorney, KMC boundary declaration, KMC gift (strip of land), KMC gift (splayed corner), KMC gift, KMC gift no adverse entries have been found in index. The computerized search receipts are annexed hereto.

That I have also conducted search of Plamet Trading Pvt. Ltd. with the records of Registrar of Companies, Kolkata and no charges have been found in respect of the immovable properties of the above mentioned company till the date. The company master data is annexed hereto.

VII. OPINION ON TITLE :

I am of the opinion that the title of the aforesaid property is free from all sorts of encumbrances, charges, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever and also clear, marketable, mortgagable.

Kabirul Islam
KABIRUL ISLAM
ADVOCATE
HIGH COURT, CALCUTTA

Company Master Data

CIN	U67120MH1971PTC015088
Company Name	PLAMET TRADING PRIVATE LIMITED
ROC Code	RoC-Mumbai
Registration Number	015088
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	1500000
Paid up Capital(Rs)	1400000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	01/04/1971
Registered Address	NO.2 MOHATTA BHAVAN PROPERTY OFF DR EMOSES ROAD WORLI MUMBAI MH 400018 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	share@ocl-india.com
Whether Listed or not	Unlisted
ACTIVE compliance	
Suspended at stock exchange	-
Date of last AGM	31/12/2020
Date of Balance Sheet	31/03/2020
Company Status(for efilling)	Active

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
Immovable property or any interest therein	150000000	17/12/2009	-	CLOSED
Immovable property or any interest therein	96600000	02/08/2012	-	CLOSED
DEED OF GUARANTEE	250000000	27/09/2011	21/07/2016	CLOSED
Immovable property or any interest therein	250000000	28/09/2011	21/07/2016	CLOSED
Immovable property or any interest therein	964000000	13/01/2005	05/01/2007	CLOSED

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
01749266	RAMKISHORE SINGHI	17/12/2011	-	
01793419	BRIJKISHORE SINGHI	17/12/2011	-	
08651067	SHARAD BAHETY	27/12/2019	-	



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal



Search of Registration made : By Transacted Property Details

**** For all computerized deeds**

(*) marked items are mandatory

Property District *

South 24-Parganas

Property Thana: *

Ultadanga

Localbody: *

Kolkata Municipal Corporation

Year

2020

District where Registered:

All

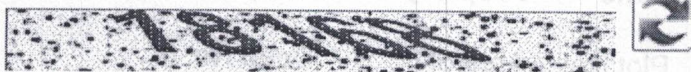
Road Wise Search Mouza Wise Search

Road: *

Kundu Lane

Security Code:

63881



Click to view the index of the following offices for the period mentioned below

Office	Period
D.S.R. - I NORTH 24-PARGANAS	01-01-2003 to 07-05-2007
D.S.R. - II NORTH 24-PARGANAS	01-01-2003 to 07-05-2007
A.D.S.R. BARASAT	01-01-2003 to 07-05-2007
A.D.S.R. BIDHAN NAGAR	01-01-2001 to 02-05-2007

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details
District: South 24-Parganas, PS; Ultadanga, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 3C, Road: Kundu Lane, , Ward: 3	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: Khatian:	Area of Land: 32.47291680 decimal (19 Katha,10 Chatak,40 Sqft) Area of Structure: 9600 Sq Ft	Deed No: I- 160601193/2020 Volumne: , Page: 50929 - 50952 Date of Registration: 19/03/2020 Date of Completion: 10/06/2020 Date of Delivery: 24/06/2020 Query No: 16068000524036/20; Serial No: 1606001349/2020
District: South 24-Parganas, PS; Ultadanga, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 3C, Road: Kundu Lane, , Ward: 3	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: Khatian:	Area of Land: 0.06952927 decimal (30.34 Sqft)	Deed No: I- 160601701/2020 Volumne: , Page: 78748 - 78757 Date of Registration: 06/08/2020 Date of Completion: 06/08/2020 Date of Delivery: 07/08/2020 Query No: 16063000892497/20; Serial No: 1606001878/2020
District: South 24-Parganas, PS; Ultadanga, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 3C, Road: Kundu Lane, , Ward: 3	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: Khatian:	Area of Land: 0.27811707 decimal (121.36 Sqft)	Deed No: I- 160601702/2020 Volumne: , Page: 78758 - 78768 Date of Registration: 06/08/2020 Date of Completion: 06/08/2020 Date of Delivery: 07/08/2020 Query No: 16063000892856/20; Serial No: 1606001879/2020