



Ref No.....

Date **16 JUN 2020**

**TO WHOM IT MAY CONCERN**

Sub: Detailed Report on Title in respect of landed property owned and possessed by VASUDHAIVA KUTUMBAKAM NIRMAN PRIVATE LIMITED, a Private Limited Company, represented by its Director Sri Vishal Mundhra, son of Late Ratan Kumar Mundhra.

Sl. No.	Points	Advocate Comments
1.	Name and address of the Title Holder	VASUDHAIVA KUTUMBAKAM NIRMAN PRIVATE LIMITED, a Private Limited Company, represented by its Director Sri Vishal Mundhra, son of Late Ratan Kumar Mundhra, having its office at 2 <sup>1/2</sup> Mile, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri.
2.	Description of the Property	All that piece or parcel of land measuring 4.0176 Acre, appertaining to Plot No. 3, 5, 6, 7, 8, 20 & 21 (R.S.), 8, 9, 10, 11, 12, 25, 26 & 46 (L.R.), recorded under Khatian No. 3, 138, 130, 168 & 399 (Old), 957 (L.R.), situated within situated within Mouza – Chhoto Pathuram, J.L. No. 78, Touzi No. 91, Pargana – Patharghata, under Jalash Nijamtara Gram Panchayet, within the jurisdiction of Police Station – Phansidewa, in the District of Darjeeling.
3.	Property Address	Choto Pathuram, Phansidewa, P.O. & P.S. Phansidewa, Dist. Darjeeling.
4.	Dimension details	North : Land of Pelku Mouza; South : 33 Feet Wide Road; East : Land of Vyakti Vikas Kendra, India; West : Land of Gangadhar Developers Pvt. Ltd.
5.	Area of the Property	Land measuring 4.0176 Acre.
6.	Cadastral Survey No.	Not Applicable
7.	Nature of Land	Residential

*Tapash Nandi*  
Tapash Nandi  
Advocate/Siliguri



Ref No.....

Date **16 JUN 2020**

8.	<b>Declaration</b>	I have perused all the documents forwarded to me by the Owner and the Owner have acquired a valid rights and interest to the property in question and the borrowers will be entitled to create equitable mortgaged in favour of the Bank on deposit of its original Title deed with the Bank in the manner required by law.
9.	<b>Declaration of Title Searching for the period of last 13 years :</b>	I have pursued and scrutinized the relevant papers and documents available in respect of the landed property owned and possessed by VASUDHAIVA KUTUMBAKAM NIRMAN PRIVATE LIMITED, a Private Limited Company, represented by its Director Sri Vishal Mundhra, son of Late Ratan Kumar Mundhra, having its office at 2 <sup>1</sup> / <sub>2</sub> Mile, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri. Besides that I have caused necessary searches in the office of the Addl. Dist. Sub-Registrar at Siliguri – II at Bagdogra & Siliguri – III at Ghoshpukur for the period of 2006-2020 (Upto-date) and I have also inspect the settlement record in the office of the B.L. & L.R.O. at Phansidewa Block and I came to opine that the said property is free from all encumbrances and charges and is marketable.
10.	Encumbrances Certificate by the concern Sub-Registrar Office certifying whether the property is free from encumbrances.	Not applicable, No such certificate is issued in West Bengal.
11.	Whether there are any tenancy disputes and any compensation claims are/may be payable in respect of the property to be mortgaged.	There are no such tenancy disputes and compensation claims in respect of the property to be mortgaged as disclosed by the owner
12.	Whether there is any outstanding charges on the immovable property proposed to be mortgaged in case of Limited Companies as per search conducted in the office of the Registrar of Companies.	No such office is situated in any District or Sub-Division Town, so it is not possible to search in this area.

*Tapash Nandi*

Tapash Nandi  
Advocate/Siliguri



Ref No.....

Date..... 16 JUN 2020

**LIST OF DOCUMENTS EXAMINED BY ME: -**

- (i) Photocopy of five registered Deed of Sale dated 17-10-2012 executed between GANGADHAR DEVELOPERS PRIVATE LIMITED, represented by its Director Sri Ajay Agarwal, son of Late Gangadhar Agarwal to and in favour of VASUDHAIVA KUTUMBAKAM NIRMAN PRIVATE LIMITED, a Private Limited Company, represented by its Director Sri Vishal Mundhra, son of Late Ratan Kumar Mundhra, having its office at 2<sup>1</sup>/<sub>2</sub> Mile, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri and the same was registered in the office of the Addl. Dist. Sub-Registrar, Siliguri – II at Bagdogra, recorded in Book No. I, Being Nos. 9658, 9659, 9660, 9661 & 9662 for the year 2012.
- (ii) Photocopy of two registered Deed of Sale dated 09-03-2009 executed between Sri Karunamoy Bose, son of Late Bijay Gopal Bose and Sri Rabindra Nath Ray Sarkar, son of Late Birendra Nath Ray Sarkar and Smt. Anuradha Ray Sarkar, daughter of Late Hiren Ray Sarkar and Sri Pradip Ray Sarkar, son of Late Birendra Nath Ray Sarkar, Smt. Banani Ray Sarkar alias Banani Chatterjee, wife of Late Swapan Chatterjee, for and as constituted attorney of Smt. Bani Ray Sarkar alias Bani Chowdhury, wife of Sri Amalendra Narayan Chowdhury and Smt. Bithi Ray Sarkar, daughter of Late Birendra Nath Ray Sarkar and Sri Ranajit Kumar Ray alias Ranjit Kumar Ray, son of Late Jogendra Nath Ray, represented by and through his constituted attorney Sri Pradip Ray Sarkar, son of Late Birendra Nath Ray Sarkar and Sri Manohar Lal Agarwal, Sri Rajendra Prasad Agarwal, Sri Giriraj Agarwal, all are sons of Late Meghraj Agarwal, Smt. Purni Devi Agarwal, wife of Late Keshardeo Agarwal, Sri Raj Kumar Agarwal and Sri Pradip Kumar Agarwal, both are sons of Late Keshardeo Agarwal, Smt. Dulari Devi Agarwal, wife of Late Shyam Lal Agarwal, Sri Awadh Kumar Agarwal, son of Late Shyam Lal Agarwal, Smt. Kailashi Devi Agarwal, wife of Late Biswanath Agarwal, Sri Sambhu Nath Agarwal, son of Late Biswanath Agarwal, Sri Bimal Kumar Agarwal and Sri Rajesh Kumar Agarwal, both are sons of Late Bajrang Lal Agarwal and Sri Satyanarayan Agarwal son of Late Puranmal Agarwal to and in favour of GANGADHAR DEVELOPERS PRIVATE LIMITED, represented by its Director Sri Ajay Agarwal, son of Late Gangadhar and the same was registered in the office of the Addl. Dist. Sub-Registrar, Siliguri – II at Bagdogra, recorded in Book No. I, Being No. 1527 for the year 2009.
- (iii) Photocopy of Conversion Certificate.
- (iv) Photocopy of Khatian being No. 957 of Mouza – Chhoto Pathuram.

**REPORT OF DEVOLUTION ON TITLE: -**

Whereas Sri Karunamoy Bose, son of Late Bijay Gopal Bose was the absolute recorded owner-in-possession of the land measuring 6.00 Acre appertaining to Plot No. 3, 5, 6, 7, 8, 20 & 21 (R.S.), recorded under Khatian No. 23/1 (Old), situated within situated within Mouza – Chhoto Pathuram, J.L. No. 78, Touzi No. 91, Pargana – Patharghata, under Jalash Nijamtara Gram Panchayet, within the jurisdiction of Police Station – Phansidewa, in the District of Darjeeling and he was possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Tapash Nandi  
Tapash Nandi  
Advocate/Siliguri

Ref. No. ....

Date..... 16 JUN 2020

And Whereas Sri Ajit Kumar Roy, son of Late Jogendra Nath Ray was the absolute recorded owner-in-possession of the land measuring 19.00 Acre appertaining to Plot No. 3, 5, 6, 7, 8, 20 & 21 (R.S.), recorded under Khatian No. 23/1 (Old), situated within situated within Mouza – Chhoto Pathuram, J.L. No. 78, Touzi No. 91, Pargana – Patharghata, under Jalash Nijamtara Gram Panchayet, within the jurisdiction of Police Station – Phansidewa, in the District of Darjeeling and he was possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Being the owner of such possession Sri Ajit Kumar Roy, son of Late Jogendra Nath Ray transferred his part of land measuring 6.00 Acre out of his aforesaid land to and in favour of Sri Rabindra Nath Ray Sarkar, son of Late Birendra Nath Ray Sarkar by virtue of a Deed of Gift, executed 10-01-1976 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 190 for the year 1976.

By virtue of such Gift Deed Sri Rabindra Nath Ray Sarkar, son of Late Birendra Nath Ray Sarkar became the absolute owners of the total land measuring 6.00 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Being the owner of such possession Sri Ajit Kumar Roy, son of Late Jogendra Nath Ray also transferred his another part of land measuring 13.00 Acre to and in favour of Sri Hiren Ray Sarkar, son of Late Birendra Nath Ray Sarkar by virtue of a Deed of Gift, executed 10-01-1976 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 191 for the year 1976.

By virtue of such Gift Deed Sri Hiren Ray Sarkar, son of Late Birendra Nath Ray Sarkar became the absolute owners of the total land measuring 13.00 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Thereafter the above named Hiren Ray Sarkar died intestate leaving behind his only daughter namely Smt. Anuradha Ray Sarkar as his only legal heirs and successors to inherit his aforesaid land measuring 13.00 Acre in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956

Thus by virtue of inheritance Smt. Anuradha Ray Sarkar, daughter of Late Hiren Ray Sarkar became the absolute owners of the land measuring 13.00 Acre in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein

And Whereas Sri Ranajit Kumar Ray alias Ranjit Kumar Ray, son of Late Jogendra Nath Ray was the absolute recorded owner-in-possession of the land measuring 22.00 Acre appertaining to Plot No. 3, 5, 6, 7, 8, 20 & 21 (R.S.), recorded under Khatian No. 23/1 (Old), situated within situated within Mouza – Chhoto Pathuram, J.L. No. 78, Touzi No. 91, Pargana – Patharghata, under Jalash Nijamtara Gram Panchayet, within the jurisdiction of Police Station – Phansidewa, in the District of Darjeeling and he was possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

*Tapash Nandi*

**Tapash Nandi**  
Advocate/Siliguri



Ref No.....

Date..... 16 JUN 2020

Being the owner of such possession Sri Ranajit Kumar Ray alias Ranjit Kumar Ray, son of Late Jogendra Nath Ray transferred his part of land measuring 5.00 Acre to and in favour of Sri Pradip Ray Sarkar, son of Late Birendra Nath Ray Sarkar by virtue of a Deed of Gift, executed 06-11-1965 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 4976 for the year 1965.

By virtue of such Gift Deed Sri Pradip Ray Sarkar, son of Late Birendra Nath Ray Sarkar became the absolute owners of the total land measuring 5.00 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Being the owner of such possession Sri Ranajit Kumar Ray alias Ranjit Kumar Ray, son of Late Jogendra Nath Ray also transferred another his part of land measuring 5.00 Acre to and in favour of Smt. Banani Ray Sarkar alias Banani Chatterjee, wife of Late Swapan Chatterjee by virtue of a Deed of Gift, executed 06-11-1965 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 4975 for the year 1965.

By virtue of such Gift Deed Smt. Banani Ray Sarkar alias Banani Chatterjee, wife of Late Swapan Chatterjee became the absolute owners of the total land measuring 5.00 Acre in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Being the owner of such possession Sri Ranajit Kumar Ray alias Ranjit Kumar Ray, son of Late Jogendra Nath Ray also transferred another his part of land measuring 5.00 Acre to and in favour of Smt. Bani Ray Sarkar alias Bani Chowdhury, wife of Sri Amalendra Narayan Chowdhury by virtue of a Deed of Gift, executed 06-11-1965 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 4973 for the year 1965.

By virtue of such Gift Deed Smt. Bani Ray Sarkar alias Bani Chowdhury, wife of Sri Amalendra Narayan Chowdhury became the absolute owners of the total land measuring 5.00 Acre in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Being the owner of such possession Sri Ranajit Kumar Ray alias Ranjit Kumar Ray, son of Late Jogendra Nath Ray also transferred another his part of land measuring 5.00 Acre to and in favour of Smt. Bithi Ray Sarkar, daughter of Late Birendra Nath Ray Sarkar by virtue of a Deed of Gift, executed 06-11-1965 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 4974 for the year 1965.

By virtue of such Gift Deed Smt. Bithi Ray Sarkar, daughter of Late Birendra Nath Ray Sarkar became the absolute owners of the total land measuring 5.00 Acre in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

*Tapash Nandi*

**Tapash Nandi**  
Advocate/Siliguri

Ref No.....

Date..... 16 JUN 2020

And Whereas Sri Meghraj Agarwal, son of Late Rameswar Das Agarwal was the absolute recorded owner-in-possession of the land measuring 1.65 Acre appertaining to Plot No. 3, 5, 6, 7, 8, 20 & 21 (R.S.), recorded under Khatian No. 23/1 (Old), situated within situated within Mouza – Chhoto Pathuram, J.L. No. 78, Touzi No. 91, Pargana – Patharghata, under Jalash Nijamtara Gram Panchayet, within the jurisdiction of Police Station – Phansidewa, in the District of Darjeeling and he was possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Thereafter the above named Meghraj Agarwal died intestate leaving behind his seven sons namely Sri Manohar Lal Agarwal, Sri Rajendra Prasad Agarwal, Sri Giriraj Agarwal, Sri Keshardeo Agarwal, Sri Shyam Lal Agarwal, Sri Biswanath Agarwal and Sri Bajranglal Agarwal as his only legal heirs and successors to inherit his aforesaid land measuring 1.65 Acre in equal 1/7<sup>th</sup> undivided share in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

Thereafter the above named Keshardeo Agarwal died intestate leaving behind his wife Smt. Purni Devi Agarwal and two sons namely Sri Raj Kumar Agarwal and Sri Pradip Kumar Agarwal as his only legal heirs and successors to inherit his 1/7<sup>th</sup> share of the aforesaid land measuring 1.65 Acre in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

Thereafter the above named Shyam Lal Agarwal died intestate leaving behind his wife Smt. Dulari Devi Agarwal and only son namely Sri Awadh Kumar Agarwal as his only legal heirs and successors to inherit his 1/7<sup>th</sup> share of the aforesaid land measuring 1.65 Acre in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

Thereafter the above named Biswanath Agarwal died intestate leaving behind his wife Smt. Kailashi Devi Agarwal and only son namely Sri Sambhu Nath Agarwal as his only legal heirs and successors to inherit his 1/7<sup>th</sup> share of the aforesaid land measuring 1.65 Acre in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

Thereafter the above named Bajrang Lal Agarwal died intestate leaving behind his two sons namely Sri Bimal Kumar Agarwal and Sri Rajesh Kumar Agarwal as his only legal heirs and successors to inherit his 1/7<sup>th</sup> share of the aforesaid land measuring 1.65 Acre in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

Thus Sri Manohar Lal Agarwal, Sri Rajendra Prasad Agarwal, Sri Giriraj Agarwal, all are sons of Late Meghraj Agarwal, Smt. Purni Devi Agarwal, wife of Late Keshardeo Agarwal, Sri Raj Kumar Agarwal and Sri Pradip Kumar Agarwal, both are sons of Late Keshardeo Agarwal, Smt. Dulari Devi Agarwal, wife of Late Shyam Lal Agarwal, Sri Awadh Kumar Agarwal, son of Late Shyam Lal Agarwal, Smt. Kailashi Devi Agarwal, wife of Late Biswanath Agarwal, Sri Sambhu Nath Agarwal, son of Late Biswanath Agarwal, Sri Bimal Kumar Agarwal and Sri Rajesh Kumar Agarwal, both are sons of Late Bajrang Lal Agarwal became the absolute owners of the total land measuring 1.65 Acre in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

*Tapash Nandi*

**Tapash Nandi**  
Advocate/Siliguri



Ref. No. ....

Date. 16 JUN 2020

And Whereas Sri Puranmal Agarwal, son of Late Rameswar Das Agarwal was the absolute recorded owner-in-possession of the land measuring 1.05 Acre appertaining to Plot No. 3, 5, 6, 7, 8, 20 & 21 (R.S.), recorded under Khatian No. 23/1 (Old), 130 (New), situated within situated within Mouza – Chhoto Pathuram, J.L. No. 78, Touzi No. 91, Pargana – Patharghata, under Jalash Nijamtara Gram Panchayet, within the jurisdiction of Police Station – Phansidewa, in the District of Darjeeling and he was possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Thereafter the above named Puranmal Agarwal died intestate leaving behind his only son namely Sri Satyanarayan Agarwal as his only legal heirs and successors to inherit his aforesaid land measuring 1.05 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

Thus Sri Satyanarayan Agarwal son of Late Puranmal Agarwal became the absolute owners of the total land measuring 1.05 Acre in his khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

Being the owner of such possession Sri Karunamoy Bose, son of Late Bijay Gopal Bose sold and transferred his part of land measuring 3.44 Acre and Sri Rabindra Nath Ray Sarkar, son of Late Birendra Nath Ray Sarkar and Smt. Anuradha Ray Sarkar, daughter of Late Hiren Ray Sarkar sold and transferred their part of land measuring 1.00 Acre and Sri Pradip Ray Sarkar, son of Late Birendra Nath Ray Sarkar, Smt. Banani Ray Sarkar alias Banani Chatterjee, wife of Late Swapan Chatterjee, for and as constituted attorney of Smt. Bani Ray Sarkar alias Bani Chowdhury, wife of Sri Amalendra Narayan Chowdhury and Smt. Anuradha Ray Sarkar, daughter of Late Hiren Ray Sarkar (vide General Power of Attorney being No. IV-46 dated 30-08-1986 and the same was registered in the office of the Sub-Registrar at Siliguri and General Power of Attorney being No. IV-276 dated 30-09-2003 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Siliguri) and Smt. Bithi Ray Sarkar, daughter of Late Birendra Nath Ray Sarkar and Sri Ranajit Kumar Ray alias Ranjit Kumar Ray, son of Late Jogendra Nath Ray, represented by and through his constituted attorney Sri Pradip Ray Sarkar, son of Late Birendra Nath Ray Sarkar (vide General Power of Attorney being No. 3843 dated 08-05-2007 and the same was registered in the office of the Sub-Registrar at Borivali No. 3, Mumbai, Suburban, Dist. Bandhra) jointly sold and transferred their part of land measuring 1.63 Acre and Sri Manohar Lal Agarwal, Sri Rajendra Prasad Agarwal, Sri Giriraj Agarwal, all are sons of Late Meghraj Agarwal, Smt. Purni Devi Agarwal, wife of Late Keshardeo Agarwal, Sri Raj Kumar Agarwal and Sri Pradip Kumar Agarwal, both are sons of Late Keshardeo Agarwal, Smt. Dulari Devi Agarwal, wife of Late Shyam Lal Agarwal, Sri Awadh Kumar Agarwal, son of Late Shyam Lal Agarwal, Smt. Kailashi Devi Agarwal, wife of Late Biswanath Agarwal, Sri Sambhu Nath Agarwal, son of Late Biswanath Agarwal, Sri Bimal Kumar Agarwal and Sri Rajesh Kumar Agarwal, both are sons of Late Bajrang Lal Agarwal sold and transferred their aforesaid land measuring 1.65 Acre and Sri Satyanarayan Agarwal son of Late Puranmal Agarwal sold and transferred his aforesaid land measuring 1.05 Acre i.e. they jointly sold and transferred the total land measuring 8.77 Acre to and in favour of GANGADHAR DEVELOPERS PRIVATE LIMITED, having its office at 2<sup>nd</sup> Mile, Sevoke Road, Siliguri, P.S. Bhaktinagar, Dist. Jalpaiguri, represented by its Director Sri Ajay Agarwal, son of Late Gangadhar Agarwal by virtue of a Deed of Sale, executed on 09-03-2009 and the same was registered in the office of the Addl. Dist. Sub-Registrar, Siliguri – II at Bagdogra, recorded in Book No. I, Being No. 1527 for the year 2009.

*Tapash Nandi*

Tapash Nandi  
Advocate/Siliguri

Ref. No. ....

Date **16 JUN 2020** .....

By virtue of such Sale Deed GANGADHAR DEVELOPERS PRIVATE LIMITED, represented by its Director Sri Ajay Agarwal, son of Late Gangadhar Agarwal acquired the aforesaid plots of land measuring 8.77 Acre in its khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

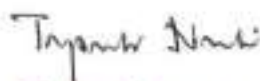
Being the owner of such possession GANGADHAR DEVELOPERS PRIVATE LIMITED, represented by its Director Sri Ajay Agarwal, son of Late Gangadhar Agarwal sold and transferred its part of land measuring 4.0176 Acre out of its aforesaid land to and in favour of VASUDHAIVA KUTUMBAKAM NIRMAN PRIVATE LIMITED, a Private Limited Company, represented by its Director Sri Vishal Mundhra, son of Late Ratan Kumar Mundhra by virtue of five separate Deed of Sale, executed on 17-10-2012 and the same was registered in the office of the Addl. Dist. Sub-Registrar, Siliguri – II at Bagdogra, recorded in Book No. I, Being Nos. 9658, 9659, 9660, 9661 & 9662 for the year 2012.

By virtue of such Five Sale Deed VASUDHAIVA KUTUMBAKAM NIRMAN PRIVATE LIMITED, a Private Limited Company, represented by its Director Sri Vishal Mundhra, son of Late Ratan Kumar Mundhra acquired the aforesaid plots of land measuring 4.0176 Acre in its khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein and its name has duly been recorded in the Record-Of-Right with respect to its aforesaid land measuring 4.0176 Acre in the office of the B.L. & L.R.O. at Phansidewa Block and subsequently a separate khatian has been finally published in its names bearing Khatian No. 957, appertaining to Plot Nos. 8, 9, 10, 11, 12, 25, 26 & 46 of Mouza – Chhoto Pathuram and thereafter it has converted his said land from "Rupni" to "Bastu" vide Conversion Case Memo No. 945(5)/1/DL&LRO-Dj/Conv/XIII/15 dated 01-04-2015 in the office of the D.L. & L.R.O. at Darjeeling.

Thereafter the above named VASUDHAIVA KUTUMBAKAM NIRMAN PRIVATE LIMITED, a Private Limited Company, represented by its Director Sri Vishal Mundhra, son of Late Ratan Kumar Mundhra has constructed a multistoried complex on the said land as per sanctioned building plan duly approved by the Phansidewa Panchayat Samity.

**OPINION:-**

- (i) On perusal the documents and records available and conducting searching in the concern offices, it may be certified that the title of the aforesaid land measuring 4.0176 Acre as mentioned in Clause-2 hereinabove, owned and possessed by VASUDHAIVA KUTUMBAKAM NIRMAN PRIVATE LIMITED, a Private Limited Company, represented by its Director Sri Vishal Mundhra, son of Late Ratan Kumar Mundhra as mentioned is free from all encumbrances, clear and marketable.
- (ii) That there is no such minor's interest is involved over the said property as mentioned in clause – 2 hereinabove.

  
**Tapash Nandi**  
Advocate/Siliguri





Ref. No.....

Date..... 16 JUN 2020

- (iii) It is certified that neither any acquisition or requisition has been made by the Govt. authority over the aforesaid land nor the same is affected by any scheme of alignment.
- (iv) It is also certified that the aforesaid land is not affected under any restriction of the Urban Land (Celling and Regulation) Act.
- (v) It is further certified that VASUDHAIVA KUTUMBAKAM NIRMAN PRIVATE LIMITED, a Private Limited Company, represented by its Director Sri Vishal Mundhra, son of Late Ratan Kumar Mundhra has got saleable and marketable right, title and interest over the aforesaid property as mentioned in Clause-2 hereinabove and the said property is fit to create equitable mortgage U/S 58(f) of the Transfer of Property Act, 1882.

Yours faithfully

*Tapash Nandi*

(Tapash Nandi)  
Advocate/Siliguri

**Tapash Nandi**  
Advocate/Siliguri

- **Encl: -**  
Search receipt.