

No. REGN AA 423226

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 7426
- 2. Date of application 16/3/21
- 3. Search for the year (s) 2000-21
- 4. Name of office to which the record to be searched or inspected relates D & S Sonarpur
- 5. Name of person or property to be searched Tadi Niketan
- 6. Nature of document Pvt Ltd at 2 Dwaraganjuly Street Kat- 26
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) D I
- 8. From whom received T. K. Chakrabarty
- 9. Fees paid under Article — 46/- (Rev)
- F (1) (i)
- F (2) (ii)
- F (2)



Tarun Kanti Chakrabarti

Advocate
BARUIPUR CIVIL COURT

Resi :-

Piyali Town, P.S. Baruipur,
24-Parganas (S), PIN- 743387
9831595331 (M)


Ref. No. 7426 of D.R. Alipore & A.D.S.R. Sonarpur office

Date : 30/03/2021

**NON-ENCUMBRANCES SEARCH CERTIFICATE AND DETAILED REPORT
ON TITLE.**

Ref: An area of land admeasuring 2 Bighas 14 Cottahs 2 Chittacks 39 sq.ft.(be the same a little more or less) comprised in R.S. Dag Nos.344, 344/436, 343 now L.R.Dag Nos.547/628, 564 & 547 under R.S.Khatian Nos. 1414, 1415, 1416, 1417, 1418, 1419, 1420, R.S.Khanda Khatian Nos.1446, 1448, 1450 & 1452 coming from Khatian No.738, L.R.Khatian Nos.6434, 6435, 6436, 6437, 6438, 6439 & 6440 in Mouza- Baikhuntapur, J.L. No. 37, Police Station- Sonarpur, under S.R.O.Sonarpur, Holding No.59, Abhoy Doctor Lane Ward No.17, under Rajpur-Sonarpur Municipality. District-South 24-Parganas, Kolkata-700149.

Present owners of the said Plot:-(1) **TODI CONSTRUCTIONS PRIVATE LIMITED** a Company within the meaning of Companies Act 1956 having its presently registered office at FB-13, 1598 Rajdanga Maian Road, Post Office & Police Station-Kasba, Kolkata-700 107 presently represented by its Director **Mr. MANOJ TODI**, s/o. Late Nagar Mull Todi, residing at CG-101, Salt Lake City, Post Office & Police Station-Bidhannagar, Kolkata-700 091, District-North 24-Parganas, (2) **TODI NIKETAN PRIVATE LIMITED** a Company within the meaning of Companies Act 1956 having its registered office at 2, Iswar Ganguly Street, 1st Floor, Under Police Station - Kalighat, P.O. Kalighat, Kolkata-700026 presently represented by its Director **MR. SANJAY TODI** son of Late Nagar Mull Todi residing at 1/C/1, Chandi Ghosh Road, P.O.& P.S. Regent Park, Kolkata-700 040, (3) **NPK FINANCIAL SERVICES PRIVATE LIMITED** a Company within the meaning of Companies Act 1956 having its registered office at No.32, Ezra Street, 11th floor, North Block, P.O. Lalbazar, under Police Station Hare Street, Kolkata-700 001 presently represented by its Director **MR. MANISH TODI**, s/o. Late Nagar Mull Todi residing at 375, Prince Anwar Shah Road, Tower-1, Flat No.15J, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata-700 068, (4) **ARCHITA BRICKS PRIVATE LIMITED** a Company within the meaning of Companies Act 1956 having its registered office at 2, Iswar Ganguly Street, 1st Floor, Under Police Station - Kalighat, P.O. Kalighat, Kolkata - 700 026 presently re[represented by its Director **MRS. VINEETA TODI** Wife of Mr.Sanjay Todi residing at 1/C/1, Chandi Ghosh Road, P.O.& P.S. Regent Park, Kolkata-700 040, (5) **AMBEY NIRMAN PRIVATE LIMITED** a Company within the meaning of Companies Act 1956 having its registered office at 2, Iswar Ganguly Street, 1st Floor, P.O. Kalighat, Under Police Station-


TARUN KANTI CHAKRABARTI
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(2)

Kalighat, Kolkata-700 026 presently represented by its Director **MR. MANISH TODI**, s/o. Late Nagar Mull Todi residing at 375, Prince Anwar Shah Road, Tower-1, Flat No.15J, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata-700 068, (6) **DAYLIGHT SALES PRIVATE LIMITED**) a Company within the meaning of Companies Act 1956 having its registered office at No.32, Ezra Street, 11th floor, North Block, P.O. Lalbazar, Under Police Station-Hare street, Kolkata-700001 presently represented by its Director **MRS. SHALINI TODI** W/O. Mr. Manish Todi residing at 375, Prince Anwar Shah Road, Tower-1, Flat No.15J, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata-700 068, (7) **SAGNIK VINIMAY PRIVATE LIMITED** a Company within the meaning of Companies Act 1956 having its registered office at No.32, Ezra Street, 11th floor, North Block, Under Police Station-Hare street, P.O. Lalbazar, Kolkata-700001 presently represented by its Director **MR. ANIRUDH TODI** s/o. Manish Todi, residing at 375, Prince Anwar Shah Road, Tower-1, Flat No.15J, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata-700 068

I have caused necessary searches in the A.D.S.R office at Sonarpur for the period from 2000 to 2021 and in the District-Registry office at Alipore for a period from 2000 to 2021 and have inspected the settlement Records of B.L. & L.R.O office mutation and also Municipal office and all other relevant documents in respect of the aforesaid property.

My report is as follows:-

I found that a Deed of Conveyance dated 17th March, 2009 made between Sri Subhas Chandra Basu and 18 others, therein described as the Vendors of One Part and the Owners herein, therein described as the Purchaser of the Other Part and registered in the office of the Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. 1, being Deed No. 03325 for year 2009, the Owners herein Purchased All That piece and parcel of land measuring 39 cottahs 5 chataks 0 sq.ft. more or less (the split up of the land being (35 Cottahs out of 99 decimals of R.S.Dag No.344, L.R.Dag No.547/628 plus 4 Cottahs 5 Chattaks out of 74 decimals of R.S.Dag No.344/436, L.R.Dag No.564) within R.S. Dag Nos. 344/436 and 344 now L.R. Dag Nos. 547/628 and 564, within R.S.Khatian Nos. 1414, 1415, 1416, 1417, 1418, 1419, 1420, Mouza Baikunthapur, J.L. No. 37, Touzi 251, P.S. Sonarpur, District South 24-Parganas

Whereas a Deed of Conveyance dated 29th November, 2010, made between Smt. Dipali Ghosh, Sri Prosenjit Ghosh, Sri Surojit Ghosh & Smt. Sutapa Ghosh, therein described as the Vendors of One Part and the Owners herein, therein described as the Purchaser of the Other Part and registered

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(3)

in the office of the Addl. District Sub-Registrar Sonarpur, South 24-Parganas and recorded in Book No. 1, C.D. Volume No.31, Pages-6000 to 6018, being Deed No. 13188 for year 2010, the Owners herein Purchased All That piece and parcel of land measuring 11 cottahs 15 chataks 30 sq.ft. more or less within R.S. Dag Nos. 343, L.R. Dag No.547, R.S.Khanda Khatian Nos.1446, 1448, 1450 & 1452 coming from Khatian No.738, L.R.Khatian Nos. 3493 & 3957, Mouza Baikunthapur, J.L. No. 37, Touzi 251, P.S. Sonarpur, District South 24 Parganas.

Whereas a Deed of Conveyance dated 13th December, 2011, made between Sri Sibnath Das and Smt. Lata Das, therein described as the Vendors of One Part and the Owners herein, therein described as the Purchaser of the Other Part and registered in the office of the Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. 1, being Deed No. 13350 for year 2011, the Owners herein Purchased All That piece and parcel of land measuring 1 cottahs 11 chataks 0 sq.ft. more or less within R.S. Dag Nos. 343 now L.R. Dag No. 547, R.S.Khanda Khatian No.1452 coming from Khatian No.738, L.R.Khatian No.4120, Mouza Baikunthapur, J.L. No. 37, Touzi 251, P.S. Sonarpur, District South 24 Parganas.

Whereas a Deed of Conveyance dated 1st March, 2013 made between Sri Sudhir Kumar Nath and another, therein described as the Vendors of One Part and the Owners herein, therein described as the Purchaser of the Other Part and registered in the office of the Addl. District Sub-Registrar Sonarpur, South 24 Parganas and recorded in Book No. 1, C.D. Volume No.6, Pages-4280 to 4297, being Deed No. 02459 for year 2013, the Owners herein Purchased All That piece and parcel of land measuring 1 cottahs 3 chataks 9 sq.ft. more or less within R.S. Dag Nos. 343 now L.R. Dag No.547, R.S.Khanda Khatian No.1448, coming from Khatian No.738, L.R.Khatian No.3957, Mouza Baikunthapur, J.L. No. 37, Touzi 251, P.S. Sonarpur, District South 24 Parganas.

Whereas Virtue of aforesaid four sale deeds, the Owners became the absolute joint owners of the land measuring about 2 Bighas 14 Cottahs 2 Chittacks 39 sq.ft. of land and also the Owners mutated their names in the records of the office of B.L.L.R.O. Sonarpur for the Said Premises under L.R. Khatian Nos.6434, 6435, 6436, 6437, 6438, 6439 & 6440 and mutated the Said Premises with Rajpur-Sonarpur Municipality being numbered as 59, Abhoy Doctor Lane, Ward No.17, Kolkata-700 149.

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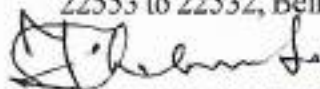
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(4)

That said TODI CONSTRUCTIONS PRIVATE LIMITED, TODINIKETAN PRIVATE LIMITED, NPK FINANCIAL SERVICES PRIVATE LIMITED, ARCHITA BRICKS PRIVATE LIMITED, AMBEYNIRMAN PRIVATE LIMITED, DAYLIGHT SALES PRIVATE LIMITED and SAGNIK VINIMAY PRIVATE LIMITED became the joint and absolute owner and are seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece an Parcel of Land measuring 2 Bighas 14 Cottahs 2 Chittacks 39 sq.ft.(be the same a little more or less)(the split up of the land being :- 35 Cottahs out of 99 decimals of R.S.Dag No.344, L.R.Dag No.547/628, R.S.Khatian Nos. 1414, 1415, 1416, 1417, 1418, 1419, 1420, plus 4 Cottahs 5 Chattaks out of 74 decimals of R..S.Dag No.344/436, L.R.Dag No.564, R.S.Khatian Nos. 1414, 1415, 1416, 1417, 1418, 1419, 1420, plus 14 Cottahs 13 Chattaks 39 Sq.ft. out of 69 decimals of R.S.Dag No.343, L.R.Dag No.547, R.S.Khanda Khatian Nos.1446, 1448, 1450 & 1452 coming from Khatian No.738.) and also got the property recorded in their names in L.R.Records of rights and also Municipal office and paid the tax upto date, the said land situated and lying at Mouza-Baikunthapur, J.L.No. 37, R.S.No.110, Touzi No.251, Pargana-Medanmolla, A.D.S.R. and Police Station- Sonarpur comprising in R.S. Dag Nos. 344, 344/436, 343 corresponding to L.R.Dag Nos. 547/628, 564, 547, R.S.Khatian Nos. 1414, 1415, 1416, 1417, 1418, 1419, 1420, R.S.Khanda Khatian Nos.1446, 1448, 1450 & 1452 coming from Khatian No.738, in L.R.Khatian Nos. 6434, 6435, 6436, 6437, 6438, 6439 & 6440. Holding No.59 Abhoy Doctor Lane, Ward No.17 within the limit of Rajpur-Sonarpur Municipality, District South 24-Parganas Kolkata-700149,

whereas the said Owners executed a joint venture agreement with **M/s SKYLINE DEVELOPERS** a Partnership Firm having its registered office at 2, Iswar Ganguly Street, 1st Floor, P.O. Kalighat, Under Police Station – Kalighat, Kolkata – 700026 regarding the aforesaid land on 27/01/2021 registered at Sonarpur A.D.S.R. office and recorded in Book No.I, Volume No.1608-2021, pages-22473 to 22532, Being No.00538 for the year 2021. and also the said Owners executed a Development Power of attorney in favour of **M/s SKYLINE DEVELOPERS** on 27/01/2021 registered at Sonarpur A.D.S.R. office and recorded in Book No.I, Volume No.1608-2021, pages-22553 to 22532, Being No.00575 for the year 2021.



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(5)

I hereby certify that the above mentioned land of TODI CONSTRUCTIONS PRIVATE LIMITED, TODI NIKETAN PRIVATE LIMITED, NPK FINANCIAL SERVICES PRIVATE LIMITED, ARCHITA BRICKS PRIVATE LIMITED, AMBEYNIRMAN PRIVATE LIMITED, DAYLIGHT SALES PRIVATE LIMITED and SAGNIK VINIMAY PRIVATE LIMITED is free from all sorts of encumbrances, charges, liabilities, liens, lispendents and attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the abovementioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

Encl: Search Receipt & computer search attached herewith.


TARUN KANTI CHAKRABARTI
F. No. 853/95 Advocate
Baruiipur Civil Court, Kol.-144
30/03/2021