

# Bakranath Mondal

Advocate

Associated Government Pleader

Durgapur Court, City Centre, Durgapur-16, Burdwan.

Residence: Andal More, G.T. Road, P.O. Andal, Burdwan.

Mobile: 9332678329.

To

Mr. Malay Mukherjee  
686, Anandapur,  
E. M. Bypass- R.B. Connector Junction,  
Kolkata:7000107.

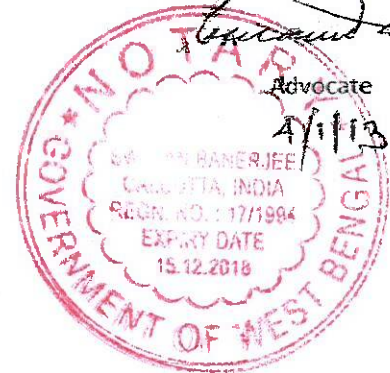
Sir,

Re: **NO ENCUMBRANCES CERTIFICATE AND REPORT ON TITLE** in respect of **ALL THAT** piece and parcel of lands total containing by estimation an area of **146.77 Cottahs (9793.55 Sq. Mts.)** in Mouza: Bamunara, I. L. No. 58, Sheet No.2, comprised in R. S. Dag No. 806, 807, 808, 808/5033, 808/5034, 899, 900, 893, 895, 896, 897 and 898, corresponding to L.R. Dag Nos 685, 687, 688, 689, 690, 691, 692, 590, 591, 592 and 593 appertaining to L.R. Khatian No. 2938, 2965, 2964, 2998, 2999 and 3000, Police Station: Kanksa, Sub-Division & A.D.S.R. Office-Durgapur, in the District limit of Burdwan.

Attached please find herewith aforesaid certificate and report in duplicate for your record and necessary action.

Thanking you.

Yours faithfully,



SEARCHING REPORT  
&  
NO ENCUMBRANCE CERTIFICATE

REFERENCE:

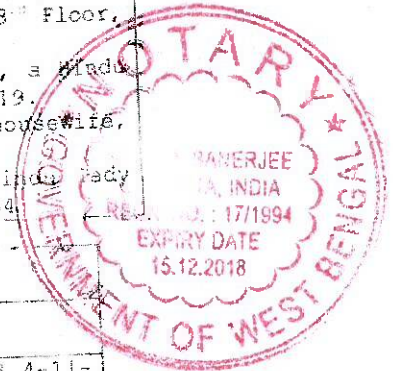
ALL THAT piece and parcel of lands total containing by estimation an area of 146.77Cottahs (9793.53Sq.Mts.) in Mouza: Samurata, J. L. No. 58, Sheet No.2, comprised in R. S. Dag No. 806, 807, 808, 809/5033, 208/5034, 809, 810, 893, 895, 896, 897 and 898, corresponding to L.R. Dag Nos 885, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896 and 893 appertaining to L.R. Khatian No. 2938, 2965, 2964, 2998, 2999 and 3000, Police Station: Kanksa, Sub-Division & A.D.S.R. Office-Durgapur, in the District limit of Burdwan, hereinafter referred to the "SAID PROPERTY".

Necessary searches of the available records of the offices of the DISTRICT REGISTRAR-BURDWAN and ADDL DISTRICT SUB-REGISTRAR AT DURGAPUR for the period from 1983 to 2012 and also in the office of the Block Land & Land Reforms Office, Kanksa Burdwan have been made.

AND in persuasion of the available records of the offices concern and after considering all available documents I hereby report on title over the said property as follows:

1. NAME AND ADDRESS OF THE OWNERS.	
i.	MESSERS SATYANARAYANI TRADECOM PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at 689, Lake Town, Block-A, Kolkata:700049.
ii.	MESSERS SUNSHINE VINCOM PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at CD-230, Salt Lake, Sector-1, Kolkata:700064.
iii.	MESSERS KAMNA DISTRIBUTORS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at EalaBhawaniBhawan, Room No. 302, 3 <sup>rd</sup> Floor, 51, Vivekananda Road, Kolkata:70007.
iv.	SRI SUBIR KUMAR BASU, son of Late Satyendra Nath Basu, a Hindu businessman, residing at 4, Broad Street, Kolkata:700019.
v.	SMT SUJATA BASU, wife of Subir Kumar Basu, a Hindu housewife, residing at 4, Broad Street, Kolkata:700019.
vi.	SMT SANJANA LAHA, daughter of Amal Kumar Laha, a Hindu lady residing at BD-474, Sector-1, Salt Lake, Kolkata:700064.

2. DETAILS / DESCRIPTION OF THE DOCUMENTS SCRUTINIZED	
Sl.	Description of documents
1.	Two indentures of conveyance dated 11-10-2010 and 4-11-2010 registered with ADRS Durgapur, in Book No. 1, Volume No. 12, Pages 764 to 776, being no.07428 for the year 2010 and Book No. 1, Volume No.12, Pages 8051 to 8064, being no.01772 for the year 2010.

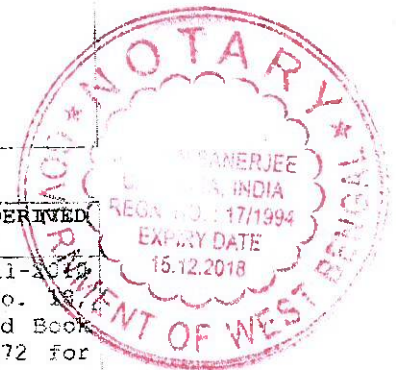


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pdh  
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3. An Indenture of Conveyance dated 04-11-2012, registered with the ADSR Durgapur, in Book No. 1, Volume No.18, Pages 5079 to 5098, being No. 0774 for the year 2010.
4. An indenture of conveyance dated 04-11-2012, registered with the office of the ADSR Durgapur in Book No. 1, Volume No.18, Pages 5065 to 5078, being No. 0772 for the year 2010.
5. Two indentures of conveyances dated 1-07-2010 and 19-07-2010 registered with the ADSR Durgapur in Book No. 1, Volume No. 13, Pages 2954 to 2967, being No. 05480 for the year 2010 and in Book No. 1, Volume No. 1, Pages 2920 to 2932, being No. 05470 for the year 2010.
6. An indenture of conveyance dated 19-07-2010 registered with the office of the ADSR Durgapur in Book No. 1, Volume No. 13, Pages 3177 to 3189, being No. 05498 for the year 2010.
7. L.R. Khatian No. 2998, 3000, 2999, 2964, 2965 and 2938.
8. Letter of ADDA dated 27-09-2012.
9. Khajna Payment Receipts dated 26-09-2011.

3. DETAILS/ DESCRIPTION OF THE PROPERTY (SAID PROPERTY)		
Plot/ Mouza /Plot Nos	Extent/ Areas	Police Station / Panchyet
<p>ALL THAT piece and parcel of lands in Mouza: Bamunara, J. L. No. 58, Sheet No.2, comprised in R. S. Dag No. 806, 807, 808, 808/5033, 808/5034, 899, 900, 893, 895, 896, 897 and 898, corresponding to L.R. Dag Nos 685, 687, 688, 689, 690, 691, 692, 590, 591, 592 and 593 appertaining to L.R. Khatian No. 2938, 2965, 2964, 2998, 2999 and 3000, Police Station: Kanksa, Sub-Division &amp; A.D.S.R. Office- Durgapur, in the District limit of Burdwan.</p>	<p>Total containing by estimation an area of 146.77Cottahs (9793.5Sq.Mts.)</p>	<p>Within the Gopalpur Gram Panchayet, Police Station: Kanksha, Burdwan.</p>

4. BRIEF HISTORY OF THE PROPERTY AND HOW THE OWNER HAS DERIVED THE TITLE/RIGHT OVER AND IN RESPECT OF THE SAID PROPERTY	
4.1	<p>By two indentures of conveyance dated 12-10-2010 and 4-11-2012 registered with ADSR Durgapur, in Book No. 1, Volume No. 18, Pages 764 to 776, being no.07428 for the year 2010 and Book No. 1, Volume No.18, Pages 5051 to 5064, being no.07772 for the year 2010, respectively, SATYANARAYANI TRADECOM PRIVATE LIMITED, therein mentioned as the Purchaser for the appropriate consideration therein mentioned purchased acquired ALL THAT piece and parcel of land measuring more or less about</p>



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	46.54 Cottahs lying and situate in Mouza: Bamunara, J.L. No 58, P.S. Kanksha, Comprised in R.S. Dag Nos. 893, 895, 896, 896 and 807 within the limits of Gopalpur Panchayat, District Burdwan.
4.2	By an indenture of conveyance dated 04-11-2012, registered with the ADSR Durgapur, in Book No. 1, Volume No.18, Pages 5079 to 5092, Being No. 0774 for the year 2010, <b>SUNSHINE VINCOM PRIVATE LIMITED</b> therein mentioned as the Purchaser for the appropriate consideration therein mentioned purchased acquired ALL THAT piece and parcel of land measuring more or less about <b>38.83Cottahs</b> lying and situate in Mouza Bamunara, J.L. No 58, P.S. Kanksha, Comprised in R.S. Dag No. 896, 897 and 898 within the limits of Gopalpur Panchayat, District Burdwan.
4.3	By an indenture of conveyance dated 04-11-2012, registered with the office of the ADSR Durgapur in Book No. 1, Volume No.18, Pages 5065 to 5078, being No. 0773 for the year 2010, <b>KANNA DISTRIBUTORS PRIVATE LIMITED</b> , therein mentioned as the Purchaser for the appropriate consideration therein mentioned purchased acquired ALL THAT piece and parcel of land containing by estimation an area of <b>29 Cottahs</b> in R.S. Dag no 898 lying and situate in Mouza: Bamunara, J.L. No 58, P.S. Kanksha, within the limits of Gopalpur Gram Panchayat District Burdwan.
4.4	By two indentures of conveyances dated 1-07-2010 and 19-07-2010 registered with the ADSR Durgapur in Book No. 1, Volume No. 13, Pages 2954 to 2967, being No. 05480 for the year 2010 and in Book No. 1, Volume No. 1, Pages 2920 to 2932, being No. 05470 for the year 2010, respectively and by two subsequent Deed of Declaration/ Modification dated 10-06-2010 registered with the office of the ADSR Durgapur in Book No. 1, Volume No.14, Pages 4738 to 4749, being no. 06056 for the year 2010 and Book No. 1, Volume No. 14, Pages 4750 to 4761, being no. 06057 for the year 2010, <b>SUBIR KUMAR BASU</b> and <b>SUJATA BASU</b> , therein jointly described as the purchaser for the appropriate consideration therein mentioned purchased acquired ALL THAT piece and parcel of land containing by estimation an area of <b>19.38Cottahs</b> lying and situate in Mouza: Bamunara, J.L. No 58, Comprised in R.S. Dag No. 807, 808/5033, 806 and 808/5034, P.S. Kanksha, within the limits of Gopalpur Gram Panchayat, District Burdwan.
4.5	By an indenture of conveyance dated 19-07-2010 registered with the office of the ADSR Durgapur in Book No. 7, Volume No. 13, Pages 3177 to 3189, being No. 05498 for the year 2010, <b>SANJANA LAHA</b> , therein mentioned as the Purchaser for the appropriate consideration therein mentioned purchased acquired ALL THAT piece and parcel of land containing by estimation an area of <b>13.02 Cottahs</b> lying and situate in Mouza Bamunara, J.L. no 58, R.S. Dag No. 899 and 900 P.S. Kanksha, within the limits of Gopalpur Gram Panchayat, District Burdwan.
4.6	Simultaneously with the purchase of the land as set forth hereinabove the Owners mutated their names with regard to their respective share, plot no. and area with the records of the Land Reforms Authority and paid all requisite land revenue thereon. The details informations of the D.K. Plot along with R.S. Compilation chart as available from the office of the BLS



*Basu*  
Adls

NO. 8888, BANDA, BANDA in set forth hereinbelow:

**LAND DETAILS**

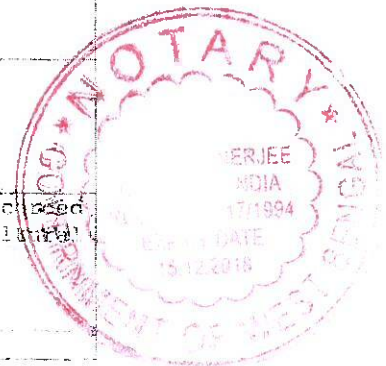
Sl	Revisional Settlement		Land Reforms		Owner	Share (%)	Area
	Dag	Khatian	Dag	Khatian			
1.	806	164	590	2965	Subir K. Basu	25	11.50
				2964	Saty Narayan Tradecom (P) Ltd.	25	11.50
				3000	Saty Narayan Tradecom (P) Ltd.	50	11.50
2.	897	164	591	2965	Subir K. Basu	25	1.00
				2964	Sujata Basu	25	1.00
				3000	Saty Narayan Tradecom (P) Ltd.	50	1.00
3.	808 / 5033	796	592	2965	Subir K. Basu	50	09
				2964	Sujata Basu	50	09
4.	808 / 5034	164	593	2965	Subir K. Basu	31.25	10
				2964	Sujata Basu	31.25	10
5.	893	1846 1847 1848	685	3000	Saty Narayan Tradecom (P) Ltd.	100	38 Dec
6.	895	1846 1847 1848	687	3000	Saty Narayan Tradecom (P) Ltd.	100	23 Dec
7.	896	1846 1847 1848	688	2999	Sunshine Vincom (P) Ltd.	77	17 Dec
				3000	Saty Narayan Tradecom (P) Ltd.	23	5 Dec
8.	897	1846 1847 1848	689	2999	Sunshine Vincom (P) Ltd.	100	45 Dec
9.	898	1846 1847 1848	690	2999	Sunshine Vincom (P) Ltd.	04.32	2 Dec
				2998	Kamna Distributors (P) Ltd.	95.68	48 Dec
10	899	230	691	2938	Sanjana Laha	100	11 Dec
11	900		692	2938	Sanjana Laha	100	10 Dec

5.	<b>SEARCH AND INVESTIGATION.</b>	
5.1	The Persons who is / are the present owners of the Properties.	<ul style="list-style-type: none"> <li>i. SATYANARAYANI TRADECOM (P) LTD,</li> <li>ii. SUNSHINE VINCOM PVT LTD,</li> <li>iii. KAMNA DISTRIBUTORS PVT LTD</li> <li>iv. SUBIR KUMAR BASU,</li> <li>v. SMT SUJATA BASU,</li> <li>vi. SMT SANJANA LAHA</li> </ul>
5.2	Whether the Party has absolute, clear and marketable title over the subject property?	Absolute, clear and marketable except in the L.R. plot no. 593.



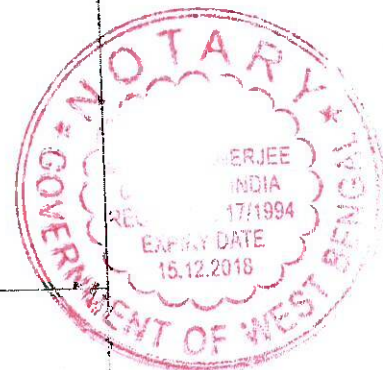
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5.1	What is the nature of rights vested with the owners?	Leasehold ownership with transferable rights.
5.2	Leasehold immovable property (Whether the land building (s) is/are leasehold and whether any permission/ NO: from any authority is required for transfer (such as sale etc.,) of the Property.	No.
5.4	Whether there is any restriction, prohibition under personal laws of the owners to hold the property under the title deeds are through which they have derived the title over the property.	No.
5.5	Whether the latest title deeds and/or the immediately previous title deeds are available in original	Yes
5.6	Whether the mutation has been done under Section 50 of the West Bengal Land Reforms Act and with the local Municipal authorities Tax/ land revenue has been paid up to date	The Schedule land already been mutated with the records of the Block Land & Land Reforms Officer, Kanksha, Burdwan under the meaning and purport of the Land Reforms Act as well as with the Gopalpur Gram Panchayat and all out goings and impositions paid thereon.
5.7	Whether any dues recoverable as land Revenue are outstanding	As per the available records the land revenue paid upto the 1418B.S. (corresponding to 2011-12) and the land revenue for the year 1419B.S. is payable.
5.8	In case the facility is sought for construction purpose whether the land has been converted under the Land Revenue Laws? If not required to be converted, give reasons.	Land usage reserved for different agricultural activities. Formal conversion under proviso 4C of the Land Reforms Act, required.
5.9	Whether the land is affected by any revenue and tenancy legislation? If so, how to what extent and remedy if any.	-No.-
5.10	Whether the No Objection certificate under the Urban Land (Ceiling and Regulation) Act, 1974 is necessary or not?	Not required as the land required to be used for agricultural purpose.
5.11	Is there any other	



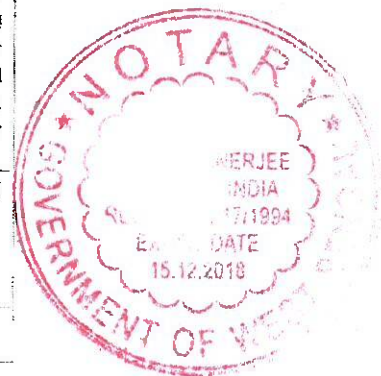
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Act

1	special enactments like Land Acquisition Act and other State Legislations/ Provisions of which are applicable to the Property/ Res and affecting the title?	-No.-
5.1 2	(a) Is the property free from all encumbrances? (b) Please give detailed account of creation of charge/ mortgaged if any, mentioned in the encumbrance certificate for at last 13 years.	Free From all encumbrances on the basis of searching.
5.1 3	Whether the proposed transaction is permissible under the law? If so, what are documents to be relied upon? If original deeds is not available, can there be a simple or by a deed of conveyance?	Original Deed of Conveyance available
5.1 4	Whether the property is free-hold or Lease hold or self occupied or tenanted? If Tenanted /leasehold, whether the property can be sold without concurrence of the lease /tenants?	Free hold.
5.1 5	If owner is a company, partnership firm, Trust Temple, Wakf or other legal person how the Title is affected by Memorandum and Articles of Association, partnership deed, trust deed, or rules by laws and what are precautions to be taken under the rules or bye laws and also how the right to create mortgage is affected by Hindu Religious and Endowment Laws and/or Wakf Deed, Wakf Act, as the case may be.	Resolution of board of directors required for the owner companies.
5.1 6	If property to be sold is flat/ Apartment/unit/shop in residential or commercial Complex, how far independent title is	-Vacant land-



*[Handwritten signature]*

	ensured and how the enjoyment of common areas and facilities are ensured to the unit owner?	
5.1	Flats owned/ controlled by Societies; Special Requirements to be taken	Not Required
5.1	Please state the names of the person who should join in the Agreement in connection with the subject land.	All person or persons any way entered into relationship with the Owners in connection with the subject land.
5.1	Any additional documents/ precautions, required to be taken.	Indemnity bond from the Owners safeguarding each and every claims of the co owner/ share holders.
5.2	Investigation in regard to Agriculture Land	Not Required
5.2	Whether land is surplus if so, give specific details	No.
5.2	Whether land is under self-cultivation.	No.
5.2	If the subject land and or portion thereof is owned in different khatas or owners under joint share, give specific share in each Khata /owners.	37.25 % share of interest in L.R. Plot No.593 held by some other people who are not participating in the instant transaction.
5.2	If consolidation of holding/ Acquisition Proceedings etc., are in progress in the area, whether the transfer of the land is possible under the state enactments.	Not applicable
5.2	Whether any prior or hidden charges exist against the land.	Not Found
5.2	Whether No objection Certificate issued by Local development authority for construction/transfer?	By a letter under Ref: No. ADDA/GSP/315/PC-102/2011-12 dated 27-09-2012; Asansol Durgapur Development Authority accorded their consent provisionally in favour of the Owners for construction.
5.2	Inspection of land on the spot in regard to the quality of land in order to determine any other local features.	Inspection of said Property held by the undersigned on 30-12-2012.
5.2	Whether any Govt. Loans/Co-op Loan etc, has	No



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A.A.



	been raised against the land, and if so, details about the charges/encumbrances may be specified.	
5.2 9	Any other features or discrepancies found during searching.	The subject land in its entirety has been identified through local features. However, it is recommended to put up a boundary wall abutting the subject property to avoid all future disputed regarding demarcation.

**6. CERTIFICATION:**


In view of the aforesaid it can be recorded that said **MESSERS SATYANARAYANI TRADECOM PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 689, Lake Town, Block-A, Kolkata:700089., **MESSERS SUNSHINE VINCOM PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at CD-230, Salt Lake, Sector-I, Kolkata:700064, **MESSERS KAMNA DISTRIBUTORS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at BalaBhawaniBhawan, Room No. 302, 3<sup>rd</sup> Floor, 51, Vivekananda Road, Kolkata:70007, **SRI SUBIR KUMAR BASU**, son of Late Satyendra Nath Basu, a Hindu businessman, residing at 4, Broad Street, Kolkata:700019, **SMT SUJATA BASU**, wife of Subir Kumar Basu, a Hindu housewife, residing at 4, Broad Street, Kolkata:700019 **SMT SANJANA LAHA**, daughter of Amal Kumar Laha, a Hindu lady residing at BD-474, Sector-I, Salt Lake, Kolkata:700064 have clear marketable title to the **Said Property** and the title over the said property is free from all encumbrances, liens, dispendences, charges, liabilities, trusts, acquisitions, requisitions and attachments whatsoever **AND** being the present owners, deserve to have the good and marketable title over the said property.

In view of the above, I certify that said **SATYANARAYANI TRADECOM PVT LTD, SUNSHINE VINCOM PVT LTD, KAMNA DISTRIBUTORS PVT LTD, SUBIR KUMAR BASU, SMT SUJATA BASU** and **SMT SANJANA LAHA** has valid, clear and marketable title over and in respect of the said property.

The original receipts for conducting the search of records are enclosed herewith.

Place: Durgapur

Date: January 04, 2013.

  
 (BAKRANATH MONDAL)  
 ADVOVATE  
 Associated Government Pleader  
 Durgapur Court, Burdwan

