



No. JCM-622:01  
The 25<sup>th</sup> October 2018

**NON ENCUMBRANCE CERTIFICATE WITH THE SEARCH REPORT  
AND DEVOLUTION OF TITLE OF K.M.C. PREMISES NO.- 278/1 ,  
NETAJI SUBHAS CHANDRA BOSE ROAD, P. S. - NETAJI  
NAGAR ( OLD P.S.- PATULI ), KOLKATA-700047, WITHIN THE  
JURISDICTION OF WARD NO. 98 OF THE KOLKATA MUNICIPAL  
CORPORATION, IN THE DISTRICT OF SOUTH 24 PARGANAS.**

**1. NAME OF THE TITLE HOLDER/OWNER:**

**MERIDIAN DEVCON PVT. LTD.** (Income Tax **PAN-AAHCM1792M**), having its registered office at Meridian Plaza, 209, C. R. Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata.

**2. DESCRIPTION OF THE PROPERTY:**

**ALL THAT** piece and parcel of a plot of Bastu land measuring about **13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty One) Sq. ft.** more or less , lying and situated at **K.M.C. Premises No.- 278/1 , Netaji Subhas Chandra Bose Road, Kolkata-700047** District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, **Present Police Station- Netaji Nagar** ( formerly

Tollygunge , thereafter Jadavpur, thereafter **Patuli** ), now within the jurisdiction of **Ward No.-98 of the Kolkata Municipal Corporation**, in the District of South 24 Parganas, together with all rights of easements and appurtenances, civil amenities and facilities in the said property, hereinafter called and referred to as the **SAID PREMISES** , which is butted and bounded as follows:-

ON THE NORTH :-20 ft wide Netaji Subhas Chandra Bose **By Road**.

ON THE SOUTH:- 20 ft wide Netaji Subhas Chandra Bose **By Road** and Premises Nos. 300/3 & 300/4, Netaji Subhas Chandra Bose Road.

ON THE EAST:- Premises No. 282T & 282J Netaji Subhas Chandra Bose Road.

ON THE WEST: - Premises No. 278 & 278A Netaji Subhas Chandra Bose Road.

**3. DEVOLUTION OF THE TITLE: -**

- (a) **One Smt. Prema Devi Sanganeria, Mrs. Vandana Sanganeria, Sri Sanjeev Sanganeria, Smt. Sunita Sanganeria and Sri Mayank Sanganeria** were the absolute joint owners and seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu land measuring about 13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty one) Sq. ft. more or less

together with a two storied old dilapidated Cementing floor building erected in the year 1965, lying and situated at **K.M.C. Premises No.- 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047** under **Mouza- Khanpur, J. L. No. -46, Touzi No.-151 and 152, R.S. No.-7**, comprised in C. S.Dag Nos- 70, 71, 72 and 73, being Assessee Nos. 21-098-06-0319-2 (For Ground Floor) and 21-098-06-3823-6 (For First Floor), District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, **Present Police Station- Patuli** (formerly Tollygunge , thereafter Jadavpur), now within the jurisdiction of **Ward No.-98 of the Kolkata Municipal Corporation**, in the District of 24 South Parganas, together with all rights of easements and appurtenances, civil amenities and facilities in the said property, hereinafter called and referred to as the **SAID PREMISES** which was/is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues, acquisitions and requisitions whatsoever from any corner and had fair and good marketable title .

- (b) By virtue of a Deed of Conveyance **being No. 4799 for the year 2012**, which was executed and registered on **13<sup>th</sup> day of June, 2012**, in the office of **"Additional District Registrar, Alipore"** and **recorded in Book No.- 1, CD**

**Volume No. -21, Pages from 4148 to 4174, One M/S  
DIVJOT REALTIES PRIVATE LIMITED (Income  
Tax PAN.- AADCD7493E), having its Registered office at  
52/1, Sanatan Mistry Lne, Near Oriya Para Mandir, 2<sup>nd</sup>  
Floor, P.O.-Salkia, P.S.-Golabari, District- Howrah, PIN Code  
No.- 711106 (formerly at 9/12, Lal Bazar Street, P.O.-  
GPO-Kolkata, P.S.-LalBazar, Kolkata-700001, District-  
Kolkata), duly represented by one of its Directors namely  
**Mr. Sharwan Kumar Sharda (PAN-ACBPS9524J)**, son of  
Late Kameswar Prasad Sharda, by Occupation-Business, by  
faith- Hindu, by Nationality- Indian, residing at 7C, Priyanath  
Mallick Road, P.O.- Bhawanipore, P.S.- Bhawanipore,  
Kolkata- 700 025, District- South 24 Parganas, herein  
referred to as the previous Vendor, purchased against the  
valuable consideration from **Smt. Prema Devi Sanganeria,**  
**Mrs. Vandana Sanganeria, Sri Sanjeev Sanganeria,**  
**Smt. Sunita Sanganeria and Sri Mayank Sanganeria**, all  
that piece and parcel of a plot of Bastu land measuring  
about 13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty  
one) Sq. ft. more or less together with a two storied old  
dilapidated building, erected in the year 1965 comprising in  
covered area of each floor 3340 Sq. ft. i.e. total covered  
area 6680 (Six Thousand six Hundred Eighty) Sq. ft.  
(Cementing floor), lying and situated at **K.M.C. Premises**  
**No.- 278/1 , Netaji Subhas Chandra Bose Road,**  
**Kolkata-700047** under **Mouza- Khanpur, J. L. No. -46,****



Touzi No.-151 and 152, R.S. No.-7, Pargana- Khaspur, comprised in C.S.Dag.Nos-70, 71, 72 and 73, District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, **Present Police Station- Patuli** (formerly Tollygunge, thereafter Jadavpur), now within the jurisdiction of **Ward No.-98 of the Kolkata Municipal Corporation**, in the District of South 24 Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said property together with all right of easements and appurtenances in the said premises, hereinafter referred to as the **SAID PREMISES**,

- (c) Since being the lawful owner by dint of above purchase, the aforesaid **M/S DIVJOT REALTIES PRIVATE LIMITED** was in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and had been enjoying the said property till date of sale to the present Owner, by mutating its name as the Owner in the records of the Kolkata Municipal Corporation which is free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner having good marketable title and has every right to transfer the same to anybody against valuable consideration prevailing in the market.



- (d) After mutation for further development of the aforesaid plot of land, lying and situate at **K.M.C.Premises No. 278/1, Netaji Subhas Chandra Bose Road, Kolkata-700047,** the said **M/S DIVJOT REALTIES PRIVATE LIMITED** has obtained Sanction of **G+IV Storied Residential Building Plan being No. 2014100156, dated-25-09-2014,** from the **Building Departments of the Kolkata Municipal Corporation, under Borough-X.**
- (e) The aforesaid owner thereafter **M/S DIVJOT REALTIES PRIVATE LIMITED,** sold, transferred, conveyed, assigned and granted against valuable consideration, to the Present Owner by name and style **MERIDIAN DEVCON PVT. LTD.** , having its registered office at Meridian Plaza, 209, C. R. Avenue, 4th Floor, P.O.- Bedon Street, P.S.- Girispark, Kolkata-700006, District- Kolkata, duly represented by one of its Directors namely **Sri Anil Gadia,** son of Sri Ratan Lal Gadia, by Occupation-Business, by faith- Hindu, by Nationality- Indian, residing at CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake , P.S.- North Bidhannagar, Kolkata- 700 064, District- North 24 Parganas, all that piece and parcel of a plot of Bastu land measuring about **13 (Thirteen) Cottahs 2 (Two) Chittacks 21 (Twenty One) Sq. ft.** more or less, together with a two storied old dilapidated building erected in the Year 1965, comprising in covered area of each floor 3340 Sq. ft. i.e.



total covered area 6680 (Six Thousand Six Hundred Eighty) Sq. ft.(Cementing floor), lying and situated at **K.M.C. Premises No.- 278/1 , Netaji Subhas Chandra Bose Road, Kolkata-700047**, District Sub-Registrar Office and Additional District Sub-Registrar Office at Alipur, **Present Police Station- Patuli** (formerly Tollygunge , thereafter Jadavpur), now within the jurisdiction of **Ward No.-98 of the Kolkata Municipal Corporation**, in the District of South 24 Parganas , along with Sanctioned G+IV Storied Residential Building Plan being No. 2014100156, dated- 25-09-2014, issued by the Building Departments of the Kolkata Municipal Corporation, under Borough-X, together with all rights of easements and appurtenances, civil amenities and facilities in the said property, hereinafter referred to as the **SAID PREMISES** , by virtue of another Deed of Conveyance **being No. 8318 for the Year 2016**, which was executed and registered on **26<sup>th</sup> day of December, 2016**, in the office of **"Additional District Registrar, Alipore"** and **recorded in Book No.- 1, Volume No. -1605-2016, Pages from 225820 to 225862** and since being the lawful owner by dint of purchase, the aforesaid **Present Owner** is in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and has been enjoying the said property till date **by**



**mutating its name as the Owner in the records of the Kolkata Municipal Corporation.**

**4. PARTICULARS OF DOCUMENTS :**

- (i) Deed of Conveyance being No. 4799 for the year 2012, which was executed and registered on 13<sup>th</sup> day of June, 2012, in favour of **M/S DIVJOT REALTIES PRIVATE LIMITED ( Previous Owner)**.
- (ii) Deed of Conveyance being No. 8313 for the year 2016, which was executed and registered on 26<sup>th</sup> day of December 2016 in favour of **MERIDIAN DEVCON PRIVATE LIMITED (Present Owner)**
- (iii) Copy of Mutation Certificate issued by Kolkata Municipal Corporation
- (iv) Copy of Trade License
- (v) Copy of Memorandum & Articles of Association
- (vi) Search Report
- (vii) Status of Company as per MCA site

**5. LIABILITIES OF ENCUMBRANCES**

It is clear from the information supplied to me that the aforesaid property has been mortgaged to The Life Insurance





Corporation on account of Project Loan for construction purpose by current owner and the charge is registered with the Registrar of Companies, West Bengal.

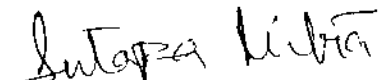
**6. APPLICATION OF Urban Land (Ceiling & Regulation) ACT, 1976-**

The said property does not come under this Act as it is a Bastu Land.

**7. CERTIFICATE :**

I therefore certify that the title holder/owner mentioned herein above, is free from all encumbrances such as charges, debts and dues whatsoever from any corner except Life Insurance Corporation of India and the Owner do hold, occupy and have good, clear and a fair marketable title to the property mentioned in the caption on the basis of inspection of the documents supplied to me.

Drafted & Prepared by-

  
(Sutapa Mitra )

Advocate & Partner

High Court at Kolkata

(Regn. No.  
F/1220/2013)