

GHOSH & SAHA

LAW FIRM

Office : 334/157 Jessore Road, Swastik Apartment, Ground Floor, KalindiBus Stop, Kolkata-700089.

Contact No.9874240240/9674154132

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Website: www.ghoshandsahalawfirm.com

No Encumbrances Certificate and Detailed Report on Title

Re: ALL THAT piece and parcel of a demarcated plot of **Bastu (Housing Complex)** land measuring **73 (Seventy Three) Cottah 12 (Twelve) Chittack 1.451 (One point Four Five One) sq.ft. equivalent to 123 decimals** be the same a little more or less, in C.S. Dag Nos. 8 & 60, **R.S./L.R. Dag Nos. 47 & 48**, under C.S. Khatian No. 129, R.S. Khatian Nos. 78 & 149, L.R. Khatian Nos. 1035, 1034 & 1036 corresponding to L.R. Khatian Nos. 2712, 2909, 2908, 2907 & 2908, lying and situate at **Mouza - Bhatenda**, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998, **P.S. Rajarhat**, A.D.S.R.O. formerly Bidhannagar, Salt Lake City presently Rajarhat, New Town, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, hereinafter referred as **SAID PROPERTY.**

Present Landowners:

(1) IMPERIAL CONCLAVE PVT. LTD., a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at Unit 3/7, EK Tower, P.O+P.S-New Town, Kolkata 700161, District North 24 Parganas, West Bengal, represented by its Director, **GAYATRI RUNGTA**, wife of Amrish Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700161, District North 24 Parganas, West Bengal.

IMPERIAL CONCLAVE PVT. LTD.
Amrish Prashad Rungta
Director

Gayatri Rungta
Adv

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- (2) **GAYATRI RUNGTA**, wife of Amrish Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, West Bengal.
- (3) **AMRISH PRASHAD RUNGTA** son of Raghunath Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, West Bengal.
- (4) **KOLKATA NIKETAN PVT. LTD.**, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at Unit 3/7, EK Tower,P.O+P.S-New Town, Kolkata 700161, District North 24 Parganas, West Bengal, represented by its Director, **AMRISH PRASHAD RUNGTA**, son of Raghunath Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, West Bengal.
- (5) **KWALITY REALTECH PVT. LTD.**, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its office at Unit 3/7, EK Tower,P.O+P.S-New Town, Kolkata 700161 District North 24 Parganas, West Bengal, represented by its Director, **AMRISH PRASHAD RUNGTA** son of Raghunath Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, West Bengal.

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All represented by their Constituted Attorney, **IMPERIAL CONCLAVE PVT. LTD.**, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at Kwality Twiins, Raigachi (Chotopole), P.O. & P.S. Rajarhat, Rajarhat Main Road, Kolkata - 700135, District North 24 Parganas, West Bengal, represented by its both Directors, **GAYATRI RUNGTA**, wife of Amrish Prashad Rungta, and **AMRISH PRASHAD RUNGTA** son of Raghunath Prashad Rungta both by faith - Hindu, by occupation - Business, by nationality - Indian, both are residing at Apartment No. P-3, Flat No. 17/18Q, Rythm-1, Sunrise Symphony, P.O. Action Area 2B, P.S. New Town, Kolkata - 700161, District North 24 Parganas, West Bengal.

Present Developer-

IMPERIAL CONCLAVE PVT. LTD., a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at Unit 3/7, EK Tower,P.O+P.S-New Town, Kolkata 700161, District North 24 Parganas, West Bengal, represented by its Director, **GAYATRI RUNGTA**, wife of Amrish Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, West Bengal

I have caused necessary searches through my Junior Debashis Roy in the Registry Offices at A.D.S.R Rajarhat, A.D.S.R. Bidhannagar, DSR- II, North 24 Pgs., and A.R.A- I, II, III & IV Kolkata for the period from 2003 to 2021 in the above registry offices and have inspected the settlement Records, B.L. & L.R.O. Mutation and all other relevant documents in respect of the aforesaid Property.

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Background of Ownership though the Transfer of Property Act

1. CHAIN & TITLE UNDER THE DEED NO. 12978 FOR THE YEAR 2011 IN RESPECT OF FIRST SCHEDULE PROPERTY, AS FOLLOWS :

- 1.1. Absolute Ownership of Ava Rani Bhowmick :** One Ava Rani Bhowmick was the absolute owner of 43 decimals more or less out of 1 Acre 40 decimals more or less of land in C.S. Dag No. 60 and also 06 decimals more or less out of 09 decimals more or less of land in C.S. Dag No. 8, in total 49 decimals more or less of land under C.S. Khatian No. 129, in Mouza - Bhatenda, by purchasing the same from one Joydeb Chandra Ghosh, by the strength of a Registered Deed of Conveyance, registered in the year 1960, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Pages 64 to 66, being Deed No. 2255 for the year 1960.
- 1.2. Record by Ava Rani Bhowmick :** After purchase the said Ava Rani Bhowmick recorded her name in Revisional Settlement, in R.S. Khatian No. 78, in R.S. Dag Nos. 47 & 48, in respect of the aforesaid land.
- 1.3. Sale by Ava Rani Bhowmick to Pramila Nag :** The said Ava Rani Bhowmick sold, transferred and conveyed a plot, being Plot No. E, land measuring 2 (Two) Cottahs 2 (Two) Chittacks more or less in C.S. Dag No. 8, R.S. Dag No. 47 and also a plot, being Plot No. F, land measuring 22 (Twenty Two) Cottahs 14 (Fourteen) Chittacks more or less in C.S. Dag No. 60, R.S. Dag No. 48, in total 25 (Twenty Five) Cottahs more or less of land under C.S. Khatian No. 129, R.S. Khatian No. 78, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998,

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P.S. Rajarhat, in the District North 24 Parganas, to one Pramila Nag, by the strength of a Registered Deed of Conveyance, registered on 05.06.1992, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 61, Pages 15 to 21, being Deed No. 4129 for the year 1992.

- 1.4. **Record by Pramila Nag** : The said Pramila Nag recorded her name in L.R. Settlement, in L.R. Khatian No. 1036, in respect of the aforesaid land.
- 1.5. **Absolute Ownership of Pramila Nag** : Thus on the basis of the aforesaid deed the said Pramila Nag became the absolute owner of the aforesaid plot, being Plot No. E, land measuring 2 (Two) Cottahs 2 (Two) Chittacks more or less in C.S. Dag No. 8, R.S. Dag No. 47, L.R. Dag No. 47 and also a plot, being Plot No. F, land measuring 22 (Twenty Two) Cottahs 14 (Fourteen) Chittacks more or less in C.S. Dag No. 60, R.S. Dag No. 48, L.R. Dag No. 48, in total Bagan Land measuring 25 (Twenty Five) Cottahs more or less under C.S. Khatian No. 129, R.S. Khatian No. 78, L.R. Khatian No. 1036, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, West Bengal.
- 1.6. **Sale by Pramila Nag to Amriash Prashad Rungta** : Thus the said Pramila Nag sold, transferred and conveyed the aforesaid land, to one of the present owner herein, AmrishPrashadRungta, by the strength of a Registered Deed of Conveyance, registered on 18.11.2011, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, CD Volume No. 21, Pages 10348 to 10366, being Deed No. 12979 for the year 2011.

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2. CHAIN & TITLE UNDER THE DEED NO. 06583 FOR THE YEAR 2012 :

- 2.1. Absolute Ownership of Ava Rani Bhowmick :** One Ava Rani Bhowmick was the absolute owner of land measuring 06 decimals more or less comprised in C.S. Dag No. 8, R.S. Dag No. 47, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. Kri 78, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, by purchasing the same from one Joydeb Chandra Ghosh, by the strength of a Registered Deed of Conveyance, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Pages 64 to 66, being Deed No. 2255 for the year 1960.
- 2.2. Sale by Ava Rani Bhowmick to Pramila Nag :** The said Ava Rani Bhowmick sold, transferred and conveyed the aforesaid land measuring 06 decimals more or less in C.S. Dag No. 8, R.S. Dag No. 47, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. Kri 78, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to the present owner, Pramila Nag, by the strength of a Registered Deed of Conveyance, registered on 05.06.1992, in the office of the D.S.R. North 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 61, Pages 15 to 21, being Deed No. 4129 for the year 1992.
- 2.3. Record by Pramila Nag :** After purchasing the same, the said Pramila Nag recorded her name in the record of the L.R. Settlement in L.R. Khatian No. 1036.
- 2.4. Sale by Pramila Nag to Amrish Prashad Rungta :** The said Pramila Nag again sold, transferred and conveyed Bagan land measuring 1 (One) Cottah 8 (Eight) Chittacks 4 (Four) sq.ft. more or less out of the aforesaid land measuring 06

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decimals more or less, in C.S. Dag No. 8, R.S./L.R. Dag No. 47, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. Kri 78 corresponding to L.R. Khatian No. 1036, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, West Bengal, to one the said AmrishPrashadRungta, by the strength of a Registered Deed of Conveyance, registered on 25.05.2012, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, CD Volume No. 9, Pages 13772 to 13791, being Deed No. 06583 for the year 2012.

3. CHAIN & TITLE UNDER THE DEED NO. 06598 FOR THE YEAR 2012 :

3.1. Absolute Joint Ownership of Satya Ranjan Bhowmick & Others : One Satya Ranjan Bhowmick, Chitta Ranjan Bhowmick, ManoranjanBhowmick&Sukha Ranjan Bhowmick, all sons of Late Harendra Chandra Bhowmick were the absolute joint owners of 140 decimals more or less of land in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, alongwith other lands, by purchasing the same from one Hazari Lal Ghosh & Others, by the strength of two Registered Deeds of Conveyance, both registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 81, Pages 137 to 140, being Deed No. 5524 for the year 1955 and also recorded in Book No. I, Volume No. 84, Pages 92 to 95, being Deed No. 5525 for the year 1955.

3.2. Deed of Partition : The said Satya Ranjan Bhowmick, Chitta Ranjan Bhowmick, Manoranjan Bhowmick & Sukha Ranjan Bhowmick to avoid future confrontation, executed a Registered Deed of Partition, executed on 02.07.1967 and registered

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on 02.08.1967, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, being Deed No. 6921 for the year 1967.

- 3.3. Record by Manoranjan Bhowmick :** The said Manoranjan Bhowmick recorded his name in the record of the Settlement in L.R. Khatian No. 531/1.
- 3.4. Sale by Manoranjan Bhowmick to one of the present owners, Paresh Chandra Nag :** The said ManoranjanBhowmick sold, transferred and conveyed the aforesaid land measuring 20 decimals more or less out of his possession in C.S. Dag No. 60, R.S. Dag No. 48 under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 531/1, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to one of the present owners, Paresh Chandra Nag, by the strength of a Registered Deed of Conveyance, registered on 30.03.1992, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 173, Pages 139 to 148, being Deed No. 3451 for the year 1992.
- 3.5. Record by Sukha Ranjan Bhowmick :** The said Sukha Ranjan Bhowmick recorded his name in the record of the Settlement in L.R. Khatian No. 785/3.
- 3.6. Sale by Sukha Ranjan Bhowmick to Ashru Deb Roy :** The said Sukha Ranjan Bhowmick sold, transferred and conveyed a demarcated plot of land measuring 3 (Three) Cottah 8 (Eight) Chittack 0 (Zero) sq.ft. more or less out of his possession, in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 785/3, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to one Ashru Deb Roy, wife of Sankar Deb Roy, by the strength of a Registered Deed of

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Conveyance, registered on 17.08.1988, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 150, Pages 31 to 40, being Deed No. 7406 for the year 1988.

- 3.7. Again Sale by Sukha Ranjan Bhowmick to Bharati Majumder (Sengupta) :** The said Sukha Ranjan Bhowmick again sold, transferred and conveyed land measuring 3 (Three) Cottahs 3 (Three) Chittacks 0 (Zero) sq.ft. more or less out of his possession, in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 785/3, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to one Bharati Majumder (Sengupta), wife of Pallab Baran Majumder, by the strength of a Registered Deed of Conveyance, registered on 17.08.1988, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 150, Pages 21 to 30, being Deed No. 7400 for the year 1988.
- 3.8. Absolute Joint Ownership of Ashru Deb Roy & Bharati Majumder (Sengupta) :** Thus on the basis of the aforesaid two deeds, vide Deed Nos. 7406/1988 & 7400/1988, the said Ashru Deb Roy & Bharati Majumder (Sengupta) became the absolute joint owners of land measuring 6 (Six) Cottahs 11 (Eleven) Chittacks 0 (Zero) sq.ft. more or less in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 785/3, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas.
- 3.9. Joint Sale by Ashru Deb Roy & Bharati Majumder (Sengupta) to the said Paresh Chandra Nag :**The said Ashru Deb Roy & Bharati Majumder (Sengupta) jointly sold, transferred and conveyed the afoesaid land measuring 6 (Six)

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Cottahs 11 (Eleven) Chittacks 0 (Zero) sq.ft. more or less in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 785/3, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to the said Paresh Chandra Nag, by the strength of a Registered Deed of Conveyance, registered on 18.01.1995, in the office of the D.R. North 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 6, Pages 119 to 125, being Deed No. 302 for the year 1995.

3.10. Record by Paresh Chandra Nag : The said Paresh Chandra Nag recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 1035, in respect of the aforesaid land.

3.11. Absolute Ownership of Paresh Chandra Nag : Thus on the basis of the aforesaid facts and circumstances, the said Paresh Chandra Nag became the owner of 20 decimals of land equivalent to 12 (Twelve) Cottahs 1 (One) Chittack 27 (Twenty Seven) sq.ft. more or less by the strength of the Deed No. 3451 for the year 1992. And also land measuring 6 (Six) Cottahs 11 (Eleven) Chittacks 0 (Zero) sq.ft. more or less by the strength of Deed No. 302 for the year 1995.

Thus the said Paresh Chandra Nag became the absolute sole owner of land measuring 18 (Eighteen) Cottahs 12 (Twelve) Chittacks 27 (Twenty Seven) sq.ft. more or less comprised in C.S. Dag No. 60, R.S. Dag No. 48 under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 1035, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas.

3.12. Record by Satya Ranjan Bhowmick : The said Satya Ranjan Bhowmick recorded his name in the record of the Settlement in L.R. Khatian No. 532.

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3.13. Demise of Satya Ranjan Bhowmick : The said Satya Ranjan Bhowmick died intestate, leaving behind his wife namely Asima Bhowmick and two sons namely Supriyo Bhowmick & Jayanta Bhowmick as his heirs and successors in interest in respect of the aforesaid land left by the said Satya Ranjan Bhowmick, since deceased.

3.14. Joint Sale by Asima Bhowmick, Supriyo Bhowmick & Jayanta Bhowmick to one of the present owners, Parna Nag : The said Asima Bhowmick, Supriyo Bhowmick & Jayanta Bhowmick jointly sold, transferred and conveyed their total land measuring 21 decimals equivalent to 12 (Twelve) Cottahs 11 (Eleven) Chittacks 12.60 (Twelve Point Six Zero) sq.ft. more or less out of their possession, in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 532, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to one of the present owners, Parna Nag, by the strength of a Registered Deed of Conveyance, registered on 30.03.1992, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 73, Pages 129 to 138, being Deed No. 3450 for the year 1992.

3.15. Record by Parna Nag : After purchasing the same, the said Parna Nag recorded her name in the record of the L.R. Settlement in L.R. Khatian No. 1034, in respect of the aforesaid land.

3.16. Absolute Ownership of Parna Nag : Thus on the basis of the aforesaid deed, vide Deed No. 3450 for the year 1992, the said Parna Nag became the absolute owner of the aforesaid land measuring 12 (Twelve) Cottahs 11 (Eleven) Chittacks 12.60

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(Twelve Point Six Zero) sq.ft. more or less in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 1034, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas.

3.17. Sale by Sukho Ranjan Bhowmick to Panchanan Nath : The said Sukho Ranjan Bhowmick sold, transferred and conveyed a land measuring 22 decimals equivalent to 13 (Thirteen) Cottahs 5 (Five) Chittacks 0 (Zero) sq.ft. more or less out of his possession, in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to one Panchanan Nath, by the strength of a registered Deed of Conveyance, registered on 28.04.1956, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, being Deed No. 4284 for the year 1956.

3.18. Purchase by Chittaranjan Bhowmick, Manoranjan Bhowmick, Satya Ranjan Bhowmick & Sukho Ranjan Bhowmick from Panchanan Nath : The said Chittaranjan Bhowmick, Manoranjan Bhowmick, Satya Ranjan Bhowmick & Sukho Ranjan Bhowmick jointly purchased the aforesaid land measuring 22 decimals equivalent to 13 (Thirteen) Cottahs 5 (Five) Chittacks 0 (Zero) sq.ft. more or less in C.S. Dag No. 60, R.S. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, from the said Panchanan Nath, by the strength of a Registered Deed of Conveyance, registered on 15.05.1957, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 65, Pages 41 to 42, being Deed No. 3898 for the year 1957.

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LAW FIRM

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samaresh.adv@gmail.com

arnabsaha253@gmail.com

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- 3.19. Purchase by Chittaranjan Bhowmick from the said Manoranjan Bhowmick, Satya Ranjan Bhowmick & Sukho Ranjan Bhowmick :** The said Chittaranjan Bhowmick purchased 3/4th share in the aforesaid 22 decimals of land from his co-sharers, ManoranjanBhowmick, Satya Ranjan Bhowmick&Sukho Ranjan Bhowmick, by the strength of a Registered Deed of Conveyance, registered on 05.09.1972, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 95, Pages 47 to 51, being Deed No. 5897 for the year 1972.
- 3.20. Record by Chittaranjan Bhowmick :** The said Chittaranjan Bhowmick recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 213/1.
- 3.21. Demise of Chittaranjan Bhowmick :** The said Chittaranjan Bhowmick died intestate on 24.11.1986, leaving behind his wife Ava Rani Bhowmick, two sons Sekhar Bhowmick& Anupam Bhowmick and two married daughters Snigdha Sinha, wife of Barun Sinha &SusmitaBanerjee, wife of S.N. Banerjee as his heirs and successors in interest in respect of the aforesaid land, left by the said ChittaranjanBhowmick, since deceased.
- 3.22. Jointly Sale by Ava Rani Bhowmick & Others to Pramila Nag :** The said Ava Rani Bhowmick, Sekhar Bhowmick, Anupam Bhowmick, Snigdha Sinha &Susmita Banerjee jointly sold, transferred and conveyed 5 (Five) Cottah more or less of land out of their possession, in C.S. Dag No. 60, R.S. Dag No. 48 under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 213/1, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to one of the present owners, Pramila Nag, by the

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strength of a Registered Deed of Conveyance, registered on 18.01.1995, in the office of the D.S.R. North 24 Parganas at Barasat, and recorded in Book No. 1, Volume No. 6, Pages 107 to 112, being Deed No. 300 for the year 1995.

3.23. Again Jointly Sale by Ava Rani Bhowmick & Others to the said Pramila Nag :

The said Ava Rani Bhowmick, Sekhar Bhowmick, Anupam Bhowmick, Snigdha Sinha & Susmita Banerjee again jointly sold, transferred and conveyed 11 (Eleven) Cottahs 14 (Fourteen) Chittacks 0 (Zero) sq.ft. more or less of land out of their possession, in C.S. Dag No. 60, R.S. Dag No. 48 under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 213/1, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to the said Pramila Nag, by the strength of a Registered Deed of Conveyance, registered on 16.06.1999, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 45, Pages 303 to 314, being Deed No. 1811 for the year 1999.

3.24. Record by Pramila Nag : The said Pramila Nag recorded her name in the record of the L.R. Settlement in L.R. Khatian No. 1036.

3.25. Absolute Ownership of Pramila Nag : Thus on the basis of the aforesaid deeds, Deed No. 300 for the year 1995 and Deed No. 1811 for the year 1999, the said Pramila Nag became the absolute owner of land measuring 16 (Sixteen) Cottahs 14 (Fourteen) Chittacks 0 (Zero) sq.ft. more or less in C.S. Dag No. 60, R.S. Dag No. 48 under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. 1036, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, West Bengal.

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3.26. Joint Ownership of Paresh Chandra Nath, Pramila Nag & Parna Nag : The said Paresh Chandra Nath, Pramila Nag & Parna Nag amalgamated their respective plots into one single plot and became the absolute joint owners of demarcated and amalgamated plot of Bagan land in total measuring 48 (Forty Eight) Cottahs 5 (Five) Chittacks 39.60 (Thirty Nine Point Six Zero) sq.ft. more or less, in C.S. Dag No. 60, R.S./L.R. Dag No. 48 under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian Nos. 1035, 1034 & 1036, in Mouza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, West Bengal.

3.27. Sale by Paresh Chandra Nath, Pramila Nag & Parna Nag to Imperial Conclave Pvt. Ltd. & Others : The said Paresh Chandra Nag, Pramila Nag & Parna Nag jointly sold, transferred and conveyed the aforesaid demarcated and amalgamated plot of Bagan land in total measuring 48 (Forty Eight) Cottahs 5 (Five) Chittacks 39.60 (Thirty Nine Point Six Zero) sq.ft. be the same a little more or less, to the present owners herein, Imperial Conclave Pvt. Ltd., KwaliteyRealtech Pvt. Ltd., Kolkata Niketan Pvt. Ltd., Amrish Prashad Rungta & Gayatri Rungta, by the strength of a Registered Deed of Conveyance, registered on 25.05.2012, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, CD Volume No. 9, Pages 14338 to 14367, being Deed No. 16598 for the year 2012.

3.28. Record by the owners :

The said Amrish Prashad Rungta recorded his name in the L.R. Settlement, in L.R. Khatian No. 2712 and also the said Gayatri Rungta recorded her name in the L.R. Settlement, in L.R. Khatian No. 2909 and also the said Kwalitey Realtech Private Limited recorded its name in the L.R. Settlement, in L.R. Khatian No.

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2907 and also the said Imperial Conclave Private limited recorded its name in the L.R. Settlement, in L.R. Khatian No. 2906 and also the said Kolkata Niketan Private limited recorded its name in the L.R. Settlement, in L.R. Khatian No. 2908, in respect of their respective plots of land.

3.29. Joint Ownership of Imperial Conclave Pvt. Ltd. & Others : Thus the said Imperial Conclave Pvt. Ltd., Kwality Realtech Pvt. Ltd., Kolkata Niketan Pvt. Ltd., Amrish Prashad Rungta & Gayatri Rungta amalgamated their respective plots into one single plot and became the absolute joint owners of demarcated and amalgamated plot of Bagan land as follows :

C.S. Dag No.	R.S./L.R. Dag No.	Nature of Land	Amalgamated Plot of Land
8	47	Bagan	01-08-04.00
60	48	Bagan	48-05-39.60
60	48	Bagan	25-00-00.00
			<u>74-13-43.60</u>

in total measuring 74 (Seventy Four) Cottahs 13 (Thirteen) Chittacks 43.60 (Forty Three Point Six Zero) sq.ft. be the same a little more or less, in C.S. Dag Nos. 8 & 60, R.S./L.R. Dag Nos. 47 & 48 under C.S. Khatian No. 129, R.S. Khatian Nos. 78 & 149, L.R. Khatian Nos. 1035, 1034 & 1036 corresponding to L.R. Khatian Nos. 2712, 2909, 2908, 2907 & 2908, in Mouza - Bhatenda, J.L. No. 28, Re. Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, West Bengal, morefully described in the First Schedule hereunder written and the above mentioned

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3.30. Gift by Imperial Conclave Pvt. Ltd. & Others in favour of Rajarhat Panchayet

Samity : The said the said Imperial Conclave Pvt. Ltd., KwalityRealtech Pvt. Ltd., Kolkata Niketan Pvt. Ltd., Amrish Prashad Rungta & Gayatri Rungta gifted a demarcated plot of vacant land measuring 74.986 (Seventy Four Point Nine Eight Six) Square Meter equivalent to 807.149 (Eight Hundred Seven Point One Four Nine) Square Feet be the same a little more or less, out of the aforesaid total land measuring 1.23 Acre be the same a little more or less, lying and situate at Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, comprised in C.S. Dag No. 60 & 8, R.S./L.R. Dag No. 48, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian Nos. 2906, 2907, 2908, 2712 & 2909, A.D.S.R.O. Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, Pin - 700135, in the State of West Bengal, in favour of Rajarhat Panchayet Samity, registered on 24.07.2020, in the office of the A.D.S.R. Rajarhat and recorded in Book No. I, Volume No. 1523-2020, Pages 195262 to 195283, being Deed No. 152304573 for the year 2020.

Thus under the aforesaid circumstances the vendors become absolute owners/vendors of the above mentioned property (housing complex).

DEVELOPMENT AGREEMENT & POWER OF ATTORNEY

That the vendors/landowners herein entered into an development agreement dated 23.11.2020 with **M/S. IMPERIAL CONCLAVE PVT. LTD.**, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at Unit 3/7, EK Tower,P.O+P.S-New Town, Kolkata 700161, District North 24 Parganas, West Bengal, represented by its Director, **GAYATRI RUNGTA**, wife of Amrish Prashad Rungta, by faith - Hindu, by

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samaresh.adv@gmail.com

arnabsaha253@gmail.com

Website: www.ghoshandsahalawfirm.com

occupation - Business, by nationality - Indian, residing at Sunrise Symphony, Flat No. 17/18Q, Rhythm-I, P.O. Action Area-IID, P.S. New Town, Pin 700 161, District North 24 Parganas, West Bengal on the terms and conditions which was registered in the office of A.R.A.-I KOLKATA and recorded in book no. 1, volume no. 1901-2020, pages from 211065 to 211120, being deed no. 190104256 for the year 2020 to develop a multistoried building on the said land and also the said landowners granted a registered power of attorney in favour of the Director of the said **M/S. IMPERIAL CONCLAVE PVT. LTD** vide Deed no. 190104267 for the year 2020 registered in the office of A.R.A.-I KOLKATA.

I hereby certify that the above mentioned property (HOUSING COMPLEX) is free from all sorts of encumbrances charges, liabilities liens and lispence attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

The receipts for the relevant searches are enclosed herewith.



ADVOCATE

DATE : 10.11.2020



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 *

North 24-Parganas



Property Thana: *

Rajarhat



Localbody: *

Gram Panchayat



Year

District where Registered:

All



Road Wise Search Mouza Wise Search

Mouza: *

Bhatenda



Plot No:

LR



00047

/

Bata No

Security Code:

17243



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

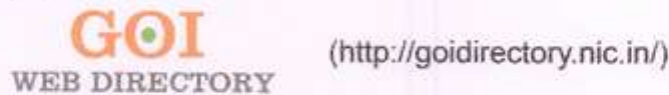
Service Count: 1,40,39,010

[Real time search](#) [Save as Excel](#)
[Click to Hide Search Criteria](#)

Registered In :	
Select	▼
Property Type	
--Select--	▼
Transaction/Deed Type :	
Major	
All Transaction	▼
Minor	
Not Available	▼
Refine By :	
<input checked="" type="radio"/> Registration Date	
<input type="radio"/> Completion Date	
<input type="radio"/> Delivery Date	
Date of Registration	
**Note : Date must be in "dd-mm-yyyy" format.	
Month of Registration	
--Select--	▼
Property Location :	
Ward No	
Premises	
Khatian No	

/
<input type="button" value="Search"/>

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details
District: North 24-Parganas, PS; Rajarhat, Mouza: Bhatenda, Gram Panchayat: RAJARHAT BISHNUPUR- I,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR- 00047/00000 Khatian: 02712/00	Area of Land: 6.00000000 decimal	Deed No: I- 190104256/2020 Volumne: , Page: 211065 - 211120 Date of Registrati 23/11/2020 Date of Completic 05/12/2020 Date of Delivery: 07/12/2020 Query No: 19012001498322 Serial No: 1901004460/2021
Deed Registered in: A.R.A. - I KOLKATA				
District: North 24-Parganas, PS; Rajarhat, Mouza: Bhatenda, Gram Panchayat: RAJARHAT BISHNUPUR- I,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR- 00047/00000 Khatian: 02712/00	Area of Land: 6.00000000 decimal	Deed No: I- 190104267/2020 Volumne: , Page: 211615 - 211643 Date of Registrati 23/11/2020 Date of Completic 05/12/2020 Date of Delivery: 07/12/2020 Query No: 19018001527238 Serial No: 1901004474/2021
Deed Registered in: A.R.A. - I KOLKATA				



Site Map (./site_map.aspx)

TOTAL VISITOR : 3,30,07,581
(Since 25/05/2016)



(https://twitter.com/eNathikaran)



(https://www.youtube.com/channel/UC3wTZ30Tswakz6qQbM9_nqQ)



Last Updated : 04/01/2021

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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 *

North 24-Parganas



Property Thana: *

Rajarhat



Localbody: *

Gram Panchayat



Year

District where Registered:

All



Road Wise Search Mouza Wise Search

Mouza: *

Bhatenda



Plot No:

RS



00047

/

Bata No

Security Code:

36682



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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

Service Count: 1,40,38,937[Display](#)

No Record Found

[\(https://wbifms.gov.in/GRIPS/\)](https://wbifms.gov.in/GRIPS/)[\(http://www.wbfin.nic.in/\)](http://www.wbfin.nic.in/)

Land & Land Reforms

[\(http://banglarbhumi.gov.in/\)](http://banglarbhumi.gov.in/)WWW.BANGLARBHUMI.GOV.INindia.gov.in
national portal of India[\(http://india.gov.in/\)](http://india.gov.in/)GOI
WEB DIRECTORY[\(http://goidirectory.nic.in/\)](http://goidirectory.nic.in/)[\(http://www.digitalindia.gov.in/\)](http://www.digitalindia.gov.in/)Site Map ([./site_map.aspx](#))

TOTAL VISITOR : 3,30,07,581

(Since 25/05/2016)

[\(https://www.facebook.com/enathikaranwb/\)](https://www.facebook.com/enathikaranwb/)[\(https://twitter.com/eNathikaran\)](https://twitter.com/eNathikaran) [\(https://www.youtube.com/channel/UC3wTZ30Tswakz6qQbM9_nqQ\)](https://www.youtube.com/channel/UC3wTZ30Tswakz6qQbM9_nqQ)



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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 *

North 24-Parganas



Property Thana: *

Rajarhat



Localbody: *

Gram Panchayat



Year

District where Registered:

All



Road Wise Search Mouza Wise Search

Mouza: *

Bhatenda



Plot No:

RS



00048

/

Bata No

Security Code:

78762



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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

Service Count: 1,40,38,977

No Record Found

(<https://wbifms.gov.in/GRIPS/>)(<http://www.wbfin.nic.in/>)

Land & Land Reforms

(<http://banglarbhumi.gov.in/>)

WWW.BANGLARBHUMI.GOV.IN


india.gov.in
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(<http://india.gov.in/>)
GOI
 WEB DIRECTORY
(<http://goidirectory.nic.in/>)(<http://www.digitalindia.gov.in/>)Site Map ([../site_map.aspx](http://www.wbifms.gov.in/..site_map.aspx))**TOTAL VISITOR : 3,30,07,581**

(Since 25/05/2016)

(<https://www.facebook.com/enathikaranwb/>)(<https://twitter.com/eNathikaran>)(https://www.youtube.com/channel/UC3wTZ30Tswakz6qQbM9_nqQ)



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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 *

North 24-Parganas



Property Thana: *

Rajarhat



Localbody: *

Gram Panchayat



Year

District where Registered:

All



Road Wise Search Mouza Wise Search

Mouza: *

Bhatenda



Plot No:

LR



00048

/

Bata No

Security Code:

16472



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

Service Count: 1,40,39,076

[Real time search](#) [Save as Excel](#)

Click to Hide Search Criteria

Registered In :	
Select	▼
Property Type	
--Select--	▼
Transaction/Deed Type :	
Major	
All Transaction	▼
Minor	
Not Available	▼
Refine By :	
<input checked="" type="radio"/> Registration Date	
<input type="radio"/> Completion Date	
<input type="radio"/> Delivery Date	
Date of Registration	
<input type="text"/>	
**Note : Date must be in "dd-mm-yyyy" format.	
Month of Registration	
--Select--	▼
Property Location :	
Ward No	
<input type="text"/>	
Premises	
<input type="text"/>	
Khatian No	
<input type="text"/>	

/
Search

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Detail:
District: North 24-Parganas, PS; Rajarhat, Mouza: Bhatenda, Gram Panchayat: RAJARHAT BISHNUPUR- I,	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: LR- 00048/00000 Khatian: 02906/00	Area of Land: 1.84971915 decimal (807.149 Sqft)	Deed No: I- 152312685/2 Volumne: , P, 513568 - 513 Date of Regis 24/10/2019 Date of Comj 14/11/2019 Query No: 1523100022: Serial No: 1523013199/
Deed Registered in: A.D.S.R. RAJARHAT				
District: North 24-Parganas, PS; Rajarhat, Mouza: Bhatenda, Gram Panchayat: RAJARHAT BISHNUPUR- I,	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: LR- 00048/00000 Khatian: 02906/00	Area of Land: 1.84971915 decimal (807.149 Sqft)	Deed No: I- 152304573/2 Volumne: , P, 195262 - 195 Date of Regis 24/07/2020 Date of Comj 28/07/2020 Query No: 15233000796 Serial No: 1523004694/
Deed Registered in: A.D.S.R. RAJARHAT				

District: North 24-Parganas, PS; Rajarhat, Mouza: Bhatenda, Gram Panchayat: RAJARHAT BISHNUPUR- I,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR- 00048/00000 Khatian: 02906/00	Area of Land: 117.00000000 decimal	Deed No: I- 190104256/2 Volumne: , P. 211065 - 211 Date of Regis 23/11/2020 Date of Com 05/12/2020 Date of Deliv 07/12/2020 Query No: 1901200149 Serial No: 1901004460/
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**Deed
Registered
in: A.R.A. - I
KOLKATA**

District: North 24-Parganas, PS; Rajarhat, Mouza: Bhatenda, Gram Panchayat: RAJARHAT BISHNUPUR- I,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR- 00048/00000 Khatian: 02906/00	Area of Land: 117.00000000 decimal	Deed No: I- 190104267/2 Volumne: , P. 211615 - 211 Date of Regis 23/11/2020 Date of Com 05/12/2020 Date of Deliv 07/12/2020 Query No: 1901800152 Serial No: 1901004474/
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**Deed
Registered
in: A.R.A. - I
KOLKATA**



(<https://wbifms.gov.in/GRIPS/>)



(<http://www.wbfin.nic.in/>)

Land & Land Reforms (<http://banglarbhumi.gov.in/>)
WWW.BANGLARBHUMI.GOV.IN



india.gov.in (<http://india.gov.in/>)
national portal of India

GOI (<http://goidirectory.nic.in/>)
WEB DIRECTORY



Digital India
Power To Empower

(<http://www.digitalindia.gov.in/>)

Site Map ([../site_map.aspx](http://www.banglarbhumi.gov.in/..site_map.aspx))

TOTAL VISITOR : 3,30,07,581

(Since 25/05/2016)



(<https://www.facebook.com/enathikaranwb/>)



(<https://twitter.com/eNathikaran>)



(https://www.youtube.com/channel/UC3wTZ30Tswakz6qQbM9_nqQ)



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