

Amitava Roy

Advocate
Alipore Judge's & Criminal Court

-:1:-

Res : 11, Iswar Ganguly Street
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Room No. - 1
Alipore Criminal Court
Kolkata - 700 027

Date 19.01.2017

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref: An area of land admeasuring 23 Cottahs 00 Chittak and 00 Sq.ft. approx. with structure appertaining to Khatian No. 819, comprised in Dag No. 2687 of Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, being premises Nos. 358, 358/1, 359, 360 & 361, Jogendra Garden, Kolkata-700078, within P.S.Kasba, under K.M.C. Ward No. 107, District South 24-Parganas.

Present Owners: M/S. VINDHYA PROJECTS PVT. LTD, M/S. VINDHYA PROPERTIES AND MANAGEMENT PVT. LTD, & M/S. ABHISHEK VYAPAR PVT. LTD all of 40/5, Strand Road, Kolakta-700001 at present 12B, Raja Basanta Roy Road, Kolkata-700026, represented by the Director of the all companies namely **MR. RAVI SHANKAR AGARWAL**.

I have caused necessary searches in the in the Sub-Registry Office at Sealdah for the periods from 1986 to 2017, and District Registry Office at Alipore for the periods from 1986 to 2017, and have inspected the Corporation Records , Mutation and all other relevant documents in respect of the aforesaid property.

My report is as follows :-

One Jogendra Lal Basu, since deceased, the Predecessor of the erstwhile owner possessed land measuring about 3 Acre 13 Cottahs and 5 Chittacks more or less land at Jogendra Garden and at present owners are possessed only 1 Bigha 3 Cottahs 6 Sq.ft. land at Jogendra Garden.

The said Jogendra Lal Basu died intestate on or about 1926 leaving behind his widow Rajlaxmi Basu since deceased and four sons namely Tulsi Charan Basu, since deceased, Kanai Lal Basu, since deceased, Kamakhya Charan Basu, since deceased and Debi Charan Basu, since deceased, as per Hindu Succession Act. all four sons became absolute joint owners of undivided proportionate share of the said piece of land lying and situated at Jogendra Garden, under Police station Kasba, District 24-Parganas(South).

The said Kanai Lal Basu died on 16.03.1987 and the had no issue for which the present owners are his legal heirs and survivor to the property and estate left by him.

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The said Tulsi Charan Basu died on 07.11.1987 leaving behind his survivor his widow Deba Bala Basu, since deceased, who died on 30.08.2001 and 6 sons namely Sumantra Basu Subrata Basu, since deceased, Sri Sugata Basu, Sri Susruta Basu, Sri Sujit Basu, Sri Sumit Basu and 2 daughters namely Smt. Chitra Ghosh (nee Basu) alias Runa Ghosh and Mitra Biswas (nee Basu) as his legal heirs and survivors to the property and estate left by him.

The said Kamakhya Basu died intestate on 23.02.1990 leaving behind his survivor his widow, Smt. Sati Basu and 2 sons namely Sri Sushen Basu and Sri Suchitta Basu as his legal heirs and survivors to the property and estate left by him.

Debi Charan Basu died on 25th April, 1995. He was unmarried, Accordingly present owners are his legal heirs and survivor as per amicable settlement amongst the shares to the property and estate left by him it was agreed that out of all the co-sharers of the share left by Debi Charan Basu, only the legal heirs and successors of Kamakhya Charan Basu, since deceased, shall get the entire consideration in equal shares.

The said Sumantra Basu died on 12.11.1996 leaving behind his widow Smt. Rina Basu alias Reena Basu and one daughter namely Sutapa Basu as his legal heirs and survivors to the property and estate left by him.

The other owner Subrata Basu died intestate on 05.01.2008 leaving behind his widow Bandana Basu, son Sri Amitava Basu and daughter Smt. Jaidipa Dasgupta nee Basu as his sole legal heirs and survivors to the property and estate left by him.

The Owners are absolutely seized and possessed of Bastu land measuring 23 Cottahs of landed property appertaining to Khatian No. 819, comprised in Dag No. 2687 and of Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145 now within the limits of Kolkata Municipal Corporation, P.S. Kasba, K.M.C. Ward No. 107, District 24-Parganas(South).

The property of the Owners had been mutated in the name of four occupiers namely 1. Late Santosh Bhuiya, 2. Late Nil Ratan Barua, 3. Late Ram Pukur Singh, 4. Sri Gopal Bhattacharjee and the entire property had been separately assessed by the then Calcutta Municipal Corporation and known as Premises Nos. 358, 359, 360 and 361, Jogendra Garden, Kolkata-700078.

The legal heirs, successors and claimants of the Previous owners namely 1. Sri Sugata Basu, 2. Sri Susruta Basu, 3. Sri Sujit Basu, 4. Sri Sumit Basu all sons of Late Tulsi Charan Basu, 5. Smt. Bandana Basu wife of Late Subrata Basu, 6. Sri Amitava Basu son of Late Subrata Basu, 7. Smt. Jaidipa Dasgupta, wife of Mr. Santabrata Dasgupta daughter of Late Subrata Basu, 8. Smt. Rina Basu alias Reena Basu, wife of late Sumantra Basu and 9. Smt. Sutapa Basu, daughter of Late Sumantra Basu, 10. Smt. Chitra Ghosh alias Runa Ghosh, wife of Sri Mihir Lal Ghosh, 11. Smt. Mitra Biswas, wife of Sri Provat



Bisas , 12. Smt. Sati Basu, wife of Late Kamakhya Charan Basu, 13. Sri Sushen Basu, son of Late Kamakhya Charan Basu and 14. Sri Suchitta Basu, son of Late Kamakhya Charan Basu jointly got the above mentioned total property together with 65 Tenants, by way of inheritance according to the Hindu Succession Act. 1956 being their urgent need of money, the said owners jointly sold, conveyed and transferred the aforesaid landed property 23 Cottahs 00 Chittak and 00 Sq.ft. approx. with structure appertaining to Khatian No. 819, comprised in Dag No. 2687 of Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, being premises Nos. 358, 358/1, 359, 360 & 361, Jogendra Garden, Kolkata-700078, within P.S.Kasba, under K.M.C. Ward No. 107, District South 24-Parganas unto and in favour of M/S. VINDHYA PROJECTS PVT. LTD, M/S. VINDHYA PROPERTIES AND MANAGEMENT PVT. LTD, & M/S. ABHISHEK VYAPAR PVT. LTD all of 40/5, Strand Road, Kolakta-700001 at present 12B, Raja Basanta Roy Road, Kolkata-700026, represented by the Director of the all companies namely **MR. RAVI SHANKAR AGARWAL** by virtue of Deed of Conveyance , which was registered at D.S.R.-III-Alipore and recorded in Book No. I, CD Volume No. 17, Page from 7159 to 7196, Being No. 08502, for the year 2011.

1.Deed of Partition : {Total Bastu land measuring 23 Cottahs} by virtue of a Deed of Partition, which was registered at D.S.R. III Alipore office and recorded in Book No. I, CD Volume No. 14, Page from 2672 to 2694, Being No. 05790, for the year 2014, VINDHYA PROJECTS PVT. LTD got property in Lot A, measuring 5 Cottahs being premises No. 358, Jogendra Garden, VINDHYA PROPERTIES AND MANAGEMENT PVT. LTD got the property in Lot B, measuring 5 Cottahs being Premises No. 358, Jogendra Garden, ABHISHEK VYAPAR PVT. LTD got the property measuring 5 Cottahs, being Premises No. 360, Jogendra Garden and 1.M/S. VINDHYA PROJECTS PVT. LTD, 2. M/S. VINDHYA PROPERTIES AND MANAGEMENT PVT. LTD, & 3.M/S. ABHISHEK VYAPAR PVT LTD. had jointly got the property measuring 8 Cottahs being Premises No. 360 & 361, Jogendra Garden.

2.Deed of Partition: [Total Bastu land measuring 8 Cottahs] by virtue of a Deed of Partition , which was registered at D.S.R. -III-Alipore Office and recorded in Book No. I, CD Volume No. 14, Page from 3347 to 3369, Being No. 05844, for the year 2014, VINDHYA PROJECTS PVT. LTD got the property in lot "A" measuring 00 Cottah 14 Chittaks 00 Sq.ft. being Premises No. 361, Jogendra Garden, M/S. VINDHYA PROPERTIES AND MANAGEMENT PVT. LTD got the property in lot "B" measuring 00 Cottah 14 Chittaks 00 Sq.ft. being Premises No. 361, Jogendra Garden , ABHISHEK VYAPAR PVT LTD got the property in lot "C" measuring 00 Cottah 14 Chittaks 00 Sq.ft. being Premises No. 361, Jogendra Garden and 1.M/S. VINDHYA PROJECTS PVT. LTD, 2. M/S. VINDHYA PROPERTIES AND MANAGEMENT PVT. LTD, & 3.M/S. ABHISHEK VYAPAR PVT LTD. had jointly got the property measuring 5 Cottahs 6 Chittaks and 00 Sq.ft. being Premises Nos. 360 & 361, Jogendra Garden.



After Mutation :- The Property has been recorded in the name of VINDHYA PROJECTS PVT. LTD. in respect of the premises No. 358, Jogendra Garden the Property has been recorded in the name of M/S. VINDHYA PROPERTIES AND MANAGEMENT PVT. LTD in respect of the premises no. 358/1, Jogendra Garden, the Property has been recorded in the name of ABHISHEK VYAPAR PVT LTD. in respect of the Premises No. 359, Jogendra Garden and 1.M/S. VINDHYA PROJECTS PVT. LTD,2. M/S. VINDHYA PROPERTIES AND MANAGEMENT PVT. LTD, & 3.M/S. ABHISHEK VYAPAR PVT LTD. jointly in respect of the Premises No. 360, Jogendra Garden .

The said M/S. VINDHYA PROJECTS PVT. LTD, M/S. VINDHYA PROPERTIES AND MANAGEMENT PVT. LTD, & M/S. ABHISHEK VYAPAR PVT. LTD after purchased and partitioned the aforesaid property became the absolute and joint owners of the aforesaid area of Bastu land admeasuring 23 Cottahs 00 Chittak and 00 Sq.ft. approx. with structure appertaining to Khatian No. 819, comprised in Dag No. 2687 of Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, being premises Nos. 358, 358/1, 359, 360 & 361, Jogendra Garden, Kolkata-700078, within P.S.Kasba, under K.M.C. Ward No. 107, District South 24-Parganas as mentioned above and also mutated as a recorded owners in the Kolkata Municipal Corporation and paid the relevant taxes upto date.

I hereby certify that the above mentioned landed property of M/S. VINDHYA PROJECTS PVT. LTD, M/S. VINDHYA PROPERTIES AND MANAGEMENT PVT. LTD, & M/S. ABHISHEK VYAPAR PVT. LTD are free from all sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned 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 KMDA and The KIT and any other authority and is fit for equitable mortgage.

The receipt for the relevant searches are closed herewith :-

AMITABHA RAY
Amitabha Ray
Advocate
Alipore Police Court
Kolkata-700027, WB/236/1984

ADVOCATE

No. REGN V 537196.

Receipt for Fees Deposited for Search or Inspection

Serial Number of application... 42796.
Date of application... 9/9/16
Year(s) for which the record to be searched or inspected relates... 1986-2016
Name of office to which the record to be searched or inspected relates... D-2 + Sealdah.

Name of person or property to be searched...
Nature of document... 360, Jogendra Garden
Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)...

8. From whom received... Prabin Dey.

9. Fees paid under Article—
F (1) (i) 60/-
F (1) (ii)
F (2)

Registrar of...

Forwarded to D.S.R./A.D.S.R. _____
for searching from _____ to _____

J

Forwarded to D.S.R./A.D.S.R. _____
for searching from _____ to _____

J

No. REGN V 537195¹

Receipt for Fees Deposited for Search or Inspection

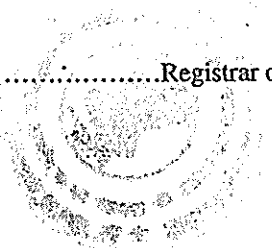
Serial Number of application..... 42795

Date of application..... 9/9/16

Search for the year(s)..... 1986 - 2006

- 4. Name of office to which the record to be searched or inspected relates..... 359, Jogendra Garden
- 5. Name of person or property to be searched.....
- 6. Nature of document..... DK + Sealder
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
- 8. From whom received..... II
Prabir Das
- 9. Fees paid under Article—
 F (1) (i) 60/- →
 F (1) (ii)
 F (2)

Registrar of.....



Forwarded to D.S.R/A.D.S.R.
for searching from.....to.....

J

Forwarded to D.S.R/A.D.S.R.
for searching from.....to.....

J

No. REGN V 537194

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 42794.
Date of application..... 9/9/16.
Search for the year(s)..... 1986-2016.

Name of office to which the record to be searched or inspected relates.....
Dd + Seeldak,

5. Name of person or property to be searched.....
6. Nature of document..... 358/1, Jogendra Garden

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
Kot-78.
u

8. From whom received.....
Prabir Das.

9. Fees paid under Article—
F (1) (i) 60/-
F (1) (ii)
F (2)

.....Registrar of.....

Forwarded to D.S.R/A.D.S.R. _____ to _____
for searching from..... to.....

S

Forwarded to D.S.R/A.D.S.R. _____ to _____
for searching from..... to.....

S

No. REGN W 816633

Receipt for Fees Deposited for Search or Inspection

43333-

1. Serial Number of application.....

2. Date of application..... 19.11.15

3. Search for the year(s)..... 1985-2016

4. Name of office to which the record to be searched or inspected relates..... J & T Scudder.

5. Name of person or property to be searched.....

6. Nature of document..... 358, Jogendra Garden

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....

8. From whom received..... P. Dey

9. Fees paid under Article—

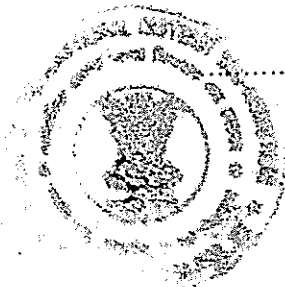
F (1) (i)

F (1) (ii)

F (2)

60/-

Registrar of.....



forwarded to U.S.A./A.D.S.R. _____

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forwarded to U.S.A./A.D.S.R. _____

searching from _____ to _____

8

Government of West Bengal
Office of the D.S.R. - III SOUTH 24-PARGANAS (From 23/02/2009
Receipt for fees deposited for Search
Form - 1556

Date of Application: 18-01-2017

Serial No of Application 1603000378/2017 Search No 1603000378/2017
Search for the Years From 2016 To 2017
Property to be Searched District: South 24-Parganas, PS: Kasba, Premises: 360, Road: Jogendra Garden Lane
From whom Received Mr Prabir Dey
Fees Paid under Articles F1(i) 2/- F1(ii) 1/-

Search Result:

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Deed Details
District: South 24-Parganas, PS: Kasba, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 360, Road: Jogendra Garden Lane	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Khatian: 00000	Area of Land: 8.86875000 (5 Katha,6 Chatak) Area of Structure: 100 Sq Ft	Deed No: I-04670/2016 Query No: 160310003453 69/2016 Serial No: 1603005403/2 016 Page: 139674 - 139712 Date of Registration: 27/09/2016 Date of Completion: 29/09/2016
District: South 24-Parganas, PS: Kasba, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 360, Road: Jogendra Garden Lane	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Khatian: 00000	Area of Land: 8.86875000 (5 Katha,6 Chatak) Area of Structure: 100 Sq Ft	Deed No: I-04690/2016 Query No: 160310003574 69/2016 Serial No: 1603005423/2 016 Page: 140240 - 140263 Date of Registration: 27/09/2016 Date of Completion: 29/09/2016



(Mr Utpal Kumar Basu)

D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

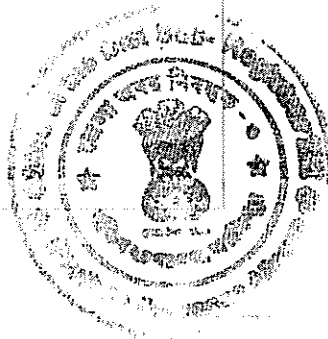
Government of West Bengal
Office of the D.S.R. - III SOUTH 24-PARGANAS (From 23/02/2009
Receipt for fees deposited for Search
Form - 1556

Date of Application: 18-01-2017

Serial No of Application 1603000376/2017 Search No 1603000376/2017
Search for the Years From 2016 To 2017
Property to be Searched District: South 24-Parganas, PS: Kasba, Premises: 358/1, Road: Jogendra Garden Lane
From whom Received Mr Prabir Dey
Fees Paid under Articles F1(i) 2 /- F1(ii) 1 /-

Search Result:

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Deed Details
District: South 24-Parganas, PS: Kasba, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 358/1, Road: Jogendra Garden Lane	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Khatian: 00000	Area of Land: 8.25000000 (5 Katha) Area of Structure: 100 Sq Ft	Deed No: I-04670/2016 Query No: 160310003453 69/2016 Serial No: 1603005403/2 016 Page: 139674 - 139712 Date of Registration: 27/09/2016 Date of Completion: 29/09/2016
District: South 24-Parganas, PS: Kasba, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 358/1, Road: Jogendra Garden Lane	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Khatian: 00000	Area of Land: 8.25000000 (5 Katha) Area of Structure: 100 Sq Ft	Deed No: I-04690/2016 Query No: 160310003574 69/2016 Serial No: 1603005423/2 016 Page: 140240 - 140263 Date of Registration: 27/09/2016 Date of Completion: 29/09/2016



(Mr Utpal Kumar Basu)

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Receipt for fees deposited for Search
Form - 1556

Date of Application: 18-01-2017

Serial No of Application 1603000375/2017 Search No 1603000375/2017
Search for the Years From 2016 To 2017
Property to be Searched District: South 24-Parganas, PS: Kasba, Premises: 359, Road: Jogendra Garden Lane
From whom Received Mr Prabir Dey
Fees Paid under Articles F1(i) 2/- F1(ii) 1/-

Search Result:

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Deed Details
District: South 24-Parganas, PS: Kasba, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 359, Road: Jogendra Garden Lane	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Khatian: 00000	Area of Land: 8.25000000 (5 Katha) Area of Structure: 100 Sq Ft	Deed No: I-04670/2016 Query No: 160310003453 69/2016 Serial No: 1603005403/2 016 Page: 139674 - 139712 Date of Registration: 27/09/2016 Date of Completion: 29/09/2016
District: South 24-Parganas, PS: Kasba, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 359, Road: Jogendra Garden Lane	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Khatian: 00000	Area of Land: 8.25000000 (5 Katha) Area of Structure: 100 Sq Ft	Deed No: I-04690/2016 Query No: 160310003574 69/2016 Serial No: 1603005423/2 016 Page: 140240 - 140263 Date of Registration: 27/09/2016 Date of Completion: 29/09/2016



(Mr Utpal Kumar Basu)

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Receipt for fees deposited for Search
Form - 1556

Date of Application: 18-01-2017

Serial No of Application 1603000377/2017 Search No 1603000377/2017
Search for the Years From 2016 To 2017
Property to be Searched District: South 24-Parganas, PS: Kasba, Premises: 358, Road: Jogendra Garden Lane
From whom Received Mr Prabir Dey
Fees Paid under Articles F1(i) 2 /- F1(ii) 1 /-

Search Result:

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Deed Details
District: South 24-Parganas, PS: Kasba, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 358, Road: Jogendra Garden Lane	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Khatian: 00000	Area of Land: 8.25000000 (5 Katha) Area of Structure: 100 Sq Ft	Deed No: I-04670/2016 Query No: 160310003453 69/2016 Serial No: 1603005403/2 016 Page: 139674 - 139712 Date of Registration: 27/09/2016 Date of Completion: 29/09/2016
District: South 24-Parganas, PS: Kasba, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 358, Road: Jogendra Garden Lane	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Khatian: 00000	Area of Land: 8.25000000 (5 Katha) Area of Structure: 100 Sq Ft	Deed No: I-04690/2016 Query No: 160310003574 69/2016 Serial No: 1603005423/2 016 Page: 140240 - 140263 Date of Registration: 27/09/2016 Date of Completion: 29/09/2016



District: South 24-Parganas, PS: Kasba, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 358, Road: Jogendra Garden Lane, Ward: 107	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Khatian: 00000	Area of Land: 8.25000000 (5 Katha)	Deed No: I-01824/2016 Query No: 160300004970 36/2016 Serial No: 1603002104/2 016 Page: 59026 - 59036 Date of Registration: 12/04/2016 Date of Completion: 13/04/2016 Date of Delivery: 20/04/2016
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(Mr Utpal Kumar Basu)

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