

CHAMPAK GHOSH

ADVOCATE

Calcutta High Court, Bar Association Room no. 15.

Residence & Chamber :

84/11 Jyotish Roy Road, New Alipore, Kolkata – 700053.

Mobile No : 9903011200 & 6291772366. **Email:** champakghosh2010@gmail.com

NO ENCUMBRANCE CERTIFICATE

Re : Premises No. 24, Deodar Street, Police Station and Post Office - Ballygunge, KMC Ward No. 69, Kolkata – 700 019 being Holding No. 41 and 328 and lying and situated under Mouza - Behala, commonly known as Ballygunge Garcha, Touzi No. 1198, now 2833, Dihi Panchannagram, Division VI, Sub-Division “O”, Registry Office at the then Sealdah, now District Sub Registrar and Additional District Sub Registrar at Alipore.

A. OWNER :

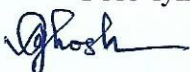
M/S GAUTAM CONSTRUCTION COMPANY PRIVATE LIMITED (PAN NO. AABCG 2187Q), a company incorporated under the Companies Act, 1956, and having its registered office at No. 9/1, Old Post Office Street, Ground Floor, Police Station Hare Street, Post Office New Secretariat, Calcutta 700 001.

B. DEVELOPER :

M/S ANKUR NIRMAN PRIVATE LIMITED (PAN NO. AAGCA 3994G), a company incorporated under Companies Act, 1956 and having its registered office at No. 10, Civil Row, 2nd Floor, Room No. 206/4, Police Station Burrabazar, post Office G.P.O., Kolkata 700 001.

C. DESCRIPTION OF THE PROPERTY :

ALL THAT piece and parcel of revenue free khas mahal land measuring 12 (Twelve) Cottahs and 10 (Ten) Chittaks, be a little more or less, together with structure measuring 1000 Squire Feet lying and situate at and being Premises No. 24, Deodar Street, Police Station -



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Ballygunge, KMC Ward No. 69, Post Office - Ballygunge, Kolkata – 700 019 being Holding No. 41 and 328 and lying and situated under Mouza - Behala, commonly known as Ballygunge Garcha, Touzi No. 1198, now 2833, Dihi Panchannagram, Division VI, Sub-Division “O”, Registry Office at the then Sealdah, now District Sub Registrar and Additional District Sub Registrar at Alipore, in the District of now South 24 Parganas, butted and bounded as under :

On the North : Passage ;

On the South : Premises No. 45, Hazra Road ;

On the East : Premises No. 45/2, Hazra Road ;

On the West : Deodar Street (20 ft) ;

D. TITLE :

That at all material time one Sunil Kumar Bandopadhyay, son of Late Ram Taran Bandopadhyay, was the absolute owner, inter alia, of a revenue free plot of land measuring more or less 12 Cottah 10 Chittack with structure and comprised within Municipal Premises No. 24, Deodar Street, Police Station Ballygunge, Post Office Ballygunge, Calcutta 700 019, having Holding No. 41 and 328, lying and situated under Mouza Behala, commonly known as Ballygunge Gorcha, Touzi No. 1198, now 2833, Dihi Panchannagram, Division VI, Sub-Division “O”, Registry Office at the then Sealdah, now District Sub Registrar and Additional District Sub Registrar at Alipore, in the District of now South 24 Parganas, hereinafter referred to as the “said Premises”.

That under a Deed of Lease dated 23rd December, 1957 and registered before the Sub-Registrar Alipore in Book No. 1, Volume No. 151, Pages 225 to 230, Being No. 9927, for the year 1957 the said Sunil Kumar Bandopadhy, in consideration of the rent mentioned therein, demised unto and in favour of one Debdas Bandopadhyay, son of late Sunil Kumar Bandopadhyay, the said plot of land absolutely and forever on the terms, conditions and consideration as more fully and particularly mentioned and described in the said Deed of Lease.



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That by and/or under a Bengali Deed of Sale dated 10th July, 1960 and registered before the Office of Sub-Registrar, Behala, in Book No. 1, Volume No 34, Pages 145 to 149, Being No. 2609, for the year 1960 the said Sunil Kumar Bandopadhy sold, transferred and alienated, inter alia, the said plot of land unto and in favour of his son, the said Debdas Bandopadhyay, absolutely and forever at a valuable consideration as more fully and particularly mentioned and described in the said Deed of Conveyance.

That under a Deed of Conveyance dated 20th May, 2011 and registered before DSR – III, Alipore, in Book No. 1, CD Volume No 8, Pages 1353 to 1368, Being No. 03908, for the year 2011, the said Debdas Bandopadhyay sold transferred and alienated the said plot of land unto and in favour of M/S GAUTAM CONSTRUCTION COMPANY PRIVATE LIMITED at a valuable consideration as more fully and particularly mentioned and described in the said Deed of Conveyance.

That one Bhagwani Devi and Pratap Singh claiming alleged thika tenants in respect of the said Premises moved before the Controller of Kolkata Thika Tenancy and the same was summarily rejected vide a judgement and order dated 7th March, 2014 by the Controller of Kolkata Thika Tenancy and duly mutate the said Premises in favour of M/S GAUTAM CONSTRUCTION COMPANY PRIVATE LIMITED by allotting Assessee No. 110691602521.

That M/S GAUTAM CONSTRUCTION COMPANY PRIVATE LIMITED have absolute ownership free from all encumbrance, lien, lispence, attachment or any defect in right, title and interest in respect of the said Premise.

E. DEVELOPMENT AND POWER AGREEMENT :

That in respect to develop the said Premises vide Development Agreement dated 11th March, 2016, duly registered in the Office of the D. S. R. – III, South 24 Parganas, Alipore, registered in Book No. 1, Volume No 1603 - 2016, Pages 40331 to 40389, Being No. 160301248, in the year 2016, M/S GAUTAM CONSTRUCTION COMPANY PRIVATE LIMITED entered into a development agreement with M/S ANKUR NIRMAN PRIVATE LIMITED and a Power under Development Agreement dated 17th March, 2016, duly registered in the Office of the D. S. R. – III, South 24 Parganas, Alipore, registered in Book



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No. 1, Volume No 1603 - 2016, Pages 48078 to 48106, Being No. 160301455 for the year 2016.

F. PROJECT NAME :

“ANKUR DIVA”.

G. DOCUMENT INSPECTED :

- I. Bengali Deed of Sale dated 10th July, 1960 and registered before the Office of Sub-Registrar, Behala, in Book No. 1, Volume No 34, Pages 145 to 149, Being No. 2609, for the year 1960.
- II. Deed of Conveyance dated 20th May, 2011 and registered before DSR – III, Alipore, in Book No. 1, CD Volume No 8, Pages 1353 to 1368, Being No. 03908, for the year 2011.
- III. Deed of Declaration dated 11th July, 2011 and registered before DSR – III, Alipore, in Book No. 1, CD Volume No 11, Pages 6350 to 6357, Being No. 05311, for the year 2011.
- IV. Judgement and Order dated 7th March, 2014 passed by the Controller of Kolkata Thika Tenancy.
- V. Mutation Documents issued by Kolkata Municipal Corporation in favour of M/S GAUTAM CONSTRUCTION COMPANY PRIVATE LIMITED and Report-on-Title.
- VI. NOC issued by Competent Authority, U. L. C., Kolkata dated 23. 03. 2016 and Kolkata Municipal Corporation dated 05. 02. 2019 issued in favour of M/S GAUTAM CONSTRUCTION COMPANY PRIVATE LIMITED in respect of the said Premises.



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- VII. Development Agreement dated 11th March, 2016, duly registered in the Office of the D. S. R. – III, South 24 Parganas, Alipore, registered in Book No. 1, Volume No 1603 - 2016, Pages 40331 to 40389, Being No. 160301248, in the year 2016 and
- VIII. Power under Development Agreement dated 17th March, 2016, duly registered in the Office of the D. S. R. – III, South 24 Parganas, Alipore, registered in Book No. 1, Volume No 1603 - 2016, Pages 48078 to 48106, Being No. 160301455 for the year 2016.

H. CERTIFICATE :

Based on the documents, copies of title related Deeds, mutation, the Report-on-Title, etc. on the land measuring 12 (Twelve) Cottahs and 10 (Ten) Chittaks, be a little more or less, together with structure measuring 1000 Squire Feet lying and situate at and being Premises No. 24, Deodar Street, Police Station - Ballygunge, KMC Ward No. 69, Post Office - Ballygunge, Kolkata – 700 019 being Holding No. 41 and 328 and lying and situated under Mouza - Behala, commonly known as Ballygunge Garcha, Touzi No. 1198, now 2833, Dihi Panchannagram, Division VI, Sub-Division “O”, Registry Office at the then Sealdah, now District Sub Registrar and Additional District Sub Registrar at Alipore on which “ANKUR DIVA” project is being developed is free from all encumbrances, liens, lispences, attachments or any defects in title and interest, etc. and presently has not mortgaged/secured in any manner with any Bank/Financial Institution for loan and the flats/units/garages/spaces going to be constructed thereon shall have good marketable title.

Date : 20th February, 2019.



CHAMPAK GHOSH
ADVOCATE
CALCUTTA HIGH COURT
WB / 548 / 2001