

District: 24 Parganas (South)
In the Court of Learned 6th Civil Judge (Junior Division) at Alipore
T.S. No. 109 of 2015
Entaz Ali Sardar
..... Plaintiff
Vs.
Landis Gyar Ltd., DTC Projects Pvt. Ltd. & Ors.
..... Defendants

- (1) The Plaintiff filed the above suit against the Defendant companies inter alia for declaration and demarcation of land stating that his grand father late Erfan Ali Sardar was the recorded owner of 2.51 Decimals of land comprised in Dag No.13 and 11 Decimals of land Dag No.11 in Mouza Daulatpur, within Police Station Bishnupur, District South 24- Parganas. Erfan Ali Sardar died and his only son Kachem Ali Sardar died before his death. Plaintiff is only son of Kachem Ali Sardar and grandson of Erfan Ali Sardar.
- (2) The name of Plaintiff is NOT recorded in the record of rights in the concerned Block Land & Land Revenue Office.
- (3) The Promoters own a portion of land measuring 2.45 Decimals in Dag No.13 which is comprised in project land and seized and possessed of the same and their names are duly recorded in the record of rights in various Khatian Numbers.
- (4) The Promoters have challenged the Plaint and filed an Application under Order 7 Rule 11 of Civil Procedure Code for rejection of Plaint which is pending before the Ld. Court.

By a Deed of Mortgage dated 15.3.2016, registered with the Registrar of Assurances, Kolkata being Deed No.02309 for the Year 2016, made between

1. **DTC Projects Pvt. Ltd.,** (CIN U51909WB1995PTC067230)
2. **Indraloke Tradelinks Pvt. Ltd.,** (CIN U51909WB2009PTC137173)
3. **Panther Management Services Pvt. Ltd.,** (CIN U74140WB2009PTC135855)
4. **Integrity Consultancy Services Pvt. Ltd.,** (CIN U74140WB2009PTC135857)
5. **Welkin Dealers Pvt. Ltd.,** (CIN U51109WB2009PTC135836)
6. **Sunfast Vinimay Pvt. Ltd.,** (CIN U51109WB2009PTC135884)
7. **Monopoly Tradelinks Pvt. Ltd.,** (CIN U51109WB2009PTC135910)
8. **Jackpot Advisory Services Pvt. Ltd.,** (CIN U74140WB2009PTC135856)
9. **Octagon Tradelinks Pvt. Ltd.,** (CIN U51109WB2009PTC135825)
10. **Butterfly Advisory Services Pvt. Ltd.,** (CIN U74140WB2009PTC135859)
11. **Pankaj Management Services Pvt. Ltd.,** (CIN U93000WB2009PTC136140)
12. **Fairland Suppliers Services Pvt. Ltd.,** (CIN U51109WB2009PTC135826)
13. **Mountview Advisory Services Pvt. Ltd.,** (CIN U93000WB2009PTC136137)
14. **Everlink Vincom Pvt. Ltd.,** (CIN U45400WB2012PTC188630)
15. **Daylight Distributors Pvt. Ltd.,** (CIN U51109WB2009PTC135844)
16. **Aakav Devcon Pvt. Ltd.,** (CIN U45400WB2012PTC188219)
17. **Amazing Residency Pvt. Ltd.,** (CIN U45400WB2012PTC188220)
18. **Anandmayee Housing Pvt. Ltd.,** (CIN U45400WB2012PTC188234)
19. **Balkrishan Infracon Pvt. Ltd.,** (CIN U45400WB2012PTC188235)

20. Bemishal Promoters Pvt. Ltd., (CIN U45400WB2012PTC188277)
21. Bhavsagar Niwas Pvt. Ltd., (CIN U45400WB2012PTC188310)
22. Goodside Realtors Pvt. Ltd., (CIN U45400WB2012PTC188276)
23. Dios Realtors Pvt. Ltd., (CIN U45400WB2012PTC188313)
24. Circular Realcon Pvt. Ltd., (CIN U45400WB2012PTC188315)
25. Vedvani Residency Pvt. Ltd., (CIN U45400WB2012PTC188328)
26. Winsher Realtors Pvt. Ltd., (CIN U45400WB2012PTC188551)
27. Everlink Residency Pvt. Ltd., (CIN U45400WB2012PTC188630)
28. Gajrup Complex Pvt. Ltd., (CIN U45400WB2012PTC188269)
29. Everrise Realtors Pvt. Ltd., (CIN U45400WB2012PTC188270)
30. Parrot Complex Pvt. Ltd., (CIN U45400WB2012PTC188334)
31. Bhootnath Housing Pvt. Ltd., (CIN U45400WB2012PTC188548)
32. ELK Devcon Pvt. Ltd., (CIN U45400WB2012PTC188346)
33. Hilmil Infracon Pvt. Ltd., (CIN U45400WB2012PTC188351)
34. Hence Promoters Pvt. Ltd., (CIN U45400WB2012PTC188631)
35. Hardsoft Realtors Pvt. Ltd., (CIN U45400WB2012PTC188300)
36. Pattern Nirman Pvt. Ltd., (CIN U45400WB2012PTC188243)
37. Queencity Complex Pvt. Ltd., (CIN U45400WB2012PTC188296)
38. Sagam Devcon Pvt. Ltd., (CIN U45400WB2012PTC188292)
39. Sarvlok Hirise Pvt. Ltd., (CIN U45400WB2012PTC188353)
40. Namchi Devcon Pvt. Ltd., (CIN U45400WB2012PTC188295)
41. Shivpariwar Developers Pvt. Ltd., (CIN U45400WB2012PTC188554)
42. Siddhibhumi Niwas Pvt. Ltd., (CIN U45400WB2012PTC188324)
43. Snowberry Buildtech Pvt. Ltd., (CIN U45400WB2012PTC188552)
44. Linton Towers Pvt. Ltd., (CIN U45400WB2012PTC188356)
45. Zaljog Complex Pvt. Ltd., (CIN U45400WB2012PTC188550)
46. Topmost Complex Pvt. Ltd., (CIN U45400WB2012PTC188547)
47. Seabird Niwas Pvt. Ltd., (CIN U45400WB2012PTC188553)
48. Viewline Hirise Pvt. Ltd., (CIN U45400WB2012PTC188271)
49. Katrina Realtors Pvt. Ltd., (CIN U45400WB2012PTC188272)
50. Amrit Realcon Pvt. Ltd., (CIN U45400WB2012PTC188549)
51. Lucky Hirise Pvt. Ltd., (CIN U45400WB2012PTC188530)
52. Jota Builders Pvt. Ltd., (CIN U45400WB2012PTC188526)
53. Quality Residency Pvt. Ltd., (CIN U45400WB2012PTC188527)
54. Premkunj Residency Pvt. Ltd., (CIN U45400WB2012PTC188528)
55. Prayas Residency Pvt. Ltd., (CIN U45400WB2012PTC188533)
56. Panchwati Infracon Pvt. Ltd., (CIN U45400WB2012PTC188524)
57. Oversure Nirman Pvt. Ltd., (CIN U45400WB2012PTC188523)
58. Motilal Hirise Pvt. Ltd., (CIN U45400WB2012PTC188522)
59. Daava Realcon Pvt. Ltd., (CIN U45400WB2012PTC188529)
60. Meantime Buildcon Pvt. Ltd., (CIN U45400WB2012PTC188303)
61. Mangalmayee Realtors Pvt. Ltd., (CIN U45400WB2012PTC188309)
62. Anju Promoters Pvt. Ltd., (CIN U45400WB2012PTC188525)
63. Linkview Housing Pvt. Ltd., (CIN U45400WB2012PTC188531)
64. Linkplan Properties Pvt. Ltd., (CIN U45400WB2012PTC188534)
65. Likewise Construction Pvt. Ltd., (CIN U45400WB2012PTC188632)
66. Evertime Residency Pvt. Ltd., (CIN U45400WB2012PTC188532)
67. Kush Residency Pvt. Ltd., (CIN U45400WB2012PTC188634)
68. Balmukund Marketing Pvt. Ltd., (CIN U52390WB2009PTC140389)
69. Clock Tradelink Pvt. Ltd., (CIN U70100WB2010PTC140608)
70. Desire Sales Pvt. Ltd., (CIN U70109WB2010PTC140609)
71. Lord Dealers Pvt. Ltd., (CIN U51109WB2008PTC128896)
72. Moonlight Dealtrade Pvt. Ltd., (CIN U52190WB2010PTC140597)
73. Orchid Infracon Pvt. Ltd., (CIN U45400WB2007PTC116111)
74. Orchid Realcon Pvt. Ltd., (CIN U70101WB2007PTC117978)

75. **Queen Dealersv Pvt. Ltd.,** (CIN U52390WB2009PTC140388)
76. **Smile Dealcom Pvt. Ltd.,** (CIN U52390WB2010PTC140849)
77. **Sunlight Dealtrade Pvt. Ltd.,** (CIN U52390WB2009PTC140386)

therein referred to as the Mortgagors, being the Promoters, and all having their registered office at 1, Netaji Subhas Road, Police Station-Lal Bazar, Kolkata-700 001,

AND

State Bank of India, Bhawanipore Branch, therein referred to as the Mortgagee, having its office at "Premlata" (2nd Floor), 39, Shakespeare Sarani, Police Station-Shakespeare Sarani, Kolkata-Kolkata-700017 whereby and whereunder, the Promoters have mortgaged inter alia the project land comprised in various Dags and recorded in various Khatians in Mouza Daulatpur and Hanspukuria, District South 24-Parganas, as described below for availing development finance from the said Bank on the terms and conditions as mentioned therein.

Schedule of Mortgaged Land:

All that pieces and parcels of land measuring 9.52 (nine point five two) Acres be the same a little more or less ('Bastu', 'Road' and "Sali" by classification) {out of which 9.32 (nine point three two) Acres in Mouza - Daulatpur and balance 0.20 (zero point two zero) Acre in Mouza - Hanspukuria}}, J.L. No. 79 and 23 respectively in R.S. Khatian Nos. 134(P), 466, 467, 285(P), 571(P), 363(P), 439, 239(P), 470, 318, 468, 472, 96, 268(P), 581, 582 and 583(P) in R.S. and L.R. Plot Dag Nos. 12(P), 13(P), 18(P), 19(P), 21(P), 24(P), 25, 26, 55(P), and 56(P) in Mouza - Daulatpur, R.S. Plot Dag No. 506 (P) in Mouza - Hanspukuria in L.R. Khatian Nos. 3068, 3066, 3069, 3027, 3071, 3072, 3073, 3074, 3075, 3076, 3080, 3079, 3077, 3078, 3028, 3029, 3051, 3035, 3094, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3034, 3033, 3032, 3030, 3031, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3088, 3064, 3065, 3050, 3048, 3049, 3091, 3046, 3047, 4111, 3089, 3023, 3024, 3087, 3025, 3026, 3092, 3021, 3020, 3019, 3067, 3070, 3081, 3082, 3093, 3083, 3084, 3090, 3085, 3086 and 1682 Police Station – Bishnupur and Thakurpukur within the local limits of Kulerdari Gram Panchayat and within the jurisdiction of Additional District Sub Registrar Bishnupur, District 24 Parganas(S), butted and bounded as follows :

On the North by: Partly by R.S. Plot Dag No. 506 of Mouza Hanspukuria, partly R.S. & L.R. Plot Dag Nos. 19, 18, 13, 12 and 56 of Mouza Daulatpur.

On the South by: Partly R.S. Plot Dag No. 506 of Mouza Hanspukuria, partly R.S. & L.R. Plot Dag Nos. 19, 18, 13, 23, 27, 30, 31, 32, 49 and 51 of Mouza Daulatpur.

On the East by: Partly R.S. & L.R. Plot Dag Nos. 57, 55, of Mouza Daulatpur.

On the West by: Partly R.S. & L.R. Plot Dag Nos. 13, 21, 24, and 23 of Mouza Daulatpur.

For DTC PROJECTS PVT. LTD.


Authorised Signatory