

Ref. No.

Date 03.12.2025

To,

ACQUET TRADING PRIVATE LTD

Registered Office at 9A, Lord Sinha Road,
P.O. Middleton Row, P.S. Shakespeare Sarani,
Kolkata - 700071.

No Encumbrances Certificate and detailed Report on Title.

Ref : An area of containing an area by physical measurement 5675 square feet but as per title deeds an area of approx 6 Cottahs 10 Chittacks 39 Sq.ft. of lands within the four side boundary wall lying and situate in Mouza - MADURDAH (Madurdaha), C.S. Dag No. 448 and 450, R.S. Dag No. 445 & 457, under Khatian No. 189 & 46, P. S. - Kasba, District - South 24 - Paraganas, Municipal Premises No. 622, Madurdaha, Kolkata - 700 107, within Ward No. 108 of the Kolkata Municipal Corporation. Present Owners of the said Plot : (1) Companion Traders Private Limited, (2) Compass Vinimay Private Limited (3) Brightex Merchants Private Limited (4) Citiline Vyapaar Private Limited (5) Apurva Commo Trade Private Limited (6) Anjani Marketing Private Limited, (7) Ajanta Dealers Private Limited (8) Kusum Agents Private Limited (9) Laxmi Tradecon Private Limited, (10) Milestone Distributors Private Limited (11) Neptune Dealers Private Limited (12) Nutshell Marketing Private Limited (13) Oracle Commerce Private Limited, (14) Purbasha Merchants Private Limited, (15) Gentex Commerce Private Limited, (16) Jetage Vinimay Private Limited, (17) Symphony Commodities Private Limited, (18) Solidex Vinimay Private Limited, (19) Frontrade Vinimay Private Limited, (20) Goodwin Sales Agency Private Limited, (21) Goodwill Vinimay Private Limited, (22) Finetrade Sales Agencies Private Limited, (23) Gentex Trading Private Limited, (24) Integral Vinimay Private Limited, (25) Dignity Traders Private Limited, (26) Gainwell Suppliers Private Limited, (27) Ulekh Sales Agency Private Limited, (28) S. N. Towers Private Limited, (29) Natural Towers Private Limited, (30) Lord Sinha Developers Private Limited

I have caused necessary searches in the Additional Sub-Registry Office at Sealdah for the period from 2008 to 2025 and in the District Registry Office at D.S.R.-Alipore for a period from

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2008 to 2025 and ARA, Kolkata for period from 2008-2025 have inspected the Settlement Records and all other relevant documents in respect of the aforesaid property.

My report is as follows :

A. By a Deed of Conveyance dated 3.10.1980 made by and between (1) Smt. Uma Das, daughter of Sri Satish Chandra Das, (2) Sri Paban Kumar Das, son of Sri Satish Chandra Das and (3) Sri Jogendra Nath Mondal, son of Sri Upendra Nath Mondal, therein collectively referred to as the Vendors of the One Part and Smt. Anima Basu, wife of Sri Bishnupada Bose, therein referred to as the Purchaser of the Other Part and registered at the office of the Sub - Registrar of Alipore, in Book No. I, Volume No. 264, Pages 109 to 115, Being No. 8108, for the year 1980, the Vendor therein for the Consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein ALL THAT piece and parcel of land inter alia as follows:-

- i. Land measuring about 4 Cottahs 10 Chittacks 23 Sq.ft. out of 2 Bighas all situated at C. S. Khatian No. 133, R.S. Khatian No. 189, C.S. Dag No. 448, R.S. Dag No. 455, Touzi No. 2998, J.L. No. 12, Resa 212, Mouza - Madurdaha, P.S. Kasba, Jadavpur, presently P.S.-Tiljala, District 24 Parganas (South) also under the limit of Kolkata Municipal Corporation morefully and particularly described in First Schedule mentioned herein.
- ii. Land measuring about 2 Cottahs 16 Sq.ft. out of 1 Bigha 9 Cottahs of land, all situated at C. S. Khatian No. 59, R.S. Khatian No. 46 comprising of C.S. Dag No. 455, R.S. Dag No. 457 to the Collector of 24 Parganas under Collectorates Touzi No. 2998, Resa No. 212, J.L. No. 12, Mouza-Madurdaha, P.S. Kasba, District 24 Parganas (South).

B. Thus the said Smt. Anima Basu alone hereinafter became the absolute Owner of all that the said lands lying in Mouza-MADURDAH (Madurdaha), Kolkata - 700 107, morefully described in the First Schedule hereunder written and hereinafter referred to as the said premises.

C. The said Smt. Anima Basu died intestate on 21.10.2001 leaving behind (1) Sri Partha Basu, (2) Sri Siddhartha Bose, (3) Smt. Kasturi

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Basu and (4) Sri Soumitra Basu as her only legal heirs who became the joint co-owners in respect to the said premises.

D. By a registered deed of Conveyance made on 12.03.2016 made by and between Partha Basu, Sidharth Bose and Soumitra Basu, therein collectively referred to as the Vendors of the One Part and Companion Traders Private Limited & Others therein collectively referred to as the Purchasers of the Other Part and registered at the office of Additional Registrar of Assurance I, Kolkata in Book No. I, Volume No. 1901-2016, Pages No. 87328 to 87391, Being No. 190102512 for the year 2016, the Vendor therein sold and conveyed to the Purchasers therein on the terms & conditions as mention therein ALL THAT the piece and parcel of land having an area a 2 Cottahs 16 Sq.ft. (including 100 sq. ft. structure tiles roof) being demarcated as Plot No. 7, situated in C. S. Dag No. 455, R.S. Dag No. 457, C.S. Khatian No. 59, R.S. Khatian No. 46, Mouza - MADURDAH (Madurdaha), District 24 Parganas (South), P.S. - Tiljala, Touzi No. 2998, Re Sa - 212, J. L. No. 12, Mouza - MADURDAH (Madhurdaha) within Ward No. 108 of Kolkata Municipal Corporation.

E. By a registered Deed of Conveyance dated 12.03.2016 made by and between Partha Basu, Sidharth Bose and Soumitra Basu, therein collectively referred to as the Vendors of the One Part and Companion Traders Private Limited & Others therein collectively referred to as the Purchasers of the Other Part and registered at the office of Additional Registrar of Assurance I, Kolkata in Book No. I, Volume No. 1901-2016, Pages No. 96267 to 96331, Being No. 190102749 for the year 2016, the Vendor therein duly sold and conveyed to the Purchasers therein ALL THAT the piece and parcel of land having an area of 4 Cottahs 10 Chittacks and 23 Sq.ft. (including 100 sq. ft. structure tiles roof) being demarcated as Plot No. 7, situated at Mouza - MADURDAH (Madurdaha), C. S. Dag No. 448, R.S. Dag No. 455, C.S. Khatian No. 133, R.S. Khatian No. 189, District : 24 Parganas (South), P. S. Tiljala, Touzi No. 2998, Re Sa No. 212, J.L. No. 12 Mouza - MADURDAH (Madurdaha) within the Ward No. 108, of Kolkata Municipal Corporation.

F. By virtue of the aforesaid 2 Deed of Conveyances the said thirty companies being the Owners herein became the owners of the ALL THAT the piece and parcel of land measuring an area of 6 Cottahs 10 Chittacks and 39 Sq.ft. land more fully and particularly described the First Schedule hereinabove written and hereinafter referred to as the said premises.



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G. The Owners duly got the sanction of Building Plan being Building Permit No. 2025120273 dated 11th October, 2025 from the Kolkata Municipal Corporation.

H. By a Development Agreement dated 7th November, 2025 made by and between (1) COMPANION TRADERS PRIVATE LIMITED, (2) COMPASS VINIMAY PRIVATE LIMITED (3) BRIGHTEX MERCHANTS PRIVATE LIMITED (4) CITILINE VYAPAAR PRIVATE LIMITED (5) APURVA COMMO TRADE PRIVATE LIMITED (6) ANJANI MARKETING PRIVATE LIMITED, (7) AJANTA DEALERS PRIVATE LIMITED (8) KUSUM AGENTS PRIVATE LIMITED (9) LAXMI TRADECON PRIVATE LIMITED, (10) MILESTONE DISTRIBUTORS PRIVATE LIMITED (11) NEPTUNE DEALERS PRIVATE LIMITED (12) NUTSHELL MARKETING PRIVATE LIMITED (13) ORACLE COMMERCE PRIVATE LIMITED, (14) PURBASHA MERCHANTS PRIVATE LIMITED, (15) GENTEX COMMERCE PRIVATE LIMITED, (16) JETAGE VINIMAY PRIVATE LIMITED, (17) SYMPHONY COMMODITIES PRIVATE LIMITED, (18) SOLIDEX VINIMAY PRIVATE LIMITED, (19) FRONTRADE VINIMAY PRIVATE LIMITED, (20) GOODWIN SALES AGENCY PRIVATE LIMITED, (21) GOODWILL VINIMAY PRIVATE LIMITED, (22) FINETRADE SALES AGENCIES PRIVATE LIMITED, (23) GENTEX TRADING PRIVATE LIMITED, (24) INTEGRAL VINIMAY PRIVATE LIMITED, (25) DIGNITY TRADERS PRIVATE LIMITED, (26) GAINWELL SUPPLIERS PRIVATE LIMITED, (27) ULEKH SALES AGENCY PRIVATE LIMITED, (28) S. N. TOWERS PRIVATE LIMITED, (29) NATURAL TOWERS PRIVATE LIMITED, (30) LORD SINHA DEVELOPERS PRIVATE LIMITED, therein collectively referred to as the Owners and **ACQUET TRADING PRIVATE LTD.** therein referred to as the **DEVELOPER**, duly registered in the Office of the Additional Registrar of Assurance – IV, Kolkata in Book No. I, Volume No. 1904.-2025, Pages No. 696908 to 696961 having Being No 190416037 of year 2025, in respect to **ALL THAT** the piece and parcel of containing an area by physical measurement 5675 square feet but as per title deeds an area of approx 6 Cottahs 10 Chittacks 39 Sq.ft. of lands within the four side boundary wall lying and situate in Mouza - MADURDAH (Madurdaha), C.S. Dag No. 448 and 450, R.S. Dag No. 445 & 457, under Khatian No. 189 & 46, P. S. - Kasba, District - South 24 - Paraganas, Municipal Premises No. 622, Madurdaha, Kolkata - 700 107, within Ward No. 108 of the Kolkata Municipal Corporation. Present.

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I. The Owners have delegated the power to the Promoter which are duly executed and registered on 18/11/2025 before Additional Registrar of Assurance IV, Kolkata in Book No. I, Volume No. 1904-2025, Pages- 719128 to 719162 having Being No 190416528 for the year 2025.

The said (1) Companion Traders Private Limited, (2) Compass Vinimay Private Limited (3) Brightex Merchants Private Limited (4) Citiline Vyapaar Private Limited (5) Apurva Commo Trade Private Limited (6) Anjani Marketing Private Limited, (7) Ajanta Dealers Private Limited (8) Kusum Agents Private Limited (9) Laxmi Tradecon Private Limited, (10) Milestone Distributors Private Limited (11) Neptune Dealers Private Limited (12) Nutshell Marketing Private Limited (13) Oracle Commerce Private Limited, (14) Purbasha Merchants Private Limited, (15) Gentex Commerce Private Limited, (16) Jetage Vinimay Private Limited, (17) Symphony Commodities Private Limited, (18) Solidex Vinimay Private Limited, (19) Frontrade Vinimay Private Limited, (20) Goodwin Sales Agency Private Limited, (21) Goodwill Vinimay Private Limited, (22) Finetrade Sales Agencies Private Limited, (23) Gentex Trading Private Limited, (24) Integral Vinimay Private Limited, (25) Dignity Traders Private Limited, (26) Gainwell Suppliers Private Limited, (27) Ulekh Sales Agency Private Limited, (28) S. N. Towers Private Limited, (29) Natural Towers Private Limited, (30) Lord Sinha Developers Private Limited, after purchasing the aforesaid property become the absolute owners of the aforesaid area of containing an area by physical measurement 5675 square feet but as per title deeds an area of approx 6 Cottahs 10 Chittacks 39 Sq.ft. of lands within the four side boundary wall of land as mentioned above/also mutated as a recorded owners in Municipal Office and paid the relevant taxes up to date.

I hereby that the above mentioned land of (1) **Companion Traders Private Limited**, (2) **Compass Vinimay Private Limited** (3) **Brightex Merchants Private Limited** (4) **Citiline Vyapaar Private Limited** (5) **Apurva Commo Trade Private Limited** (6) **Anjani Marketing Private Limited**, (7) **Ajanta Dealers Private Limited** (8) **Kusum Agents Private Limited** (9) **Laxmi Tradecon Private Limited**, (10) **Milestone Distributors Private Limited** (11) **Neptune Dealers Private Limited** (12) **Nutshell Marketing Private Limited** (13) **Oracle Commerce Private Limited**, (14) **Purbasha Merchants Private Limited**, (15)



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Gentex Commerce Private Limited, (16) Jetage Vinimay Private Limited, (17) Symphony Commodities Private Limited, (18) Solidex Vinimay Private Limited, (19) Frontrade Vinimay Private Limited, (20) Goodwin Sales Agency Private Limited, (21) Goodwill Vinimay Private Limited, (22) Finetrade Sales Agencies Private Limited, (23) Gentex Trading Private Limited, (24) Integral Vinimay Private Limited, (25) Dignity Traders Private Limited, (26) Gainwell Suppliers Private Limited, (27) Ulekh Sales Agency Private Limited, (28) S. N. Towers Private Limited, (29) Natural Towers Private Limited, (30) Lord Sinha Developers Private Limited, is 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 any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Thanking you,

Yours faithfully,

(AWANI KUMAR ROY)

WB/1927/1978

Encl: As above.