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NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land total measuring an area of 27 (Twenty Seven) Cottahs 08 (Eight) Chittacks 02 (Two) sq. ft. be the same a little more or less lying and situated within at District – South 24 Parganas, Additional Sub-Registrar Office at Garia, P.S.- Narendrapur (erstwhile Sonarpur), P.O.- Garia, Mouza- Barhas Fartabad, JL No. 47, Under R.S. Khatian No. 1238, 1239, 1052, 1055 and 1056, L.R. Khatian No. 767, 2265, 2266, 4757, 4758, 4759, 4760, 4761 4762, 2260 and 2263 comprising in R.S. & L.R. Dag No. 99, 100, 103 & 104, within the limits of Rajpur Sonarpur Municipality, Ward No. 29, presently being Municipal Holding No. 3006, Garia Station Road, Kolkata – 700 084;

PRESENT LAND OWNERS:-

(1) SMT. BIJALI MONDAL (PAN : EYSPM5701G), (Aadhaar No.: 7112 6564 7791), wife of- Late Kanai Lal Neogi alias Kanai Lal Mondal, (2) SRI CHANDAN MONDAL (PAN : AJNPM1320R), (Aadhaar No.: 4594 6391 2383), (3) SRI JAYANTA MONDAL (PAN : ALHPM8537A), (Aadhaar No.: 5165 4273 2172), both No. 3 & 4 sons of- Late Kanai Lal Neogi alias Kanai Lal Mondal, (4) SMT. DEBI SARKAR (PAN : EMDPS8443E), (Aadhaar No.: 3780 8974 1606), wife of- Sri Surajit Sarkar, daughter of- Late Kanai Lal Neogi alias Kanai Lal Mondal and (5) SMT. ARATI BAIRAGI (PAN : CPCPB6642G), (Aadhaar No.: 3349 0006 5726), wife of- Sri Ashok Bairagi, daughter of- Late Kanai Lal Neogi alias Kanai Lal Mondal, all by faith- Hindu, by Occupation- Business & Housewife, by Nationality- Indian, residing at- Garia Station Road, P.O.- Garia, P.S.- Narendrapur (Erstwhile Sonarpur), Kolkata- 700084, District - South 24 Parganas, (6) SMT. MOUSUMI SHRESTHA (PAN : RCIPS3365B), (Aadhaar No.: 3110 1137 7144), wife of Sri Madhu Shrestha, daughter of Nitai Mondal, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at- Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata – 700084, District – South 24 Parganas, (7) SMT. MITHU DUTTA (PAN : EBYPD9702D), (Aadhaar No.: 4533 6720 1670), wife of Kamal Dutta, daughter of Nitai Mondal, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at- Taramani Ghat Road, P.O.- Paschim

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Putiari, P.S.- Tollygunj, Kolkata – 700041, District – South 24 Parganas, (8) TAPATI MONDAL (PAN : DTXPM1552C), (Aadhaar No.: 4388 3794 7726), wife of Late Raju Mondal, by Faith– Hindu, by Occupation– Housewife, by Nationality- Indian, residing at- Garia Station Road, Near B. P. High School, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata – 700084, District – South 24 Parganas, (9) SMT. TANUSREE GANGULY (PAN : AVAPG8895L), (Aadhaar No.: 4448 2174 1191), wife of Sri Amit Ganguly, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at Garia Station Road, Post Office- Garia, Police Station- Narendrapur (Erstwhile Sonarpur), Kolkata – 700084, District- District - South 24 Parganas, (10) GANGULY HOME SEARCH PRIVATE LIMITED (PAN- AADCG2860J) a company incorporated under the provisions of Companies Act, 1956 having its registered office at 167, Garia Station Road, P.O- Garia, P.S.- Narendrapur (Erstwhile Sonarpur), Kolkata- 700084, District- South 24 Parganas, and represented by its authorized signatory SRI SANDIP PRAMANIK (PAN - APCPP5996D), (Aadhaar No.: 5748 8928 9202), son of Sri Biswanath Pramanik, by faith– Hindu, by occupation– Business, by nationality- Indian, residing at- 14, Garia Place North, P.O.- Garia, P.S.– Narendrapur (Sonarpur), Kolkata– 700084, District- South 24 Parganas, (11) ENLIGHTEN BUILDTECH PVT. LTD. (PAN- AAFCE9782K) a Company incorporated under the Companies Act,1956, having its registered Office at- 86B/2, Topsia Road, South, Flat No. 3D, Third Floor, P.O. Gobinda Khatik Road, P.S. Topsia, Kolkata – 700046, District- South 24 Parganas and, (12) ENLIGHTEN PROMOTERS PVT. LTD. (PAN- AAFCE9781L), a Company incorporated under the Companies Act,1956 and having its registered Office at- 86B/2, Topsia Road, South, Flat No. 3D, Third Floor, P.O. Gobinda Khatik Road, P.S. Topsia, Kolkata – 700046, District- South 24 Parganas and represented by one of their Director SRI RISHAV JHUNJHUNWALA (PAN- AOTPJ5217K) (Aadhaar No.: 7323 5460 0427), son of – Sri Manish Jhunjhunwala, by faith – Hindu, by occupation- Business, residing at Flat no-1B, Rajbari, 19, Dover Place, P.O.- Gariahat, P.S.- Gariahat, Kolkata-700019, District- South 24 Parganas, hereinafter jointly referred to as the “LANDOWNERS/VENDORS” and (1-12) all are represented by their lawful constituted attorney GANGULY EVERA DEVELOPERS LLP (PAN - AATFG9509M), a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act 2008, and having its

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registered office at 4Sight Prestige, 159, Garia Station Road, P.O.- Garia, P.S.- Narendrapur, Kolkata 700 084 represented through its designated partner SRI AMIT GANGULY (PAN AIEPG3746R), (Aadhaar No. 2726 8086 1832) son of- Late Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 174, Garia Station Road, P.O.- Garia, P.S.- Narendrapur, Kolkata- 700084;

I have caused necessary searches in the following:-

Office of the ARA-I, Kolkata for the last 15 (fifteen) years from the year 2010 to the year 2025,

Office of the DSR at Alipore for the last 15 (fifteen) years from the year 2010 to the year 2025,

The Additional District Sub. Registry Office at Sonarpur for the last 5 (five) years from the year 2010 to the year 2014;

Office of the Additional District Sub. Registry Office at Garia for the period of 10 (ten) years from the year 2015 to the year 2025) and have inspected the records and all other relevant available documents in respect of the aforesaid property;

Based on the aforementioned, MY REPORT IS AS FOLLOWS:-

HISTORY OF TITLE :-

RS Dag No. 103 of Mouza – Barhans Fartabad, Land measuring 18 decimal

1. Nanigopal Sardar and Hiralal Sardar both sons of Ramchandra Sardar had been the joint owners having equal share of land measuring 9 decimal out of Total land measuring 18 decimal within RS Dag No. 103 of Mouza – Barhans Fartabad and their names were recorded in the RSROR under RS Khatian No. 1238;
2. Nanigopal Sardar while possessing his share of land measuring 4.5 decimal, he died leaving behind his wife Bijanbala Sardar, 3 sons Dr. Sudhangshu Sekhar Sardar, Subhendu Sekhar Sardar, Ardhendu Sekhar Sardar and 5 daughters Ashalata Sanfui, Shibani Roy, Nilima Halder, Gita Biswas and Gayatri Mondal as his only legal heirs;
3. That Swati Mukherjee, Anita Basak and Saraswati Saha being partners of 'M/s, Constructions and Technical Services' vide Deed No. 9433/1992 of DR Alipore

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purchased land measuring 4.5 decimal within RS Dag No. 103 under RS Khatian No.1238 of Mouza – Barhans Fartabad from Bijanbala Sardar, Dr. Sudhangshu Sekhar Sardar, Subhendu Sekhar Sardar, Ardhendu Sekhar Sardar, Ashalata Sanfui, Shibani Roy, Nilima Halder, Gita Biswas and Gayatri Mondal, the legal heirs of Late Nani Gopal Sardar;

4. That said Anita Basak and Saraswati Saha vide Deed No. 4325/2003 of DR Alipore sold their 2/3rd share in said land measuring 4.5 decimal within RS Dag No. 103 under RS Khatian No.1238 of Mouza – Barhans Fartabad to said Swati Mukherjee ;
5. Said Swati Mukherjee by executing a Deed of Sale bearing No. 00437/2014 of ADSR Garia sold her said land measuring 4.5 decimal within RS Dag No. 103 under RS Khatian No.1238 of Mouza – Barhans Fartabad to Ganguly Home Search Pvt. Ltd.
6. Said Hiralal Sardar died on 08-03-1980 and his wife Anila Sardar died on 27-12-2006 leaving their 2 (two) sons namely Purnendu Sekhar Sardar, Arabinda Sardar (who pre-deceased his mother on 18.12.2000 leaving behind his wife Smt. Dipali Sardar and 3 (three) daughters Smt. Mahua Mondal, Smt. Mousumi Mondal, Smt. Madhumita Halder as his legal heirs and successors) and 6 (six) daughters namely (1) Smt. Provabati Giri, (2) Smt. Sova Naskar, (3) Smt. Niva Mondal, (4) Smt. Subhra Mondal, (5) Biva Mondal (who pre-deceased her mother on 06.06.1994 leaving behind her four sons namely Sri Ashoke Kumar Mondal, Sri Sasankha Sekhar Mondal, Sri Samarendra Mondal, Sri Amarendra Mondal and four daughters namely Smt. Sumitra Naskar, Smt. Sabita Mondal, Smt. Kabita Mondal, Mira Naskar who died on 19.01.1976 leaving behind her husband Sri Sushil Kumar Naskar and two sons Sri Ramprasad Naskar, Sri Shyamaprasad Naskar as her legal heirs and successors) and (6) Reba Sardar who died on 03.01.2011 leaving behind her only son Sri Sudip Sardar as her legal heir and successor;
7. Said Purnendu Sekhar Sardar while owning and possessing his 1/8th share, by executing a Deed of Sale bearing No. 03613/2020 of ADSR Garia, he sold his 1/8th



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share i.e. land measuring 0.56 decimal within RS Dag No. 103 under RS Khatian No. 1238 of Mouza – Barhans Fartabad to said Ganguly Home Search Pvt. Ltd.

8. Biva Mondal while owning and possessing her 1/8th share in the said property mentioned in the schedule below, she died leaving behind her four sons namely Ashoke Mondal, Shasanka Shekhar Mondal, Samarendra Mondal and Amarendra Mondal and four daughters Sumitra, Sabita, Mira and Kabita as her legal heirs. The said Samarendro died leaving his wife Namita Mondal and son Abhijit Mondal as his legal heirs. Said Mira Naskar died leaving behind Ramprasad Naskar and Shyama Prasad Naskar. Said 1) Sri Ashoke Kumar Mandal 2) Sri Sasanka Sekhar Mondal 3) Sri Amarendra Nath Mondal 4) Sri Avijit Mondal 5) Smt Namita Mondal 6) Smt Sumitra Naskar 7) Smt Sabita Mondal 8) Sri Ramprasad Naskar 9) Sri Shyama Prasad Naskar 10) Smt Kabita Naskar while possessing their 1/8th share, by executing a Deed of Sale bearing No. 03341/2020 of ADSR Garia, they sold their 1/8th share i.e. land measuring 0.56 decimal within RS Dag No. 103 under RS Khatian No. 1238 of Mouza – Barhans Fartabad to Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd.,
9. Said Provabati Giri while possessing her 1/8th share, she by executing a Deed of sale being Deed No. 11255/2014 of ADSR Sonarpur, she sold the same to City Star Griha Udyog Private Limited;
10. Said Niva Mondal while possessing her 1/8th share, by executing a Sale Deed being No. 11257/2014 of ADSR Sonarpur, she sold the same to City Star Griha Udyog Private Limited;
11. Said Subhra Mondal while possessing her 1/8th share, by executing a Sale Deed being No. 11256/2014 of ADSR Sonarpur, she sold the same to City Star Griha Udyog Private Limited;
12. Said City Star Griha Udyog Private Limited by virtue of aforesaid three Deeds, while owning said land measuring 1.67 decimal within RS Dag No. 103 under RS Khatian No. 1238 of Mouza – Barhans Fartabad it sold the same to Enlighten Buildtech Pvt.



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Ltd., and Enlighten Promoters Pvt. Ltd. by executing a Deed of Sale bearing No. 3616/2020 of ADSR Garia;

13. Said Smt. Sova Naskar while owning and possessing her 1/8th share, by executing a Deed of Sale bearing No. 03344/2020 of ADSR Garia, she sold her 1/8th share i.e. land measuring 0.56 decimal within RS Dag No. 103 under RS Khatian No. 1238 of Mouza – Barhans Fartabad to said Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd.
14. Said Sudip Sardar, legal heir of Reba Sardar while owning and possessing his 1/8th share, by executing a Deed of Sale bearing No. 03343/2020 of ADSR Garia, he sold his 1/8th share i.e. land measuring 0.56 decimal within RS Dag No. 103 under RS Khatian No. 1238 of Mouza – Barhans Fartabad to said Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd.
15. Said Smt. Dipali Sardar, Smt. Mahua Mondal, Smt. Madhumita Halder wife and two daughters of Late Arabinda Sardar while owning and possessing their share in the said land by executing a Deed of Sale bearing No. 03342/2020 of ADSR Garia, they sold the same to said Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd. Another daughter of said Late Arabinda Sardar namely Smt. Mousumi Mondal by executing a Deed of Sale bearing No. 04297/2020 of ADSR Garia, she sold the same to said Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd. Thus by aforesaid Two Deeds said Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd got 1/8th share of Late Arabinda Sardar i.e. land measuring 0.56 decimal within RS Dag No. 103 under RS Khatian No. 1238 of Mouza – Barhans Fartabad from his legal heirs.
16. One Rajani Bhusan Sardar alias Rajani Bhusan Roy purchased land measuring 9 decimal in RS Dag No. 103 under RS Khatian No. 1239 of Mouza – Barhans Fartabad vide Deed No. 4804/1952 of SR Baruipur from Smt. Maharani Devi;
17. Said Rajani Bhusan Sardar alias Rajani Bhusan Roy while owning and possessing land measuring 9 decimal out of Land measuring 18 decimal in RS Dag No. 103 under RS Khatian No. 1239 of Mouza – Barhans Fartabad, he by executing a Deed of Gift bearing No. 6712/1993 of ADSR Sonarpur gifted land measuring 6 decimal

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to his eldest son Sujit Kumar Roy; Said Rajani Bhusan Sardar alias Rajani Bhusan Roy while owning his rest 3 decimal land he died on 29-07-2008 leaving behind his wife Smt. Shibani Roy three sons Sujit Kumar Roy, Surojit Roy, Alope Kumar Roy and 2 daughters Smt. Tapati Jana and Smt. Pranati Jana as his only legal heirs who jointly inherited said land measuring 3 decimal. Said Smt. Shibani Roy, Sujit Kumar Roy, Surojit Roy, Smt. Tapati Jana and Smt. Pranati Jana while possessing their 5/6th share in said land measuring 3 decimal, they gifted their share to said Alope Kumar Roy vide Deed No. 5492/2010 of DSR-IV Alipore;

- 18.** That meanwhile said Sujit Kumar Roy took a financial loan from UCO Bank, Sadananda Road Branch mortgaging the said land measuring 9 decimal in RS Dag No. 103 under RS Khatian No. 1239 of Mouza – Barhans Fartabad also distinguished as Rajpur-Sonarpur Municipal Holding No. 1145, Garia Main Road, Kolkata – 700084; Said Rajani Bhusan Sardar alias Rajani Bhusan Roy was the Gurantor in the said Loan. Due to non-payment of the said loan, the borrower was classified as NPA on 30-06-2007; Thereafter upon serving statutory Notices to the Borrower and the Guarantor, the Bank/secured Creditor published an E-auction notice to the News Papers and also complied the provisions under Rules 8(6) and 9(1) of the Security Interest Enforcement Rules, 2002 by sending 30 days notice to said Sujit Kumar Roy and Alope Kumar Roy who claimed ownership of the said property by their aforesaid Deeds. That thereafter Vide Sale Certificate dated 18-10-2019 issued by Authorised Officer UCO Bank Zonal Office, Kolkata in terms of Rule 9(6) of the Security Interest Enforcement Rules, 2002, one Tanusree Ganguly against Valuable consideration, purchased said land measuring 9 decimal in RS Dag No. 103 under RS Khatian No. 1239 of Mouza – Barhans Fartabad. Thereafter the said 'Sale Certificate' dated 18-10-2019 was registered on 05-04-2021 vide 'Indenture of Registration of Sale Certificate' before ADSR- Garia bearing Deed No. 02455/2021;

RS Dag No. 99 of Mouza – Barhans Fartabad, Land measuring 8 decimal

- 19.** Satish Chandra Bairagi was the recorded owner of the demarcated land measuring about 4 Katha 14 chitack land in C.S. & R.S. Dag No. 99 under C.S. Khatian No. 1056 and R.S. Khatian No. 747 within Mouza- Barhans Fartabad with other lands



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and while owning the same he sold the same vide Deed no. 3544/1933 of D.R. Alipore to Smt. Bhushan Bala Dasi. Said Smt Bhushan Bala Dasi gifted her said property to Smt. Sandhyarani Sannyal vide Gift Deed being No. 1093/1977 of D.R. Alipore. Said Smt. Sandhyarani Sannyal transferred 1 katha 4 chittack 2 sq. ft. Bastu land out of her said 4 Katha 14 chitack vide Sale Deed no. 1913/1986 of A.D.S.R. Sonarpur to Smt. Kamala Mondal wife of Pashupati Mondal. Said Kamala Mondal while was in possession of her said property she died on 21-08-2013 and thereafter her husband Pashupati Mondal also died on 14.10.1999 intestate leaving behind her six sons namely Sri Uday Mondal, Sri Rabin Mondal, Sri Dilip Mondal, Sri Sambhu Mondal, Gopal Mondal, Buddha Mondal and two daughters namely Gita Bhowmick and Kanan saha. They jointly inherited the properties of said Kamala Mondal, since deceased. Gopal Mondal on 11.05.1997 died intestate leaving behind his wife Shipra Mondal and only son Bijoy Mondal. Buddha Mondal on 11.06.2008 died intestate leaving behind his wife Namita Mondal, his only son Satyajit Mondal. Said Uday Mondal on 17.02.2019 died intestate leaving behind his wife Krishna Mondal and his two sons Avijit Mondal and Biswajit Mondal.

20. That said Sri Rabin Mondal, Sri Dilip Mondal, Sri Sambhu Mondal, Smt Gita Bhowmik, Kanan Saha, Bijoy Mondal, Shipra Mondal, Smt. Namita Mondal, Satyajit Mondal, Smt. Krishna Mondal, Avijit Mondal, Biswajit Mondal while owning the said land measuring 1 katha 4 chittack 2 sq. ft., they sold the same to GANGULY HOME SEARCH PVT. LTD. vide Deed No. 04381/2019 of ADSR Garia;
21. That said Smt. Sandhya Rani Das (alias Sandhya Sanyal) sold her remaining area of land, i.e. 3 cottahs 9 chittacks 43 sq. ft. to (1) Feroze Ahmed son of Sri Nizam Ahmed, (2) Sri Shyamal Kumar Mukhopadhyay (now deceased) Son of Late B.B. Mukhopadhyay (3) Sri Biplab Kumar Das, Son of Sri Asha Nanda Das, (4) Sri Kanailal Rakshit son of Late Krishna Rakshit, (5) Smt Priti Pandey wife of Sri Chandra Kumar Pandey, (6) Sri Bibhuti Ranjan Das, son of Late H.L. Das, (7) Sri Bidya Mohan Barari Son of Late Mohan Barari, (8) Sri Nitya Gopal Bose (now deceased) son of Late Subodh Chandra Bose, (09) Sri Krishna Gopal Ray Son of Late B.P Ray, (10) Sri Subodh Kumar Purkait son of- Sri Jagadish Chandra Purkait, (11) Sri Pijus Kanti Barik, Son of Sri Anil Kumar Barik, (12) Sri Ashok Kumar Paul, Son of late Radha Raman Paul, (13) Sri Sujit Kumar Ghosh, Son of –Late Satyendra

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Mohan Ghosh, (14) Sri Manick Lal Karmakar, Son of- Late Sunil Karmakar, on 31.01.2000 jointly by a registered sale deed before D.S.R –IV, Alipore and recorded in Book No. I, Volume No.14, Pages 317 to 338, Being No. 563 for the Year 2000;

22. That said Shyamal Kumar Mukhopadhyay died on 18.06.2003 leaving behind his wife Smt. Keya Mukherjee and his only daughter Smt. Malyasree Sengupta wife of Shyantam Sengupta as his only legal heirs and successors and said Nitya Gopal Bose also died intestate on 27.12.2011 leaving behind his only son Sri. Manas Bose and his only daughter Smt. Manasi Das, wife of Bibhuti Ranjan Das his only legal heirs and successors.
23. Said Smt Priti Pandey, Sri Subodh Kumar Purkait, Sri Pijus Kanti Barik, Sri Bibhuti Ranjan Das, Sri Manas Bose, Smt Manasi Das, Smt Keya Mukherjee and Smt Malyashree Sengupta while owning 6/14th share of the Total Land measuring about 3 (Three) Cottah 9 (Nine) Chittak 43 (Forty Three) sq.ft., in RS Dag No. 99 of Mouza – Barhans Fartabad, they by executing Deed No. 03614/2020 of ADSR Garia in favour of Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd.
24. Said Sri Ashok Kumar Paul, Sri Sujit Kumar Ghosh, Sri Manick Lal Karmakar Sri Biplab Kumar Das, Sri Kanailal Rakshit, Sri Krishna Gopal Ray while owning and possessing their 6/14th share of the Total Land measuring about 3 (Three) Cottah 9 (Nine) Chittak 43 (Forty Three) sq. ft., in RS Dag No. 99 of Mouza – Barhans Fartabad, they by executing Deed No. 03615/2020 of ADSR Garia in favour of Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd.
25. Said Feroz Ahmed, while owning and possessing his 1/14th share of the Total Land measuring about 3 (Three) Cottah 9 (Nine) Chittak 43 (Forty Three) sq. ft., in RS Dag No. 99 of Mouza – Barhans Fartabad, he by executing Deed No. 03934/2020 of ADSR Garia in favour of Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd.
26. That said Bidya Mohan Barari while owning his 1/14th share he died intestate on 20.05.2014 leaving behind Tirthankar Barari and Dipanwita Chakraborty as his only son and daughter as his wife Namita Barari also died on 18.03.2016. Said Tirthankar Barari and Dipanwita Chakraborty while owning and possessing their

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1/14th share of the Total Land measuring about 3 (Three) Cottah 9 (Nine) Chittak 43 (Forty Three) sq. ft., in RS Dag No. 99 of Mouza – Barhans Fartabad, through their lawful constituted attorney Monoj Roy vide GPA dated 07-04-2021, they by executing Deed No. 04375/2021 of ADSR Garia in favour of Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd.

RS Dag No. 104 of Mouza – Barhans Fartabad, Land measuring 8.32 decimal

27. That one Lilabati Basak by virtue of Deed No. 2485/1947 of DR Alipore purchased 24 decimal land in RS Dag No. 104 of Mouza – Barhans Fartabad and her name was recorded and finally published under RS Khatian No. 1052;
28. Said Lilabati Basak while possessing her said landed properties she sold the land measuring about 2 cottahs 10 chittacks 14 sq. ft. in R.S. Dag No. 104, R.S. Khatian No. 1052, Mouza- Barhans Fartabad to Sri Gobinda Dutta, son of- Late Ram Mohan Dutta by executing Bengali Kobala (Deed of Conveyance) Being No. 8231/1977 of DR Alipore ;
29. Said Gobinda Dutta while owning and possessing said land measuring about 2 cottahs 10 chittacks 14 sq. ft. along with said two storied structures thereon died intestate on 24-12-2008 leaving behind his wife Smt. Krishna Dutta and only son Sri Subhomoy Dutta who inherited the said property as only legal heirs of Gobinda Dutta since deceased as per Hindu Succession Act.
30. Said Smt. Krishna Dutta and Sri Subhomoy Dutta while jointly owning and possessing said land measuring about 2 cottahs 10 chittacks 14 sq. ft. along with said two storied structures thereon, sold the same by executing Deed No. 04463/2020 of ADSR Garia in favour of Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd.
31. Said Smt. Lilabati Basak by executing a Deed of Sale dated 27-01-1978 sold, transferred and handed over possession land measuring 2 Cottahs 7 Chittaks 14 Sq. ft. in favor of Smt. Jyotsna Dey, vide Deed No. 3921/1978 of DR Alipore;
32. Said Smt. Jyotsna Dey while owning and possessing said land measuring about 2 Cottahs 7 Chittaks 14 Sq. ft. sold the same by executing Deed No. 10789/2022 of



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DSR-III South 24 Parganas at Alipore in favour of Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd.

RS Dag No. 100 of Mouza – Barhans Fartabad, Land measuring 8 decimal

33. That one Hari Bhusan Neogi was owner of land measuring about 11.5 decimal out of the total land of 23 decimal in R.S. Dag No.- 100 of Mouza – Barhans Fartabad and his name was recorded in the RSROR under R.S. Khatian No.- 1055;
34. Said Hari Bhushan Neogi died intestate and thereafter his wife Nirmala Neogi died intestate leaving behind their two sons namely Netai Lal Neogi @ Netai Lal Mondal and Kanai Lal Neogi @ Kanai Lal Mondal and three daughters namely Khadu Bala, Ranibala and Bhusanbala, as their legal heirs who jointly inherited the said land measuring about 11.5 decimal ;
35. That Smt. Bhusanbala Das, wife of Dukhiram Das gifted her share in the said land i.e. 1.91 decimal out of total 11.5 Decimal lands to her nephew Chandan Mondal son of Kanai Lal Neogi @ Kanai Lal Mondal by virtue of a registered gift deed 10.02.1977 bearing No. 1094 for the year 1977 of D.R. Alipore; Be it mention here that inadvertently in the said deed property was mentioned 4 decimal but said Chandan Mondal got transferable right, title and ownership in 1.9 decimal of land ;
36. Said Chandan Mondal, while owning and possessing his land measuring 1/91 decimal, he by executing Deed No. 09333/2020 of DSR-III South 24 Parganas at Alipore sold the same in favour of Tanushree Ganguly;
37. That one of the daughters of said Hari Bhushan Neogi namely Ranibala Das, wife of Surendranath Das, died intestate and issueless at her in law's house in rural area. Her husband has also died intestate before her. The another daughter of said Hari Bhushan Neogi namely Khadubala Das, wife of Makhanlal Das died leaving behind her only son Sri Shital Chandra Das as her sole legal heir. The said Shital Chandra Das died intestate as bachelor. Therefore the share of two daughters of Late Haribhusan Neogi in the said land was evolved to his two sons according to Hindu Succession Act. Thus Netai Lal Neogi @ Netai Lal Mondal and Kanai Lal Neogi @



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Kanai Lal Mondal became joint owners of 9.59 decimal lands out of that 11.5 decimal lands.

- 38.** Thus by virtue of Law of Inheritance the said Nitai @ Netai Lal Neogi @ Netai Lal Mondal became owner of undivided share of Land measuring 4.8 decimal in R.S. Dag No.- 100, R.S. Khatian No.- 1055 and while possessing the same he executed a Development Agreement with M/S GANGULY EVERA DEVELOPERS LLP dated 12.05.2021 which was registered before ADSR Garia Vide Deed No. 02935 for the year 2021. He also executed a Development Power of Attorney in favour of said M/S GANGULY EVERA DEVELOPERS LLP which was registered before ADSR Garia Vide Deed No. 02942 for the year 2021.
- 39.** Similarly by virtue of Law of Inheritance the said Kanai Lal Neogi @ Kanai Lal Mondal became owner of undivided share of Land measuring 4.8 decimal in R.S. Dag No.- 100, R.S. Khatian No.- 1055 and while possessing the same he died intestate on 08.06.1995 leaving his wife Smt. Bijoli Mondal, 2 (two) sons namely (1) Sri Chandan Mondal, (2) Sri Jayanta Mondal and 2 (two) daughters namely (1) Smt. Debi Sarkar, wife of- Sri Surajit Sarkar, (2) Smt. Arati Bairagi, wife of- Sri Ashok Bairagi as his legal heirs who jointly inherited the said property.
- 40.** Said Smt. Bijoli Mondal, Sri Chandan Mondal, Sri Jayanta Mondal, Smt. Debi Sarkar and Smt. Arati Bairagi executed a Development Agreement with M/S GANGULY EVERA DEVELOPERS LLP which was registered before ADSR Garia Vide Deed No. 02934 for the year 2021. He also executed a Development Power of Attorney in favour of said M/S GANGULY EVERA DEVELOPERS LLP which was registered before ADSR Garia Vide Deed No. 02943 for the year 2021.
- 41.** That said 1) GANGULY HOME SEARCH PVT. LTD. 2) ENLIGHTEN BUILDTECH PVT. LTD. 3) ENLIGHTEN PROMOTERS PVT. LTD. 4) SRI NETAI LAL NEOGI @ SRI NETAI LAL MONDAL, 5) SMT. BIJALI MONDAL, (6) SRI CHANDAN MONDAL (7) SRI JAYANTA MONDAL, (8) SMT. DEBI SARKAR (9) SMT. ARATI BAIRAGI (10) SMT TANUSHREE GANGULY thus became the joint owners of said Total land measuring 27 COTTAH 8 CHITTAK 02 SQ. FT, and while possessing the same for the purpose of construction of a multistoried building on their said property they jointly mutated their names in the office of the Rajpur Sonarpur Municipality and



Ref:

Date: 26.02.2025

the landed property is distinguished as Municipal Holding No. 3006, Garia Road, under Ward No. 29, Kolkata – 700084;

42. That 1) GANGULY HOME SEARCH PVT. LTD. 2) ENLIGHTEN BUILDTECH PVT. LTD. 3) ENLIGHTEN PROMOTERS PVT. LTD. 4) SRI NETAI LAL NEOGI @ SRI NETAI LAL MONDAL, 5) SMT. BIJALI MONDAL, (6) SRI CHANDAN MONDAL (7) SRI JAYANTA MONDAL, (8) SMT. DEBI SARKAR (9) SMT. ARATI BAIRAGI (10) SMT TANUSHREE GANGULY, being the Landowners through the Developer GANGULY EVERA DEVELOPERS LLP, by virtue of the Landowners' decision to jointly develop a residential project namely **"4-SIGHT PRIDE"** upon the aforesaid land, the Developer applied for sanctioned building plan and the Rajpur- Sonarpur Municipality on the basis of such application, sanctioned a **B+G+17** building plan bearing Building Plan No. **195/REV/CB/29/95 dated 09.02.2024**;
43. Said Smt. Tanushree Ganguly and Ganguly Home Search Pvt. Ltd. jointly executed a Development Agreement dated 29.05.2024, with M/S GANGULY EVERA DEVELOPERS LLP which was registered before DSR –III Alipore Vide Deed No. 8971 for the year 2024; Said Smt. Tanushree Ganguly and Ganguly Home Search Pvt. Ltd. also executed a Development Power of Attorney in favour of said M/S GANGULY EVERA DEVELOPERS LLP dated 29.05.2024, which was registered before DSR –III Alipore Vide Deed No. 8977 for the year 2024;
44. Said ENLIGHTEN BUILDTECH PVT. LTD. and ENLIGHTEN PROMOTERS PVT. LTD. jointly executed a Development Agreement dated 29.05.2024 with M/S GANGULY EVERA DEVELOPERS LLP which was registered before DSR –III Alipore Vide Deed No. 8972 for the year 2024; ENLIGHTEN BUILDTECH PVT. LTD. and ENLIGHTEN PROMOTERS PVT. LTD. jointly also executed a Development Power of Attorney dated 29.05.2024 in favour of said M/S GANGULY EVERA DEVELOPERS LLP which was registered before DSR –III Alipore Vide Deed No. 8979 for the year 2024;
45. That due to some unforeseeable and unavoidable events, the construction process got delayed and therefore Smt. Bijoli Mondal, Sri Chandan Mondal, Sri Jayanta Mondal, Smt. Debi Sarkar and Smt. Arati Bairagi further executed a Development Agreement Coupled with Development Power of Attorney with M/S



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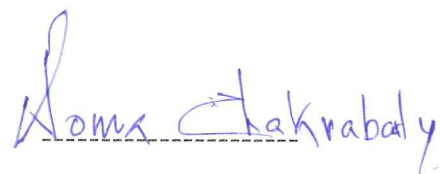
Date:26.02.2025

GANGULY EVERA DEVELOPERS LLP which was registered on 29.10.2024 before DSR- III, Alipore Vide Deed No. 18223 for the year 2024;

46. That after execution of said Development Agreement and Development Power of Attorney dated 12.05.2021 with M/S GANGULY EVERA DEVELOPERS LLP said Nitai @ Netai Lal Neogi @ Netai Lal Mondal due to his old age and health condition he gifted his undivided share of Land measuring 4.8 decimal to his two daughters namely 1) Mousumi Shrestha wife of Sri Madhu Shrestha 2) Mithu Dutta wife of Sri Kamal Dutta and one daughter in law Smt. Tapati Mondal wife of Late Raju Mondal by virtue of a registered gift deed 19.12.2024 bearing No. 21658 for the year 2024 of D.S.R.- III, Alipore;
47. That after receiving the said deed of gift said 1) Mousumi Shrestha wife of Sri Madhu Shrestha 2) Mithu Dutta wife of Sri Kamal Dutta and 3) Smt. Tapati Mondal wife of Late Raju Mondal jointly executed a Development Agreement with M/S GANGULY EVERA DEVELOPERS LLP which was registered on 20.12.2024 before DSR-III Alipore, Vide Deed No. 21783 for the year 2024. They also executed a Development Power of Attorney in favour of said M/S GANGULY EVERA DEVELOPERS LLP which was registered on 20.12.2024 before DSR-III, Alipore, Vide Deed No. 21802 for the year 2024;

I hereby certify that the afore-mentioned land of present landowners is free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said land has an absolutely clear, free and marketable title;

I hereby also certify that the afore-mentioned land is not subject to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim from any authority and is fit for equitable mortgage;


ADVOCATE