

Tushar Mondal

Advocate

CMM, Bankshall Court

P.S.-Hare Street, P.O.-GPO, Kolkata-700001

Phone : 9625898330

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Date :

PRELIMINARY CERTIFICATE OF TITLE SCRUTINY

I. NAME OF THE PROJECT "KUSUM NIVAS"

(1) SRI. SONA DAS (PAN-BWWPD0497F & AADHAAR NO. 3439 9494 7246) (2) SRI. ANNA DAS (PAN-ESMPD5071A & AADHAAR NO. 4055 0901 5458) (3) SRI. SAMBHU DAS (PAN-EREPPD9250E & AADHAR NO. 6266 0325 5377) (4) SRI. BACHU DAS (PAN-EREPPD9897K & AADHAAR NO. 7078 9957 4092) (5) PRATIMA NAYAK, (PAN-BRNPN0922P & AADHAAR NO.7554 2460 5781) wife of Banku Nayak, (6) SRI. PRATIMA DAS (PAN-ERHPD7852P & AADHAAR NO. 9923 9028 0703) all are sons and daughters of Late Kali Pada Das, all by faith-Hindu, all by Nationality-Indian, all are residing at 1, Pran Krishna Chandra Lane, P.O. New Alipore, P.S. Behala, Kolkata-7000053, (7) SMT. KANAK LATA ADHIKARI (PAN-ACNPA6056D & AADHAAR NO.6585 8674 6204) (8) SMT. MAYA DAS (PAN-AYVPD4962D & AADHAAR NO.5366 7707 2123) wife of Biswanath Das (9) SMT. CHHAYA SAHA (PAN-DRBPS8773R & AADHAAR NO. 5240 8661 1027) wife of Ganesh Chandra Saha, (10) SMT. SANDHYA DAS PAN-BESPD3355N & AADHAR NO. 9656 6148 4246) wife of Sri. Dilip Kumar das, No. 7 to 10 all are daughter of Late Laxmi Pada Adhikary, all are caste-Hindu, by occupation Household works, all are residing at 3 Pran Krishna Chandra Lane, Kolkata 700053, (11) SMT. CHHABI DAS (PAN-ERSPD5248E & AADRAAR No. 4407 8066 5886) daughter of Late Nandadulal Adhikary and wife of Ashutosh Das, by faith-Hindu by Nationality-Indian, residing at 2B, Pran Krishna Chandra Road, Kolkata 700053, (12) SRI. SAILEN DAS (PAN CNRPD2441Q & MOBILE NO. 8017125648, AADRAAR NO. 2782 3936 8299), (13) SRI. SUDAM DAS (PAN-FAFPD3593B & AADHAAR NO. 7270 3925 6506), (14) SRI. KHOKAN DAS (PAN-BLCPD1482M & AADHAR NO. 9438 2668 2477), (15) RAJU DAS (PAN- EPLPD6437J & AADHAR NO. 6959 4547 8896) (16) GOUTAM DAS (PAN-EPLPD6438H & AADHAAR NO. 5243 7185 1606) No. 12 to 16 all are Son of Late

II. DETAILS AND PARTICULARS OF THE PRESENT OWNERS/VENDORS:

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Bachulal Das, all are caste-Hindu, by occupation Business, all are residing at 4 Pran Krishna Chandra Lane, Kolkata 700053, (17) SMT. RITA DAS (PAN-BGQPD5585E & AADHAAR NO 7707 2489 7964) daughter of Radha Krishna Sadhukhan, wife of Late Kesto Das, (18) SMT. SHARMILA DAS PAN-CSVPD2907E & AADHAAR NO. 7760 7449 2354) daughter of Late Kesto Das all are caste-Hindu, by occupation Household works, all are residing at 4, Pran Krishna Chandra Lane, Kolkata 700053, (19) RAKHI ALI (PAN-BGQPD5767G & AADHAAR NO. 7144 4833 9251) wife of Sabir Ali, by Faith Islam, by occupation Household works residing at 4, Pran Krishna Chandra Lane, Kolkata 700053, (20) SMT. KAKALI SAHA (PAN-EOPFS0581P & AADHAAR No. 7098 6611 4533) wife of Subrata Saha, daughter of Anil Saha, by caste-Hindu, by occupation Household works, all are residing at 4, Pran Krishna Chandra Lane, Kolkata 700053, District South 24 Parganas.

M/S. KALYKES REALITY PRIVATE LIMITED (PAN-AAGCK9546C) a Private Limited Company incorporated under the Companies Act, 2013 (as amended upto date), having its office at 13/1 (P-336/1) Sahapur Colony, P.S.-New Alipore, Kolkata-700053, represented by (1) MARGUB AKHATAR KHAN DIRECTOR (PAN ARPPK3399C & AADHAAR NO. 6095 8375 0474) son of Mahaboob Ali Khan, residing at Marlin Shpphire, Block-D, 2nd Floor, Flat No.2A, 147, Upen Banerjee Road, P.O. Parnasree, P.S.Parnasree, Kolkata-700060 2) SRI. RAJESH KUMAR SINGH, DIRECTOR (PAN CVMPS8885C & AADHAAR NO. 4307 5367 3353), son of Late Baijnath Singh, by occupation-Business, residing at Flat no.3B, Bhoghini Apartment, 79/F.M.ID Road, P.O. Parnasree, Police Station- Parnasree, Kolkata-700060, South 24 Parganas.

ALL THAT piece and parcel Bastu land measuring an area of about 07 (Seven) Cottahs 03 (Three) Chittack 14 (Fourteen) Sq. Ft. be the same or a little more or less,

**DETAILS AND
III. PARTICULARS OF THE
DEVELOPER:**

**DESCRIPTION OF THE
IV. PROPERTY/PROJECT
AREA:**

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together with a G+4 multi-Storied Residential Building standing thereon, situated at Mouza Italgata, J.L No.10, R.S. Dag Nos. 334 & 336, under Touzi No.3, under Khatian


No. 7 & 56, being Municipal Premises No. 1, Pran Krishna Chandra Lane, Kolkata - 700053, P.O. New Alipore, P.S. Behala, within the limits of the Kolkata Municipal Corporation, Ward No. 117, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala, in the District of South 24-Parganas.

WHEREAS the said Vendors are the absolutely owners of all that piece and parcel of bastu land measuring about 2 (two) cottahs 07 (seven) chittaks but actual physical measurement 2 (two) Cottahs more or less bastu land together with 100 sq. ft. structure thereon previously within Behala Municipality now within Kolkata Municipal Corporation under Ward no. 117, Assessee no. 411170800015, Being Premises no.1, Pran Krishna Chandra Lane, P.S. Behala, P.O. New Alipore, Kolkata-700053, District 24 Parganas (South).

AND WHEREAS the said Vendor No. 11 is the absolutely owner of all that piece and parcel of Bastu land measuring about 15 (Fifteen) Chittaks more or less Bastu land together with 100 Sq. Ft. structure thereon previously within Behala Municipality now within Kolkata Municipal Corporation under Ward No. 117, Assessee No. 4111708000913, Being Premises No. 2B, Pran Krishna Chandra Lane, P.S. Behala, P.O. New Alipore, Kolkata-700053, District 24 Parganas (South).

V. DEVOLUTION OF TITLE:

AND WHEREAS the said Vendors Nos. 7 to 10 are the absolutely owners of all that piece and parcel of Bastu land measuring about 1 (One) Cottahs 10 (Ten) Chittaks 20 (Twenty) Sq. Ft more or less Bastu land together with 100 Sq. Ft. structure thereon previously within Behala Municipality now within Kolkata Municipal Corporation


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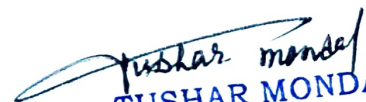
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under Ward no. 117, Assessee No. 411170800039, Being Premises No. 3, Pran Krishna Chandra Lane, P.S. Behala, P.O. New Alipore, Kolkata-700053, District 24 Parganas (South).

AND WHEREAS the said Vendors Nos. 12 to 20 are the absolutely owners of all that piece and parcel of Bastu land measuring about 2 (Two) Cottahs 12 (Twelve) Chittaks 28 (Twenty Eight) Sq. Ft. along with lawful right of 50% area of the entire common passage, measuring about 10 (Ten)

Chittaks 20 (Twenty) Sq. Ft. more or less total 3 (Three) Cottahs 1 (one) Chittaks 38 (Thirty Eight) Sq. Ft. more or less Bastu land together with 100 Sq. Ft. structure thereon previously within Behala Municipality now within Kolkata Municipal Corporation under Ward no. 117, Assessee No. 411170800040, Being Premises No. 4, Pran Krishna Chandra Lane, P.S. Behala, P.O. New Alipore, Kolkata-700053, District 24 Parganas (South).

AND WHEREAS during the enjoyment of said property the Owners/Vendors herein decided to develop their said property by rising or constructing the proposed multi storied building in the said land situated at K.M.C. Premises No. 1, Pran Krishna Chandra Lane, P.O. Parnasree, P.S. Behala, Kolkata - 700053, under K.M.C. Ward No. 117, in the District 24-Parganas (South), hereinafter referred to as the "Said Premises/Property" consisting of some independent residential flats and other saleable units as per the building plan but the Landowners hereto are not being equipped with sufficient fund and financial capacity, technical knowledge and manpower, were in search of a suitable solvent and experienced Builder/Developer, who will be able to develop the aforesaid plot of land as more fully mentioned in the FIRST SCHEDULE hereunder written to construct a new multistoried Building with modern amenities at his own costs and expenses.


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AND WHEREAS the Owners/Vendors Nos. 1 to 6 and the Developer/Confirming Party herein have executed a Development Power Of Attorney dated 11/11/2019, which was duly registered in the Office of D.S.R. - II, Alipore, South 24-Parganas and recorded in Book No. I, Vol. No. 1602-2019, Pages from 313098 to 313155, being No. 08718

for the year 2019, with some agreed terms and conditions mentioned therein, in favour of the said Developer/Confirming herein, for construction of a multi storied building over the said FIRST SCHEDULE land, lying and situate at Municipal Premises No. 1, Pran Krishna Chandra Lane, Kolkata - 700053, within the limits of the Kolkata Municipal Corporation, Ward No.117, District South 24-Parganas.

AND WHEREAS the Owners/Vendors Nos. 11 and the Developer/Confirming Party herein have executed a Development Power Of Attorney dated 11/11/2019, which was duly registered in the Office of D.S.R. - II, Alipore, South 24-Parganas and recorded in Book No. I, Vol. No.1602-2019, Pages from 317838 to 317873, being No. 08719 for the year 2019, with some agreed terms and conditions mentioned therein, in favour of the said Developer/Confirming herein, for construction of a multi storied building over the said FIRST SCHEDULE land, lying and situate at Municipal Premises No. 2B, Pran Krishna Chandra Lane, Kolkata - 700053, within the limits of the Kolkata Municipal Corporation, Ward No.117, District South 24-Parganas.

AND WHEREAS the Owners/Vendors and the Developer/Confirming Party herein have executed a Development Power Of Attorney dated 11/11/2019, which was duly registered in the Office of D.S.R. - II, Alipore, South 24-Parganas and recorded in Book No. I, Vol. No. 1602-2019, Pages from 313156 to 313217, being No. 08720 for the year 2019, with some agreed terms and conditions mentioned therein, in favour of the said

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Developer/Confirming herein, for construction of a multi storied building over the said FIRST SCHEDULE land, lying and situate at Municipal Premises No. 3, Pran Krishna Chandra Lane, Kolkata - 700053, within the limits of the Kolkata Municipal Corporation, Ward No.117, District South 24-Parganas.

AND WHEREAS the Owners/Vendors and the Developer/Confirming Party herein have executed a Development Power Of Attorney dated 11/11/2019, which was duly registered in the Office of D.S.R. - II, Alipore, South 24-Parganas and recorded in Book No. I, Vol. No. 1602- 2019, Pages from 317874 to 317934, being No. 08721 for the year 2019, with some agreed terms and conditions mentioned therein, in favour of the said Developer/Confirming herein, for construction of a multi storied building over the said FIRST SCHEDULE land, lying and situate at Municipal Premises No. 1, Pran Krishna Chandra Lane, Kolkata - 700053, within the limits of the

Kolkata Municipal Corporation, Ward No.117, District South 24-Parganas.

AND WHEREAS the said Vendors Nos. 1 to 20 made a Boundary Declaration the property lying and situate at Municipal Premises No. 1, Pran Krishna Chandra Lane, Kolkata 700053, within the limits of the Kolkata Municipal Corporation, Ward No.117, District South 24-Parganas and the said deed was registered and recorded before the District Sub-Register II, at Alipore and recorded in Book No. 1, Vol No. 1602-2022, Pages from 274687 to 274703, being deed No. 07393 for the year 2022.

AND WHEREAS by dint of said Development Agreement and Power of Attorney, the said Developer/Confirming Party undertook the development and construction work of the proposed building on the said land of the Vendors at his own costs, expenses and liability and he mutated the said FIRST SCHEDULE property in the names of the Owners/Vendors herein, in the assessment record of the


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Kolkata Municipal Corporation, vide Assessee no. 411170800015, Assessee no. 4111708000913, Assessee no. 411170800039, Assessee no. 411170800040 and the said property is re-numbered Kolkata Municipal Corporation, premises No. 1, Pran Krishna Chandra Lane, Kolkata - 700053, within the limits of the Kolkata

Municipal Corporation, Ward No.117, District South 24-Parganas and also obtained a sanctioned Building Plan from the Kolkata Municipal Corporation, being Building Plan/Permit No. 2023130112 dated 22/08/2023, and constructed a G+Four Storied residential building on the said land consisting of several independent residential flats thereon.


AND WHEREAS the said Developer/Confirming in terms of the Development Agreement and Power of Attorney has completed the construction work of the proposed G+Three Storied building on the land of the Premises No. 1, Pran Krishna Chandra Lane, Kolkata - 700053.

**VI. COMMENTS AND
OBSERVATION:**

- a) In view of preliminary observation and scrutiny it is certified that the said owners or vendors are absolute owner having clear and marketable right, title and interest with respect to the said property, however we would further required to scrutinize the chain title deeds. Affidavits or legal heirship, R.S. Porcha to give the final report;
- b) Hence as per preliminary report it is certified that the said M/S. Kalykes Reality Private Limited has complete and absolute development rights in respect of development of said property.

Dated:

With best regards,


TUSHAR MONDAL
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