

TAPAJIT ROY
ADVOCATE
Alipore Police Court,
Near Bengal Lock – Up,
Kolkata-700027.

RESIDENCE AND CHAMBER AT:
SANTI PALACE, 2053, Brahmapur, Third Floor,
Ram Krishna Pally, Police Station Bansdrani,
Kolkata – 700096.
Mob: + 91 9830882206.
Email: advocatetapajitroy@gmail.com.

Date: 02.10.2021.

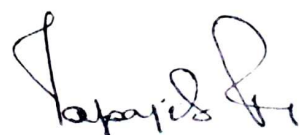
TO WHOM IT MAY CONCERN

NO ENCUMBRANCES CERTIFICATE AND DETAIL
REPORT ON TITLE

RE : ALL THAT the piece and parcel of land measuring more or less 05 (Five) Cottahs 07 (Seven) Chittacks and 06 (Six) Sq.Ft., within the District: South 24-Parganas, Police Station – Bansdrani (previously Sadar Tollygunge then Jadavpur thereafter Regent Park), Additional District Sub – Registrar Office at Alipore, Pargana Magura, Mouza - Roynagar, R.S. No. 380, Touzi No. 14, J.L. No. 47, appertaining to the C.S. & R.S. Khatian No. 380, corresponding to L.R. Khatian No. 707, comprising C.S. & R.S. Dag No. 128, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 112 and the property has been known and numbered as KMC Premises No. 643, Hari Sava Math, Kolkata 700084 and assessed under Assessee No. 31-112-09-1116-1.

THE PRESENT OWNER : ATTCON PROJECTS PRIVATE LIMITED, a Private Limited Company, incorporated under Companies Act, 1956, having its registered office at P-4, Subodh Garden, Police Station Bansdrani (previously Regent Park), Kolkata 700070.

I have caused necessary searches through my deputed clerk, at the respective Offices of the A.D.S.R. at Alipore, D.S.R. I at Alipore and R.A. Kolkata, in the name of Kamal Arnab from 2007 till 2010 and I have also caused necessary searches through my deputed clerk, at the respective Offices of the A.D.S.R. at Alipore, D.S.R. at Alipore and R.A. Kolkata, in the name of Attcon Projects Private Limited from 2010 till date and also inspected necessary papers & documents related with the property as captioned above. On the basis such search & inspection I furnish my report on title as follows:



TAPAJIT ROY
ADVOCATE
Alipore Police Court,
Near Bengal Lock – Up,
Kolkata-700027.

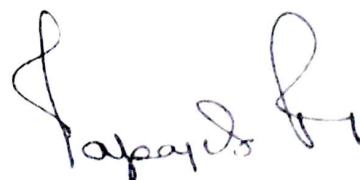
RESIDENCE AND CHAMBER AT:
SANTI PALACE, 2053, Brahmapur, Third Floor,
Ram Krishna Pally, Police Station Bansdromi,
Kolkata – 700096
Mob: + 91 9830882206
Email: advocatetapajitroy@gmail.com

- 2 -

WHEREAS at all material times, Sailabala Arnab since deceased had acquired Stridhan property in Mouza Roynagar and Brahmapur and since the death of her husband, Nil Gopal Arnab, her eldest son Sushil Kumar Arnab since deceased used to look after the property matter on behalf of Sailabala Arnab.

AND WHEREAS in exercise of the Power thus vested in him, the said Sushil Kumar Arnab purchased various property in Mouza Roynagar,, Brahmapur, Rania, including 64 decimals in nature Bagan land by a Deed of Conveyance dated 13th day of August, 1965 and registered at Sub-Registrar Alipore Office and entered in Book No. I, Volume No. 128, Pages 200 to 200, Being No. 6721, for the year 1965 from Sri Santi Bhusan Roy Chowdhury, son of Late Kailash Chandra Roy Chowdhury, of 2/26, Naktala, Police Station Tollygunge, District 24-Parganas now 24 Parganas South and Smt. Chitra Saha, wife of Late Chandra Mohan Saha, Smt. Paripurna Saha, Smt. Rina Saha both daughters of Chandra Mohan Saha all of 66, Naktala Govt. Scheme, P. S. Jadavpur, Dist. 24 Parganas now 24 Parganas (S), of Mouza Roynagar, J. L. NO. 47, under Collectorate 's Touzi No. 14, recorded as Revenue Survey No. 201, Pargana Magura, comprising in C.S. & R.S. Dag No. 128, appertaining to C.S. & R.S. Khatian No. 380, within P. S. formerly Sadar Tollygunge thereafter Jadavpur, now P. S. Regent Park, in the Dist. of 24-Parganas (South), in the name of Susil Kumar Arnab but from the money and or account of Sailabala Arnab enjoyed the said property openly and in exercise of her own exclusive property right since purchase aforesaid by her son including the said Sushil Kumar Arnab.

AND WHEREAS prior to this, said Santi Bhusan Roy Choudhury and Chandra Mohan Saha by Deed of Sale duly registered in the office of the Sub-Registrar at Alipore being Deed No.1521, Book No. I, for the year 1960 purchased the aforesaid land measuring 64 decimals from Panchanan Ghosh and Anukul Chandra Ghosh.



TAPAJIT ROY
ADVOCATE
Alipore Police Court,
Near Bengal Lock - Up,
Kolkata-700027.

RESIDENCE AND CHAMBER AT:
SANTI PALACE, 2053, Brahmapur, Third Floor,
Ram Krishna Pally, Police Station Bansdroni,
Kolkata - 700096
Mob: + 91 9830882206.
Email: advocatetapajitroy@gmail.com.

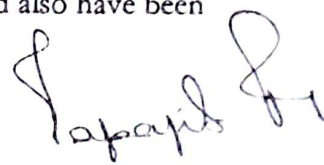
- 3 -

AND WHEREAS before her death, said Sailabala Arnab made executed published her last WILL and testament on 6.4.1960 appertaining the said Sushil Kumar Arnab as the Sole executor during her natural life and provisions as were made for management of the Estate and said Smt. Puspa Arnab wife of Late Sisir Kumar Arnab, after death of Sushil Kumar Arnab and in case of death of Sanat Kumar Arnab or if he refused to act as executor Murari Mohan Dey of 49/2, Iswar Ganguly Street, Kolkata - 700 026, shall act as executor in his place.

AND WHEREAS the said Sushil Kumar Arnab obtained Probate of the said WILL of Sm. Sailabala Arnab in Act, 39, Case No. 40, of 1962 from the District Judge Court at Alipore, on 31. 05. 1962 and during his life time, the said Sushil Kumar Arab as executor to the Estate of Sailabala Arnab administrated the said property and after his death on 22.08.1969 and Murari Mohan Dey having refused to act as executor, the said Pushpa Arnab and Smt. Chaya Arnab both as executors to the said Estate of Sailabala Arnab were in possession of the said estate carrying on cultivation exclusively in exercise of in all sorts of property right of Sailabala Arnab openly and adversely against all others without any interruption whatsoever from anybody and paid all rents in the name of the said deceased, executor Sushil Kumar Arnab.

AND WHEREAS notwithstanding the grant of probate to the WILL of Sailabala Arnab, one of the daughter of Sailabala Arnab Smt. Malati Ghosh, wife of Sri Ajit Kumar Ghosh, residing at 251A 31, Netaji Subhas Chandra Bose Road, Police Station Jadavpur, Kolkata 700 047, filed a partition suit being the Suit No.162 of 1993 in the Court of Ld. 2nd Court of the Asstt. District Judge at Alipore which suit had since been decreed on compromises on 19.05.1993.

AND WHEREAS some portion of the said land described in the Schedule below have been given by Smt. Puspa Arnab and said Smt. Chhaya Arnab for development of the adjacent Road and some portion of the said land also have been



TAPAJIT ROY
ADVOCATE

Alipore Police Court,
Near Bengal Lock – Up,
Kolkata-700027.

RESIDENCE AND CHAMBER AT:

SANTI PALACE, 2053, Brahmapur, Third Floor,
Ram Krishna Pally, Police Station Bansdroni,
Kolkata – 700096.
Mob: + 91 9830882206.

Email: advocatetapajitroy@gmail.com

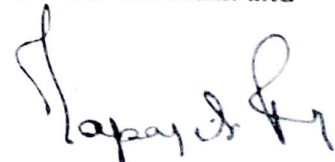
- 4 -

sold by separate deeds of Conveyance on different dates and as such the Pushpa Arnab and said Smt. Chhaya Arnab were in actual possession of rest unsold area of land measuring 5 Cottahs 7 Chittaks 6 sq. ft. be the same a little more or less comprising in C.S. & R.S. Dag No. 128, appertaining to C.S. & R.S. Khatian No. 380, Mouza Roynagar, J. L. No. 47, recorded as Revenue Survey No. 201, under Collectorate 's Touzi No. 14, Pargana Magura, lying and situated within the Ward No. 112, of Kolkata Municipal Corporation (Jadavpur Unit, Borough XI), within the P. S. formerly Sadar Tollygunge thereafter Jadavpur (now Regent Park) in the District Sub-Registry Office Alipore within the Kolkata Municipal Corporation, District South 24-Parganas.

AND WHEREAS, the said Smt. Chhaya Arnab wife of Sukumar Arnab died intestate on the 20th day of November, 1999 her husband said Sukumar Arnab was beneficiary to the WILL of the said Sailabala Arnab and he also died on 3rd day of January, 2001.

AND WHEREAS it was mentioned in the said WILL of Sailabala Arnab the executrix said Puspa Arnab, Smt. Chhaya Arnab if unwilling to manage the Estate of Sailabala Arnab and in that event their husbands said Sishir Kumar Arnab, since deceased and Sukumar Arnab, since deceased could manage the same and it as also stated in the said WILL that upon the death any of the executrix their respective eldest son 2 be entitled to act as executor.

AND WHEREAS after death of Sm. Chhaya Arnab said Puspa Arnab had been managing the property an executrix the state of late Sailabala Arnab as stated before and said Smt. Puspa Arnab delivered possession of the available assets including land described in the Schedule herein unto the said Kamal Arnab, Kalyan Arnab, Kunal Arnab and Sri Kallol Arnab (the Owners and / or Vendors herein) inter alia being land measuring 6 Cottahs in Dag No. 128, under Khatian No. 380 Mouza Roynagar, and the legatees received whatsoever they were entitled under the WILL from the executrix and



TAPAJIT ROY

ADVOCATE

Alipore Police Court,
Near Bengal Lock – Up,
Kolkata-700027.

RESIDENCE AND CHAMBER AT:

SANTI PALACE, 2053, Brahmapur, Third Floor,
Ram Krishna Pally, Police Station Bansdrani,
Kolkata – 700096.

Mob: + 91 9830882206.

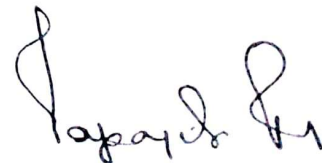
Email: advocatetapajitroy@gmail.com.

- 5 -

the Court of the District Delegate of the Alipore duly discharged the executrix from the Executorships.

AND WHEREAS thus the said said Kamal Arnab, Kalyan Arnab, Kunal Arnab and Sri Kallol Arnab (owners/Vendors) have jointly seized and possessed of the said land measuring by actual measurement 5 Cottahs 7 Chittaks 6 sq. ft. be the same a little more or less comprising in C.S. & R.S. Dag No.128, appertaining to C. S. & R.S. Khatian 380, Mouza Roynagar, J.L.No.47, recorded as Revenue Survey No. 201, under Collectorate 's Touzi No. 14, P. S. formerly Sadar Tollygunge (now Regent Park) District South 24 Parganas.

AND WHEREAS during their such joint and absolute Ownership and Possession of the said Property, the said Kamal Arnab, Kalyan Arnab, Kunal Arnab and Sri Kallol Arnab (the Owners / Vendors) have jointly and mutually sold and / or conveyed ALL THAT THE piece and parcel of land measuring 5 Cottahs 7 Chittaks 6 sq. ft. be the same a little more or less comprising in C. S. & R. S. Dag No. 128, appertaining to C. S. & R.S. Khatian No. 380, Mouza Roynagar, J.L.No. 47, Revenue Survey No. 201, under Collectorate's Touzi No. 14, Pargana Magura, lying and situated within the Ward No. 112, of Kolkata Municipal Corporation (Jadavpur Unit, Borough XI) within the P. S. formerly Sadar Tollygunge thereafter Jadavpur (now Regent Park) in the District Sub-Registry Office Alipore within the Kolkata Municipal Corporation, District South 24-Parganas, to and in favour of the Purchaser namely M/S. Attcon Projects Pvt. Ltd., a Company incorporated under the Companies Act, 1956, having its registered office at P4, Subodh Garden, P.S. Regent Park (now Bansdrani), Kolkata 700070, represented by its Managing Director Gurudeb Attalani, son of Sri tikam Das, of 21/C, Gobinda Ghosal Lane, Kolkata 700025, by virtue of registration of an Indenture dated 19.08.2010. The said Deed was registered at the Office of the District Sub Registrar I at Alipore and recorded in Book No. I, CD Volume No. 14, from 4310 to 4337 Pages and being Deed No. 02667 for the year 2010.



TAPAJIT ROY
ADVOCATE
Alipore Police Court,
Near Bengal Lock – Up,
Kolkata-700027.

RESIDENCE AND CHAMBER AT:
SANTI PALACE, 2053, Brahmapur, Third Floor,
Ram Krishna Pally, Police Station Banskroni,
Kolkata – 700096.
Mob: + 91 9830882206.
Email: advocatetapajitroy@gmail.com

- 6 -

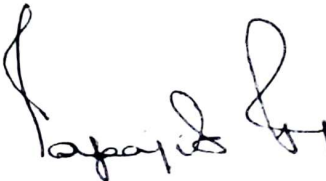
On and from the date of execution and registration of the said Deed of Indenture dated 19.08.2010, the Land Owner herein – named became the sole and absolute Owner and Possessor and also started to possess and enjoy the same solely and absolutely without any disturbance and/ or hindrance from any body and thereafter it has mutated its name in the books and records of the Kolkata Municipal Corporation and the said property has continued to be known and numbered as the KMC Premises No. 643, Hari Sava Math, Kolkata 700084 and assessed under Assessee No. 31-112-09-1116-1.

Subsequently, the said Attcon Projects Private Limited has entered into a Development Agreement with one Rahul Infrastructure on 25.08.2021. The said Deed has been registered at the Office of the District Sub Registrar III at Alipore and recorded in Book No. I, Volume No. 1603 – 2021, from 210407 to 210442 Pages and Being No. 160306834 for the year 2021.

At the time of searching the respective Registry office, I found the above mentioned entries in the respective offices.

Hence, on the basis of the available record of the respective registry offices and after perusing the papers & documents which are produced before me, I am of the opinion that the property as captioned above is good & marketable title and is otherwise free from all encumbrances.

- Search Receipt , being nos. 17999 dated 09.09.2021, No. 43149 dated 08.09.2021 and No. 20312 dated 01.10.2021 is attached herewith.


Advocate