

TITLE REPORT

Of 17.95 decimal land in R.S./L.R. Dag No. 3194 of Monza Patherghata, J.L. No. 36, Police Station New Town (Formerly Rajarhat), District North 24 Parganas

Client: M/s. Naoolin Realcon Private Limited

Supriyo Basu & Associates

Advocates

Room No.48

Ground Floor, Temple Chambers

6, Old Post Office Street

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Chakraborti, (14) Asik Ahmed, (15) Towfiq Ahmed Mustafa, (16) Sirajul Islam and (17) Jayanta Bagchi

2. **Production of Documents of Title**

Inspection of documents of title in respect of the Said Property were given, details whereof are mentioned in **Annexure A** hereto.

3. **DEVOLUTION OF TITLE:**

3.1 At all material times one Bimala Mondal daughter of Late Gopi Krishna Biswas was the sole and absolute owner of *sali* (agricultural) land measuring 9 (nine) decimal, comprised in R.S. Dag No. 3194, Mouza Patharghata, J.L. No. 36, District South 24 Parganas (**First Property**)-

3.2 By a Deed of Conveyance dated 18th October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 19, at Pages 2659 to 2674, being Deed No. 13490 for the year 2012, Bimala Mondal sold, conveyed and transferred the entirety of the First Property to Kemia Apartments Limited, for the consideration mentioned therein.

3.3 At all material times one Madhab Biswas son of Late Gopi Krishna Biswas was the sole and absolute and recorded owner of *sali* (agricultural) land measuring 9 (nine) decimal, comprised in R.S/L.R. Dag No. 3194, recorded in L.R. Khatian No. 1724, Mouza Patharghata, J.L. No. 36, District South 24 Parganas (**Second Property**)

3.4 Madhab Biswas, a Hindu governed by the principles of the Hindu Succession Act, 1956, died *intestate* of leaving behind surviving his wife, Mana Biswas, his 1 (one) son, Milan Biswas and his 1 (one) daughter, Kumari Mousumi Biswas (collective **Legal Heirs Of Madhab**) as his only legal heir and heiresses who jointly and in equal share inherited all the right, title and interest of Late Madhab Biswas in the Second Property.

3.5 By a Deed of Conveyance dated 18th October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 19, at pages 2675 to 2691, being Deed No. 13491 for the year 2012, the Legal Heirs Of Madhab sold, conveyed and transferred the entirety of the Second Property to Kemia Apartments Limited, for the consideration mentioned therein

- 3.6 By virtue of the above 2 (two) purchases, Kemia Apartments Limited became the sole and absolute owner of the First Property and the Second Property (collectively **Larger Property**) and subsequently got its name duly recorded in the L.R. records vide L.R. *Khatian* No. 5579 in respect of the Larger Property.
- 3.7 By a Deed of Conveyance dated 15th February, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016, at pages 59059 to 59088, being Deed No. 152301784 for the year 2016, Kemia Apartments Limited sold, conveyed and transferred the entirety of the Larger Property to (1) Bijoy Bhaumik, (2) Ashis Basu, (3) Ishika Basu, (4) Pratima Basu, (5) Goutam Biswas, (6) Bijaya Biswas, (7) Sreenibash Roy, (8) Sanjoy Mitra, (9) Santanu Das, (10) Sreedhar Das Saha, (11) Utpal Chandra De, (12) Saumendra Narayan Roy, (13) Sujata Das Chakraborti, (14) Asik Ahmed, (15) Towfiq Ahmed Mustafa, (16) Sirajul Islam and (17) Jayanta Bagchi, for the consideration mentioned therein.

It is pertinent to mention that Towfiq Ahmed Mustafa, Asik Ahmed, Ashis Basu, Sreenibash Roy, Sanjoy Mitra, Santanu Das, Sreedhar Das Saha, Sirajul Islam, Jayanta Bagchi, Sujata Das Chakraborti, Bijoy Bhaumik and Utpal Chandra De have purchased land measuring 1.25 decimal each, Soumendra Narayan Roy has purchased 0.5 (zero point five) decimal and Ishika Basu, Pratima Basu, Goutam Biswas and Bijaya Biswas have purchased 0.625 (zero point six two five) decimal each through this Deed

- 3.8 In the abovementioned events and circumstances (1) Bijoy Bhaumik, (2) Ashis Basu, (3) Ishika Basu, (4) Pratima Basu, (5) Goutam Biswas, (6) Bijaya Biswas, (7) Sreenibash Roy, (8) Sanjoy Mitra, (9) Santanu Das, (10) Sreedhar Das Saha, (11) Utpal Chandra De, (12) Saumendra Narayan Roy, (13) Sujata Das Chakraborti, (14) Asik Ahmed, (15) Towfiq Ahmed Mustafa, (16) Sirajul Islam and (17) Jayanta Bagchi became the joint owners of the Larger Property and subsequently got their names duly recorded in the Block Land and Land Reforms Office in respect of their respective share in the Larger Property vide L.R. *Khatian* Nos. 6141, 6129, 6128, 6127, 6125, 6126, 6144, 6131, 6143, 6145, 6130, 6132, 6140, 6163, 6133, 6142 and 6124 respectively. The share of each owner is tabulated in the chart below:

Sl. No.	Name of the Owner	L.R. <i>Khatian</i> no.	Purchased Area (in Dec.)	Mutated Area (in Dec.)
1.	Bijoy Bhaumik	6141	1.25	1.2482
2.	Ashis Basu	6129	1.25	1.2482
3.	Ishika Basu	6128	0.625	0.6162



4.	Pratima Basu	6127	0.625	0.6162
5.	Goutam Biswas	6125	0.625	0.6162
6.	Bijaya Biswas	6126	0.625	0.6162
7.	Sreenibash Roy	6144	1.25	1.2482
8.	Sanjoy Mitra	6131	1.25	1.2482
9.	Santanu Das	6143	1.25	1.2482
10.	Sreedhar Das Saha	6145	1.25	1.2482
11.	Utpal Chandra De	6130	1.25	1.2482
12.	Saumendra Narayan Roy	6132	0.50	0.5056
13.	Sujata Das Chakraborti	6140	1.25	1.2482
14.	Asik Ahmed	6163	1.25	1.2482
15.	Towfiq Ahmed Mustafa	6133	1.25	1.2324
16.	Sirajul Islam	6142	1.25	1.2482
17.	Jayanta Bagchi	6124	1.25	1.2482

- 3.9 Bijoy Bhaumik, being desirous of developing and commercially exploiting his share in various properties inter-alia a portion of his share in the Larger Property being land measuring 1.20 (one point two zero) decimal out of 1.25 decimal, entered into a Development Agreement and Power Of Attorney dated 3rd October, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 377373 to 377436, being Deed No. 152311507 for the year 2018 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.10 Ashis Basu, Ishika Basu, Pratima Basu, Goutam Biswas, Bijaya Biswas, Sreenibash Roy, Sanjoy Mitra, Santanu Das, Sreedhar Das Saha and Utpal Chandra De being desirous of developing and commercially exploiting their share in various properties inter-alia their entire share in the Larger Property entered into a Development Agreement and Power Of Attorney dated 29th October, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 402033 to 402132, being Deed No. 152312177 for the year 2018 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.11 Soumendra Narayan Roy, being desirous of developing and commercially exploiting his share in various properties inter-alia his entire share in the Larger Property entered into a Development Agreement and Power Of Attorney dated 14th November, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 52113 to 52163, being Deed No.



152301153 for the year 2019 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.

- 3.12 Sujata Das Chakraborti, being desirous of developing and commercially exploiting her share in various properties inter-alia her entire share in the Larger Property entered into a Development Agreement and Power Of Attorney dated 20th November, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 60529 to 60588, being Deed No. 152301393 for the year 2019 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.13 Asik Ahmed, Towfiq Ahmed Mustafa, Sirajul Islam and Jayanta Bagchi, being desirous of developing and commercially exploiting their share in various properties inter-alia their entire share in the Larger Property jointly entered into a Development Agreement and Power Of Attorney dated 4th December, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 119545 to 119609, being Deed No. 152303054 for the year 2019 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.14 In the above mentioned events and circumstances said (1) Bijoy Bhaumik, (2) Ashis Basu, (3) Ishika Basu, (4) Pratima Basu, (5) Goutam Biswas, (6) Bijaya Biswas, (7) Sreenibash Roy, (8) Sanjoy Mitra, (9) Santanu Das, (10) Sreedhar Das Saha, (11) Utpal Chandra De, (12) Saumendra Narayan Roy, (13) Sujata Das Chakraborti, (14) Asik Ahmed, (15) Towfiq Ahmed Mustafa, (16) Sirajul Islam and (17) Jayanta Bagchi as joint owners of the Larger Property have granted development rights to Naoolin Realcon Private Limited in respect of the Said Property.

4. Conclusion:

- 4.1 We have not caused any searching in respect of the Said Property and this Title Report is based upon the photocopies of the documents and representations provided by our Client with regard to the Said Property.
- 4.2 Please take note of our observations and advice in respect of the Said Property. They are:



- We have observed that one Gopi Krishna Biswas and Jibon Krishna Biswas were the joint, absolute and recorded owners of land measuring 158 (one hundred and fifty eight) decimal, comprised in R.S/L.R. Dag No. 3192, each having undivided one-half share therein. However, in the absence of any supportive documents it is difficult to determine how the ownership of land measuring 18 (eighteen) decimal is devolved upon Bimala Mondal and Madhab Biswas. It is pertinent to mention that we have relied upon the representation made in the registered deed being Deed No. 1784 of 2016 with regard to the ownership of Bimala Mondal and Madhab Biswas.
- We have not received the R.S. Parcha and/or L.R. Kri Parcha in the names of (1) Bimala Mondal and (2) Madhab Biswas for our perusal in respect of R.S./L.R. Dag No. 3194. Further, please note that thirteen years title devolution in respect of the Property of Dag No. 3194 is not available with us as it is desired by most of the Banks and Financial Institutions for granting financial facilities.
- We have not been provided with Death Certificate and Legal Heir-ship Certificate of Madhab Biswas and we are relying on the representation made in registered Deed No. 01784 for the year 2016.
- We have not been provided with the Photocopy of Deed of Conveyance dated 18th October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 19, at pages 2675 to 2691, being Deed No. 13491 for the year 2012 and our report is subject to non-perusal of the same.
- We have observed that in the recital portion of Deed No. 01784 for the 2016 it is mentioned that one of the vendors name in Deed No. 13491 for the year 2012 is Kumari Mousumi Biswas. However, in absence of supportive documents it is difficult to ascertain whether Kumari Mousumi Biswas had attained the age majority at the time of executing the said Deed of Sale being no. 13491 for the year 2012.



- We have observed that although Bijoy Bhaumik had purchased land measuring 1.25 (one point two five) decimal in the said Dag No. 3194 but has executed the Development Agreement and Power Of Attorney, being Deed No. 152311507 for the year 2018 in respect of land measuring 1.20 (one point two zero) decimal. Thus, the balance area of 0.05 decimal can be the subject matter of future claim.
- We have not received the L.R. *Parchas* in the names of (1) Bijoy Bhaumik, (2) Ashis Basu, (3) Ishika Basu, (4) Pratima Basu, (5) Goutam Biswas, (6) Bijaya Biswas, (7) Sreenibash Roy, (8) Sanjoy Mitra, (9) Santanu Das, (10) Sreedhar Das Saha, (11) Utpal Chandra De, (12) Saumendra Narayan Roy, (13) Sujata Das Chakraborti, (14) Asik Ahmed, (15) Towfiq Ahmed Mustafa, (16) Sirajul Islam and (17) Jayanta Bagchi and our report is based on the on line record as available in the Land and Land Reforms and Refugee Relief and Rehabilitation Department, Government of West Bengal.
- We have not received the up-to-date Panchayat Tax and Revenue Receipt (Khazna Dakhila) in the names of (1) Bijoy Bhaumik, (2) Ashis Basu, (3) Ishika Basu, (4) Pratima Basu, (5) Goutam Biswas, (6) Bijaya Biswas, (7) Sreenibash Roy, (8) Sanjoy Mitra, (9) Santanu Das, (10) Sreedhar Das Saha, (11) Utpal Chandra De, (12) Saumendra Narayan Roy, (13) Sujata Das Chakraborti, (14) Asik Ahmed, (15) Towfiq Ahmed Mustafa, (16) Sirajul Islam and (17) Jayanta Bagchi and our report is subject to non-perusal of the same.
- We have observed that as per on line record as available in the Land and Land Reforms and Refugee Relief and Rehabilitation Department, Government of West Bengal, classification of the Said Property is Sali (Agricultural) and we have not been provided with the conversion certificate. In this regard it is pertinent to mention that the Said Property falls under the urban agglomeration and after conversion it may attract the provisions of Urban Land (Ceiling & Regulation) Act 1976.



➤ We have observed that the total area of R.S/L.R. Dag No. 3194 is 158 (one hundred and fifty eight) decimal and Naoolin Realcon Private Limited has development rights in respect of the Said Property i.e. land measuring 17.95 (seventeen point nine five) decimal only and the same is not divided and demarcated. Please execute/obtain a registered partition deed *inter se* the co-owners or Partition Order from the competent authority under L.R. Act or appropriate Court of Law.

4.3 Subject To our observations aforesaid, we are of the opinion that the Owners have a marketable title to the Said Property and Naoolin Realcon Private Limited has development rights upon it.

Disclaimer:

- This Title Report has been issued on perusal of the photocopies of the documents submitted before us by our Client and based upon the representation and explanation given thereof by our Client.
- This Title Report is only intended for the elaborate understanding of our Client regarding the title of the Said Property and is not meant for any other purpose or purposes whatsoever.
- This Title Report shall not be used or utilized as indemnification of title of the Said Property and/or for any other purpose other than the objective mentioned hereinabove.
- We would further mention that we have not caused any searches with regard to the Said Property and this Title Report has been issued on perusal of the photocopies of the documents submitted before us by our Client and based upon the representation and explanation given thereof by our Client

Yours faithfully,
For Supriyo Basu & Associates

Supriyo Basu
Advocate



Annexure A
(Document Produced)

Sl.	Nature, Date and Particulars of Documents	Status
A1	R.S. <i>parcha</i> dated 27 th November, 1955 in the names of Jibon Khrishna Biswas and Gopi Krishna Biswas bearing R.S. Khatina No. 105	Photocopy
A2	Deed of Conveyance dated 18 th October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 19, at Pages 2659 to 2674, being Deed No. 13490 for the year 2012 between Bimala Mondal, as vendor and Kemia Apartments Limited, as purchaser	Photocopy
A3	L.R. <i>Khatian</i> No. 5579 in the name of Kemia Apartments Limited	Photocopy
A4	Deed of Conveyance dated 15 th February, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016, at pages 59059 to 59088, being Deed No. 152301784 for the year 2016 between Kemia Apartments Limited, as vendor and (1) Bijoy Bhaumik, (2) Ashis Basu, (3) Ishika Basu, (4) Pratima Basu, (5) Goutam Biswas, (6) Bijaya Biswas, (7) Sreenibash Roy, (8) Sanjoy Mitra, (9) Santanu Das, (10) Sreedhar Das Saha, (11) Utpal Chandra De, (12) Saumendra Narayan Roy, (13) Sujata Das Chakraborti, (14) Asik Ahmed, (15) Towfiq Ahmed Mustafa, (16) Sirajul Islam and (17) Jayanta Bagchi, as purchasers	Photocopy
A5	Development Agreement and Power Of Attorney dated 3 rd October, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 377373 to 377436, being Deed No. 152311507 for the year 2018 between Bijoy Bhaumik, as owner and Naolin Realcon Private Limited, as developer	Photocopy
A6	Development Agreement and Power Of Attorney dated 29 th October, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 402033 to 402132, being Deed No. 152312177 for the year 2018 between Ashis Basu, Ishika Basu, Pratima Basu, Goutam Biswas, Bijaya Biswas, Sreenibash Roy, Sanjoy Mitra, Santanu Das, Sreedhar Das	Photocopy



	Saha and Utpal Chandra De, as owners and Naoolin Realcon Private Limited, as developer	
A7	Development Agreement and Power Of Attorney dated 14 th November, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 52113 to 52163, being Deed No. 152301153 for the year 2019 between Soumendra Narayan Roy, as owner and Naoolin Realcon Private Limited, as developer	Photocopy
A8	Development Agreement and Power Of Attorney dated 20 th November, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 60529 to 60588, being Deed No. 152301393 for the year 2019 between Sujata Das Chakraborti, as owner and Naoolin Realcon Private Limited, as developer	Photocopy
A9	Development Agreement and Power Of Attorney dated 4 th December, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 119545 to 119609, being Deed No. 152303054 for the year 2019 between Asik Ahmed, Towfiq Ahmed Mustafa, Sirajul Islam and Jayanta Bagchi, as owners and Naoolin Realcon Private Limited, as developer	Photocopy

