

K.N.JANA
Advocate
High Court, Calcutta

Chamber :
M.K.Roy Chowdhury & Co.
Advocates
7, Old Post Office Street,
2nd Floor, Room No.27
Kolkata – 700 001
Mobile : 9874238117
E Mail : knath.jana@gmail.com

Ref :

Date :

10th December, 2025

To
Regal Realty Private Limited
191, Chittaranjan Avenue,
4th Floor, Kolkata-700 007.

Re: Premises No.97A/1,Muktaram Babu Street,Kolkata-700007

Dear Sirs,


As per your instructions the necessary due diligence has been caused through on line at the Directorate Registration and Stamp Revenue in respect of the said premises from 2007 till date.

During the said due diligence through on line as stated above, some entry has been found regarding the sale deed pertaining with the said premises.

I have requested to you to provide the copy of the said deeds.

Upon perusal the same, it is found that some of the co-owner of the said premises has transferred their undivided interest in favour of you out of their allocations since the said property was developed by a development agreement with you.

It has been further shown and/or produced by you a Memorandum of Understanding entered into between the co-owners of the said premises of the One Part and yourself, being the


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developer of the other part and the allocations of the respective parties has duly been mentioned in the said Memorandum of Understanding.

It is pertinent to note that in the said Memorandum of Understanding, the allocations of the existing tenants/occupiers has been made provisions and accordingly it has been transpired that the said occupier and tenants has been relocated their occupation in the other premises being premises No. 97A/2, Muktaram Babu Street, Kolkata which are also owned by some of the said co-owners and also developed through you.

Since there is no other entry has been found from the said due diligence of the Registry Offices during the period, save and except said transferred by the said co-owner in favour of you, the said block and/or portion of the afore-stated premises No. 97A/1; Muktaram Babu Street, Kolkata is entitled to deal with by you as a developer in respect of the said premises as per the Development Agreement.

In view of the aforesaid circumstances, demarcated area owned by you purchased from the co-owners and the balance area are entitled to deal with by you by Developer for development of the said building.

The records duly downloaded from the official web side during the said due diligence are enclosed herewith for your ready reference.

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Therefore, subject to the Original deeds pertaining with the said premises and the said tenancy which has been dealt with as stated above for the said period from 2007, it can be said that the said property is free from all encumbrances, charges, liens, lispendences, claims, demands, attachments, mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title.

Thanking you,

Yours faithfully,



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