

## Dwaipayana Mitra

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Ref. No. DM/784/2023.

Dated 27<sup>th</sup> March, 2023.

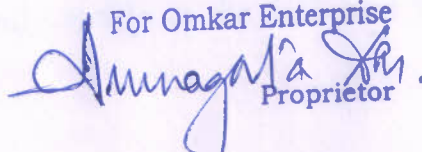
M/s. Omkar Enterprise,  
21B, Ballygunge Station Road,  
Police Station Gariahat,  
Kolkata-700 019


Re: **REPORT ON TITLE** in respect of all that one storied building constructed in a portion of the said land together with piece or parcel of Revenue free land containing an area of 5 Cottahs 8 Chittaks 30 square feet be the same a little more or less lying situate at and being premises No. P-186, Scheme-IVM, Post Office Beliaghata, Police Station Beliaghata, under Ward No. 033, Assessee No. 110330500918 of Kolkata Municipal Corporation, Kolkata-700 010, District South 24 Parganas.

Sirs,

Photocopies of the following documents were handed over to me with the instructions to cause necessary searches at the Appropriate Registration Offices for investigation of title and preparing report on title in respect of all that one storied building constructed in a portion of the said land together with piece or parcel of Revenue free land containing an area of 5 Cottahs 8 Chittaks 30 square feet be the same a little more or less lying situate at and being premises No. P-186, Scheme-IVM, Post Office Beliaghata, Police Station Beliaghata, under Ward No. 033, Assessee No. 110330500918 of Kolkata Municipal Corporation, Kolkata-700 010, District South 24 Parganas, hereinafter referred to as the "said premises":

1. Photocopies of the registered deed of conveyance dated 19<sup>th</sup> August, 1958.
2. Photocopies of the registered Indenture of Release dated 16<sup>th</sup> July, 1968.
3. Photocopy of the sanctioned plan No. 37 dated 24<sup>th</sup> June, 1967.
4. Photocopy of the certified copy of the Will dated 20<sup>th</sup> October, 1977 of Sailendra Nath Bose, since deceased.
5. Photocopy of the grant of probate dated 14<sup>th</sup> December, 1981 granted by the Hon'ble High Court at Calcutta in No. 209 of 1981.
6. Photocopy of the death certificate of Shewali Bose dated 24<sup>th</sup> September, 2003.
7. Photocopy of the death certificate dated 24<sup>th</sup> December, 2015 of Sanjay Bose who died intestate without any issue leaving behind him and surviving his wife Smt. Maitrayee Bose.

For Omkar Enterprise  
  
Proprietor





8. Photocopy of the mutation certificate issued by the Kolkata Municipal Corporation in favour of Smt. Maitrayee Bose.
9. Photocopy of the registered development agreement dated 20<sup>th</sup> January, 2022.
10. Photocopy of the registered development Power of Attorney dated 12<sup>th</sup> March, 2022 granted by Smt. Maitrayee Bose in favour of Mr. Arunagata Das.

From the aforesaid documents, it appears as follows:

- A. By a registered deed of conveyance dated 19<sup>th</sup> August, 1958 made between the Trustees of the Improvement of Calcutta described therein as The Board of the One Part and Sailendra Nath Bose described therein as the Purchaser of the Other Part, the Board for the consideration therein mentioned sold conveyed and transferred assigned assured unto and in favour of the said Sailendra Nath Bose ALL THAT the piece or parcel of Revenue free land containing an area of 5 Cottahs 8 Chittaks 30 square feet be the same a little more or less lying and situate and being plot No. 186 of the surplus land in Calcutta Improvement Scheme IVM formed out of old premises No. 136, Raja Rajendra Lal Mitra Road and comprising in the Holding No. 71 in Sub-Division 9, Tin No. Dihi Panchannagram, Post Office Beliaghata, Police Station Beliaghata, Kolkata-700 010, now numbered as P-186, Scheme IV-M, C.I.T. Road, Post Office Beliaghata, Police Station Beliaghata, Kolkata-700 010, District South 24 Parganas more fully described in the Schedule there under written and also particularly described in the First Schedule hereunder written hereinafter referred to as 'the said land' which was registered with the office of the Sub-Registrar, Sealdah and recorded in Book No. I, Volume No.47, Pages 151 to 153, Being No. 2169 for the year 1958.
- B. For the purpose of securing the part payment of the said consideration money amounting to Rs.10,529/- (Rupees Ten Thousand Five Hundred Twenty Nine only) payable to the Trustees for the Improvement of Calcutta as aforesaid the said Sailendra Nath Bose by an Indenture dated 19<sup>th</sup> August, 1958 of security made between Sailendra Nath Bose described therein as the Owner and Trustees for the Improvement of Calcutta described therein as the Board which was registered with the office of the Sub-Registrar, Sealdah and recorded in Book No. I, Volume No. 41, Pages from 280 to 285, Being No. 2170 for the year 1958 charged and secured the said land unto and in favour of the said Trustees for the Improvement of Calcutta as and by way of security.
- C. Upon payment of the said Rs.10,529/- (Rupees Ten Thousand Five Hundred Twenty Nine only) with interest by an Indenture of Release dated 16<sup>th</sup> July, 1968 made between Trustees for the Improvement of Calcutta described therein as the Board of the one part of the Sailendra Nath Bose, described therein as a Release of the other part which was registered with the office of Sub-Registrar, Sealdah and recorded in Book No. I, Volume No. 31, Pages from 275 to 277, Being No. 1457 for the year 1968, the said Trustees for the Improvement of Calcutta released the said land absolutely unto and in favour of said Sailendra Nath Bose and revoked the Indenture of Security made on the 19<sup>th</sup> August, 1958.
- D. In the premises the said Sailendra Nath Bose was absolutely seized and possessed and sufficiently entitle to the said land free from all encumbrances, liens, lispences,

For Omkar Enterprise  
Arunagata Das,  
Proprietor

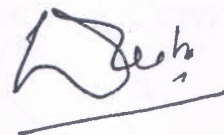




charges acquisition requisition, mortgage whatsoever and howsoever as an absolute owner thereof and after purchase of the said land of aforesaid submitted a building plan for construction of a building on the said land and the Corporation of Calcutta vide building plan sanction No. 37 dated 24<sup>th</sup> June, 1967 sanctioned the said building for construction of the building on the said land.

- E. The said Sailendra Nath Bose after obtaining the plan sanctioned for construction of the building on or about 1969 out of his own source of income constructed one storied building in a portion of the said land lying situate at and being premises No. P-186, C.I.T. Road, Scheme IVM, Post Office Beliaghata, Police Station Beliaghata, Kolkata-700 010, District South 24 Parganas and got his name mutated in the records of Calcutta Corporation now known as Kolkata Municipal Corporation and paid taxes regularly until the time hereinafter mentioned.
- F. In the premises the said Sailendra Nath Bose was absolutely seized and possessed of as an absolute owner of ALL THAT one storied building constructed in a portion of the said land together with piece or parcel of Revenue free land containing an area of 5 Cottahs 8 Chittakcs 30 square feet be the same a little more or less lying and situate at and being Plot No. P-186, C.I.T. Road, Scheme IVM, Post Office Beliaghata, Police Station Beliaghata, Kolkata-700 010, District South 24 Parganas more particularly described in the First Schedule hereunder written hereinafter referred to as the "said premises".
- G. The said Sailendra Nath Bose prior to his death executed his last Will and Testament on 20<sup>th</sup> October, 1977 whereby and whereunder he appointed Asok Hari Sarkar as the sole executor to his said last Will and Testament and bequeath the said premises to his son Sanjoy Bose subject to life interest of his wife Smt. Shewli Bose.
- H. The said Sailendra Nath Bose who was governed during his lifetime and at the time of his death under the Dayabhaga School of Hindu Law died testate on 19<sup>th</sup> December, 1980 leaving behind him and surviving his wife namely Smt. Shewli Bose, his one married son namely Sri Sanjoy Bose and one married daughter namely Nandini Mitra as his only heirs, heiresses and legal representatives under the Hindu Succession Act, 1956.
- I. The Asok Hari Sarkar, the sole executor named in the said last Will and Testament dated 28<sup>th</sup> October, 1977 of the said Sailendra Nath Bose filed an application in the Hon'ble High Court at Calcutta under its Testamentary and Intestate Jurisdiction for grant of probate of the said last Will and Testament of the said Sailendra Nath Bose dated 28<sup>th</sup> October, 1977 which is marked as No.209 of 1981 and the Hon'ble High Court at Calcutta on 14<sup>th</sup> December, 1981 granted Probate of the said last Will and Testament of the said Sailendra Nath Bose.
- J. The widow of Sailendra Nath Bose namely Smt. Shewli Bose who was governed by the Dayabhaga School of Hindu Law during his life time and at the time of his death died intestate on 24<sup>th</sup> September, 2003 living behind her and surviving her married son namely Sanjoy Bose and her married daughter namely Nandini Mitra as her only heirs, heiresses and legal representatives under the Hindu Succession Act, 1956.

For Omkar Enterprise  
Proprietor






- K. The said Sanjoy Bose son of Sailendra Nath Bose who was governed by Dayabhaga School of Hindu Law during his lifetime and at the time of his death died intestate on 24<sup>th</sup> December, 2015 without any issue leaving behind him and surviving his wife Smt. Maitrayee Bose as his only heiress and legal representative under the Hindu Succession Act, 1956.
- L. In the premises, by virtue of law of inheritance the said Maitrayee Bose wife of Late Sanjoy Bose inherited entire estate including the said premises which belonged to the said Sanjoy Bose.
- M. After the death of the said Sanjoy Bose as aforesaid, the said Smt. Maitrayee Bose wife of Late Sanjoy Bose became absolute owner of the said premises and got her name mutated in the records of the Kolkata Municipal Corporation as owner of the said premises and paying the taxes regularly and is in khas possession of the said premises and enjoying the same without any obstructions interference whatsoever and howsoever.
- N. The said Smt. Maitrayee Bose, the Owner has decided to develop the said premises and was in search of a Developer and having come to know the desire of the Owner, Omkar Enterprise, the Developer who is a well known Developer approached the Owner to develop the said premises which the Owner agreed.
- O. In the premises, a Development Agreement dated 20<sup>th</sup> January, 2022 was executed between the Owner and the Developer for development of the said premises for the consideration and on the terms and conditions more particularly mentioned in the said Development Agreement which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and recorded in Book No. I, Volume No. 1903-2022, Pages from 139949 to 146660, Being No. 190300762 for the year 2022, hereinafter referred to as the "said Development Agreement".
- P. In order to fulfill the object of the Development Agreement and in terms of the said Development Agreement, the Owner executed a registered Power of Attorney dated 12<sup>th</sup> March, 2022 in favour of Mr. Arunagata Das, inter alia, authorizing the Developer to develop the said premises and to take all necessary steps and to sell Developer's allocation in terms of the said Development Agreement which was registered in the office of the Additional Registrar of Assurances-III, Kolkata and recorded in Book No. I, Volume No. 1903-2022, Pages from 181789 to 181815, Being No. 190301772 for the year 2022, hereinafter referred to as the "said Power of Attorney".

As instructed, I have caused searches at appropriate Registry Offices under Index-II in respect of the said premises to find out whether there is any transaction or not relating to the said premises.

In order to find out whether the premises in question is free from all encumbrances or not, I have caused searches under Index-II through Mr. A. Chowdhury, recorded Searcher in the office of the Registrar of Assurances, Kolkata for a period of 25 years from 1998 to 2023 under premises No. P-186, Scheme-IVM, Post Office Beliaghata, Police Station Beliaghata, under Ward No. 033 of Kolkata Municipal Corporation, Kolkata-700 010, District South 24 Parganas. So far the records are available it appears that there is three entries such as (1)



For Omkar Enterprise  
Arunagata Das  
Proprietor



Deed of Declaration relating to immovable property in respect of the said premises being Deed No. 2637 for the year 2022 registered in the office of the ARA-I, Kolkata, (2) Development Agreement or Construction Agreement in respect of the said premises being Deed No. 762 for the year 2022 registered in the office of the ARA-III, Kolkata and (3) Development Power of Attorney after registration of the Development Agreement in respect of the said premises being Deed No. 1772 for the year 2022 registered in the office of the ARA-III, Kolkata and save and except the aforesaid entries, there is no entry resulting any sorts of encumbrances affecting the title of the premises in question.

The original receipt of fees deposited for searching for inspection issued by the Registrar of Assurances, Kolkata for the aforesaid period along with the original inspection note of the recorded searcher is enclosed herewith.

Searches have also been conducted under Index-II in the office of the D.R. Alipore for a period of 25 years from 1998 to 2023 under premises No. P-186, Scheme-IVM, Post Office Beliaghata, Police Station Beliaghata, under Ward No. 033 of Kolkata Municipal Corporation, Kolkata-700 010, District South 24 Parganas. So far the records are available it appears that there is no entry resulting any sorts of encumbrances affecting the title of the premises in question.

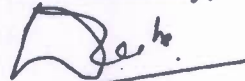
The original receipt of fees deposited for searching for inspection issued by the D.R. Alipore for the aforesaid period along with the inspection note of the recorded searcher is enclosed.

Searches have also been conducted under Index-II in the office of the A.D.S.R. Sealdah for a period of 25 years from 1998 to 2023 under premises No. P-186, Scheme-IVM, Post Office Beliaghata, Police Station Beliaghata, under Ward No. 033 of Kolkata Municipal Corporation, Kolkata-700 010, District South 24 Parganas. So far the records are available it appears that there is no entry resulting any sorts of encumbrances affecting the title of the premises in question.

The original receipt of fees deposited for searching for inspection issued by the A.D.S.R. Sealdah for the aforesaid period along with original inspection note of the recorded searcher is enclosed.

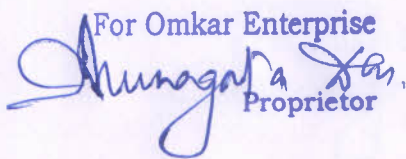
Considering the aforesaid documents as well as searches made as aforesaid, I am of the opinion that Mrs. Maitrayee Bose, previously residing at P-186, C.I.T. Road, Scheme-IVM, Kolkata-700 010 and at present residing at 94, Hem Chandra Naskar Road, Kolkata-700 010 is the absolute owner of the said premises and also it appears that the said premises is free from all encumbrances and the Owner has a marketable title.

Yours faithfully,



(D. Mitra),

Advocate, High Court, Calcutta  
Enrolment No. WB/1348/1977

For Omkar Enterprise  
  
Proprietor

Encl: As above.

**No. REGN BB 388648**

**Receipt for Fees Deposited for Search or Inspection**

al Number of application..... 8848

te of application ..... 22/3/23

earch for the year (s) ..... 1998-23

ame of office to which the record to be searched or inspected relates .....  
DR P Saldah

ame of person or property to be searched Pre-185 C.I.T Road

nature of document ..... Scheme No. 1YM

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....

From whom received ..... A. Choudhary

Fees paid under Article —

1) (i) 60/-

2) (ii)

3)

..... Registrar of .....



For Omkar Enterprise  
Munagata San  
 Proprietor



Office of the  
 - " D.S.R. - IN Alipura -  
 - " Search Report -  
 P-186, C.I.T Road  
 Scheme No - IV M.  
 PS - Beliaghata  
 Index - II  
1998-2023.

Manual.

- " Search -

1998 - Page 100

1999 - "

2000 - nil.

2001 - Partly Tom.

2002 - nil. Computer Search

2003 - no Record found

2015 - no Record found

2004 - "

2016 - "

2005 - "

2017 - "

2006 - "

2018 - "

2007 - "

2019 - "

2008 - "

2020 - "

2009 - "

2021 - "

2010 - "

2022 - "

2011 - "

2023 - "

2012 - "

2013 - "

2014 - "

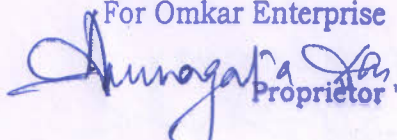
For Omkar Enterprise  
 Annapurna Das,  
 Proprietor

A. Chakraborty  
 24/3/23

Office of the  
 - " A.D.S.R. Sealder -  
 - " Search Reports -  
 P-186, C.I.T. Road.  
 Scheme No. 14 M.  
 PS - Beliaghata  
 Index -             
1998 - 2023

- " Computer Search: -

Manual.	Search	Year	Result
	- " Search -	2007 -	No Record Found.
1998 -	nil.	2008 -	"
1999 -	Page torn	2009 -	"
2000 -	nil.	2010 -	"
2001 -	"	2011 -	"
2002 -	"	2012 -	"
2003 -	"	2013 -	"
2004 -	Partly torn	2014 -	"
2005 -	nil.	2015 -	"
2006 -	nil.	2016 -	"
2007 -	"	2017 -	"
		2018 -	"
		2019 -	"
		2020 -	"
		2021 -	"
		2022 -	"
		2023 -	"

For Omkar Enterprise  
  
 Anurag  
 Proprietor

A. Choudhary  
 24/3/23



No. REGN BB 515106

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 22106
- 2. Date of application ..... 21/8/23
- 3. Search for the year (s) ..... 1978-23
- 4. Name of office to which the record to be searched or inspected relates *P. A. Rd*
- 5. Name of person or property to be searched ..... *(4)*
- 6. Nature of document ..... *sale*
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) *P- 186, C. I. T. Rd*  
*Scheme II in, P.S. Balighata*
- 8. From whom received ..... *A. Chowdhury Balighata*
- 9. Fees paid under Article —
- F (1) (i) *27/-*
- F (2) (ii)
- F (2)

..... Registrar of .....

For Omkar Enterprise  
*Munogata Das*  
Proprietor

Office of the.  
 — " R.A KOLKATA —  
 — " Search Report —  
 P-186, C.I.T Road,  
 Scheme no - I.M.  
 PS - Beliaghata  
 Index - II  
1998 - 2023.

Manual.

- Search -

1998 - Partially Tam.

1999 - Page torn

2000 - nil.

2001 - Page torn

Computer Search

2002 - No Record Found

2016 -

2003 - "

2017 -

2004 - "

2018 -

2005 - "

2019 -

2006 - "

2020 -

2007 - "

2021 -

2008 - "

2022 - P-186, C.I.T Rd  
 Scheme no - I.M.  
 Hemch. Noolkar Rd.  
 Deelcher (A.R.A-E)  
 2637 - P-168072

2009 - "

2010 - "

2023 - No Record Found <sup>168082</sup>

2011 - "

2012 - "

2013 - "

2014 - "

2015 - "

For Omkar Enterprise  
 Anunaga Das,  
 Proprietor

A. Chandra  
 24/3/23





**Property****Details View**

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details
District : South 24- Parganas,PS :Beliaghata,Municipality: KOLKATA MUNICIPAL CORPORATION,Premises :P186,Road: C. I. T. Road, Ward :33, Zone(Beliaghata Main Road -- Phool Bagan More) Deed Registered in :A.R.A. - III KOLKATA	Property Type : Land Transaction : [0110] Sale, Development Agreement or Construction agreement	Khatian No :00000/00	Area of Land: 9.14375010 decimal (5 Katha,8 Chatak,30 Sqft) Area of Structure :1800 Sq Ft	Deed No :I- 190300762/2022 Volumne :, Page :139949 - 140006 Date of Registration:20/01/2022 Date of Completion :24/02/2022  Query No :19032000136929/2022 Serial No :1903000833/2022

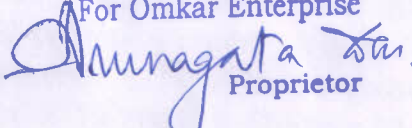
For Omkar Enterprise  
  
 Proprietor

*Anuragata*  
 24/3/23



**Property****Details View**

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details
District : South 24- Parganas,PS :Beliaghata,Municipality: KOLKATA MUNICIPAL CORPORATION,Premises :P186,Road: C. I. T. Road, Ward :33, Zone(Beliaghata Main Road -- Phool Bagan More) <b>Deed Registered in :A.R.A. - III KOLKATA</b>	Property Type : Land Transaction : [0138] Sale, Development Power of Attorney after Registered Development Agreement	Khatian No :00000/00	Area of Land: 9.14375010 decimal (5 Katha,8 Chatak,30 Sqft) Area of Structure :1800 Sq Ft	Deed No :I- 190301772/2022 Volumne :, Page :181789 - 181815 Date of Registration:02/02/2022 Date of Completion :12/03/2022 Query No :19038000233385/2022 Serial No :1903001916/2022

For Omkar Enterprise  
  
 Proprietor

A. Choudhary  
 24/8/22