

Riya Sarkar

Advocate

B.A. LLB. L.L.M.

Chamber:
Alipore Judge's Court
Kolkata – 700027

Residence:
Premises No. 99 west kodalia, Lichu Bagan,
New Barrackpore. Kolkata 700131,
North 24 Parganas
Mob : 8145485028
Email: riasarkar325@gmail.com

LEGAL DUE DILIGENCE REPORT

In respect of

ALL THAT land measuring about 05 (Five) Cottahs 03 (Three) Chittaks 14 (Fourteen) sq.ft. more or less in Premises No. 1/277A, Gariahat Road being Assessee No.210930403878, under Kolkata Municipal Corporation, Ward No.093, P.O. – Jodhpur Park, P.S. – Lake, Kolkata – 700 068 at present lying within the local limits of the Kolkata Municipal Corporation, under Ward No.093, District – Kolkata [referred to as the “Said Property”]

For

ABHISHEK RUIA

[“Client”]

R. Sarkar
Adv

Privileged and Confidential

Date: 21.07.2025

Kind Attention: Mr. Abhishek Ruia

Dear Sir

Re: Legal Due Diligence of ALL THAT land measuring about 05 (Five) Cottahs 03 (Three) Chittaks 14 (Fourteen) sq.ft. more or less in Premises No. 1/277A, Gariahat Road being Assessee No.210930403878, under Kolkata Municipal Corporation, Ward No.093, P.O. – Jodhpur Park, P.S. – Lake, Kolkata – 700 068 at present lying within the local limits of the Kolkata Municipal Corporation, under Ward No.093, District – Kolkata [referred to as the “**said Property**”]

1. PRELIMINARY:

- 1.1 I understand that the said Property shall be purchased for real estate project (“**Proposed Transaction**”). For the Proposed Transaction, as instructed by you, my legal due diligence report (hereinafter referred to as the “**Report**”) in respect of the said Property is submitted as follows.
- 1.2 The Report is based on (i) the copies of documents specified in **Schedule 1** provided by Client and (ii) the comments/observations mentioned in various sections of this Report.
- 1.3 I draw your attention to **Schedule 4** of this Report which sets out my limitation of liability, the qualifications used and assumption, I have made in compiling this Report.

2. DOCUMENTS PROVIDED:

The documents provided by you in respect of the said Property are more fully described in **Schedule 1** in this Report.

3. DEVOLUTION OF TITLE:

From the perusal of the documents described in Clause 2 above, I have noted the devolution which is described in **Schedule 2** hetero.

4. SEARCHES:

The details of the searches as conducted as on date are more fully described in **Schedule 3** of this Report.

5. OPINION

I am of the opinion that the following owners have a good marketable title to the said Property:

Owner	Area
Abhishek Ruia	ALL THAT land measuring about 05 (Five) Cottahs 03 (Three) Chittaks 14 (Fourteen) sq.ft., more or less in Premises No. 1/277A, Gariahat Road being Assessee No. 210930403878, under Kolkata Municipal Corporation, Ward No. 093, P.O. Jodhpur Park, P.S. - Lake, Kolkata - 700 068 at present lying within the limits of the Kolkata Municipal Corporation, under Ward No. 093.

SCHEDULE 1
(LIST OF PHOTOCOPIES OF DOCUMENTS PROVIDED)

Sl. No.	DESCRIPTION
1.	Deed of Conveyance dated 03.08.1967 recorded in Book No. I, Volume No. 114, Page Nos. 30 to 36, Being No. 582 for the year 1967 registered with the office of Sub-Registry Alipore
2.	Deed of Conveyance dated 16.12.1977 was recorded in Book No. I, Volume No. 114 at Page Nos. 185 to 195 Being No. 3858 for the year 1977 registered with the office of Sub-Registry Alipore
3.	Deed of Conveyance dated 06.06.1990 recorded in Book No. I, Volume No. 261, Page Nos. 25 to 36, being No. 6718 for the year 1980 registered with the office of District Sub-Registrar of Alipore, South 24 Parganas
4.	Deed of Conveyance dated 06.06.1990 recorded in Book No. I, Volume No. 218, Page Nos. 68 to 78, being No. 6719 for the year 1980 registered with the office of District Sub-Registrar of Alipore, South 24 Parganas
5.	Will and Testament dated 17.06.2010 of Aloka Chaudhuri
6.	Consent of both Mr. Pranab Kumar Chaudhuri and Mr. Sudipta Chaudhuri applied before the Learned District Delegate, Alipore, by filing Act, 39 Case No. 16 of 2011 (P)
7.	Copy of order of probate dated 09.07.2013 passed by the Learned District Delegate, Alipore, in Act, 39 Case No. 16 of 2011 (P)
8.	Deed of Gift dated 04.02.2011 recorded in Book No. I, CD Volume No. 4, at Page Nos. 2023 to 2038 and Being No. 00849 for the year 2011 registered with the office of Additional Sub-Registrar, Alipore, South 24 Parganas
9.	Deed of Conveyance dated 24.04.2018 recorded in Book No. 1 Vol. No. 1601-2018 Page nos. 44934 to 44978 Being no. 160101323 for the year 2018 registered with the office of DSR-I South 24 Parganas
10.	Deed of Gift dated 24.08.2018 recorded in Book No. 1 Vol. No. 1605-2018 Page Nos. 193817 to 193842 Being No. 160505804 for the year 2018 registered with the office of ADSR Alipore

11.	Deed of Gift dated 06.09.2018 recorded in Book No. I, Volume No. 1901-2018, Page Nos. 288965 to 288989 Being No. 190106935 for the year 2018 registered with the office of the Additional Registrar Assurance-I, Kolkata.
12.	Mutation in respect of Sabyasachi Chatterjee, Supriya Dey @ Supria Dey, Satyaki Chatterjee, Chatterjee and Siddhartha Chatterjee @ Siddhartha Chatterjee under Assessee No.210930406119.
13.	Deed of Conveyance dated 2.11.2018 recorded in Book No.I, Volume No.1901-2018, Page Nos. 346656 to 346694 Being No. 190108203 for the year 2018 registered with the office of the A.R.A-I, Kolkata.
14.	Power of Attorney dated 24.05.2018 executed by Sabyasachi Chatterjee
15.	Deed of Conveyance dated 06.09.2018 was recorded in Book No. I, Volume No. 1901-2018, 289208 to 289246 Being No. 190106977 for the year 2018 registered with the office of the A.R.A-I, Kolkata
16.	Deed of Gift dated 03.09.2019 was recorded in Book No. 1 Vol.No. 1601-2019 Page Nos. 135809 to 135842 Being no. 160102748 for the year 2019 registered with the office of DSR-I South 24 Parganas
17.	IB Copy of Gariahat Road dated 09.01.2021
18.	KMC Mutation certificate of Assessee No. 210930403878
19.	Mutation Certificate in the name of Subrata Chaudhuri
20.	Mutation Certificate in the name of Pranab Kumar Chaudhuri
21.	Sanction Plan No.209 dated 10.09.1968 issued by KMC

SCHEDULE 2 (DEVOLUTION OF TITLE)

- By a Deed of Sale dated 24 December 1965, registered before the Sub-Registry Office at Alipore and recorded in Book no. I, Volume no.166, Pages 105 to 124 and Being No.9667 for the year 1967, All That plot no. 277, measuring about 05 Cottahs 03 Chittaks 13 sqft. more or less was purchased by one Tara Prosad Chatterjee. The plot aforementioned was subsequently renumbered as 1/277, Gariahat Road, by the then Calcutta Municipal Corporation (**Mother Land**).
- Thereafter the said Tara Prosad Chatterjee mutated his name in respect of the said land before the Tax Assessment Collection Department of the then Calcutta Municipal Corporation and assessed the property was assessed as Premises no. 1/277, Gariahat Road, Ward No.093, Assessee No.210930406119.

SANAT KUMAR CHATTERJEE CHAIN

- iii. The said Tara Prosad Chatterjee sold, conveyed and transferred a portion of land measuring 01 Cottahs 11 Chittaks 43 sq.ft. more or less from southern portion of the said land measuring about 05 Cottahs 03 Chittaks 13 sqft. more or less of Premises no.1/277, Gariahat Road, Ward No. 093, in favour of Sri Sanat Kumar Chatterjee, by executing a deed of sale dated 3 August 1967 registered in the office of the Sub Registrar, Alipore and recorded in Book no. I, Volume no.114, Pages 30 to 36 and Being no.582 for the year 1967.
- iv. The area purchased by Sanat Kumar Chatterjee was subsequently recorded by the then Calcutta Municipal Corporation as Premises no. 1/277B, Gariahat Road, Kolkata – 700 068, (“1/277B”) and Assessee no. 210930406119. The said Sanat Kumar Chatterjee also had a plan sanctioned by the Calcutta Municipal Corporation plan no. 209 dated 10.09.1968 and erected a three storied building containing an area of 800 sq.ft. on each floor.
- v. On or about 21 December 1970 the said Sanat Kumar Chatterjee died intestate leaving behind him surviving his wife Kamala Chatterjee, and four children Sabyasachi Chatterjee, Supriya Dey, Sunanda Mukherjee (since deceased) and Sarbajit Chatterjee (since deceased) as his only legal heirs each being entitled to an equal share in 1/277B.
- vi. The said Kamala Chatterjee, subsequently died intestate on or about 27 September 2002 leaving behind her four children Sabyasachi Chatterjee, Supriya Dey, Sunanda Mukherjee (since deceased), and Sarbajit Chatterjee (since deceased) and each of them became entitled to undivided 1/4th share in 1/277B.
- vii. The said Sunanda Mukherjee subsequently died intestate leaving behind her husband Sourindra Mohan Mukherjee and her only son Debasish Mukherjee and accordingly her undivided 1/4th share devolved upon her husband and son in equal proportion as per the provision of Hindu Succession Act.
- viii. Thereafter the said Sourindra Mohan Mukherjee died intestate leaving behind him his only son Debasish Mukherjee as his sole legal heir.
- ix. The said Debasish Mukherjee while being entitled as aforementioned gifted and conveyed his undivided 1/4th share in 1/277B in favour of one Satyaki Chatterjee and Siddhartha Chatterjee by executing a Gift Deed dated 6 September 2018 and registered in the office of the Additional Registrar Assurance – I, Kolkata and recorded in Book no. - I, Volume no. 1901- 2018, Pages 288965 to 288989 and Being No. 06935 for the year 2018.
- x. On or about 1 November 2006 the said Sarbajit Chatterjee died intestate leaving behind his two sons namely the said Satyaki Chatterjee and Siddhartha Chatterjee and accordingly they both inherited the undivided 1/4th share of 1/277B in equal proportion.

- xi. The said Supriya Dey @ Supria Dey, wife of Late Amit Dey, (2) Satyaki Chatterjee, son of Late Sarbajit Chatterjee and (3) Siddhartha Chatterjee, son of Late Sarbajit Chatterjee jointly sold, conveyed and transferred their 3/4th share of 1/277B, in favour of one Mrs. Abhilasha Ruia, wife of Abhishek Ruia by executing a Deed of Conveyance dated 2 November 2018 registered in the office of the A.R.A. – I, Kolkata and recorded in Book no. I, Volume no.1901-2018, pages 346656 to 346694 and Being No. 08203 for the year 2018.
- xii. Thereafter the said Mrs. Abhilasha Ruia mutated her name against the 3/4th share in 1/277B together with three storied building area 2400 sq.ft. more or less in the record of the Kolkata Municipal Corporation (K.M.C.) Assessee no. 210930406119.
- xiii. The said Sabyasachi Chatterjee, son of late Sanat Kumar Chatterjee subsequently sold, conveyed and transferred his undivided 1/4th share in 1/277B in favour of one Abhishek Ruia, son of Pashupati Ruia by executing a Deed of Conveyance dated 6 September 2018 registered in the office of the A.R.A. – I, Kolkata and recorded in Book no. I, Volume no. 1901-2018, pages 289208 to 289246 Being No. 06977 for the year 2018.
- xiv. The said Abhishek Ruia mutated his name in respect of his undivided 1/4th share in 1/277B in the assessment records of K.M.C. vide Assessee No.210930406119.
- xv. The said Mrs. Abhilasha Ruia out of natural love and affection for her husband Mr. Abhishek Ruia made a gift in respect of her 3/4th share in 1/277B by executing a Deed of Gift dated 03 September 2019 registered in the office of the District Sub Registrar, I at Alipore and recorded in Book no. I, Volume no. 1601-2019, pages 135809 to 135842 and Being no.2748 for the year 2019.
- xvi. Thereafter the said Mr. Abhishek Ruia by virtue of purchase and gift became the absolute owner of 1/277B.

TARA PROSAD CHATTERJEE CHAIN

- xvii. Thereafter by another Deed of Sale dated 16 December 1977, the said Tara Prosad Chatterjee sold, conveyed and transferred the Premises No.1/277A, Gariahat Road, Ward No.093 admeasuring 03 Cottahs 07 Chittaks 16 sq.ft. more or less (1/277A) in favour of one Sekhar Guha, son of Sri Jadu Bhusan Guha and the said Deed was duly registered in the office of the Sub Registrar Alipore and recorded in Book no. I, Volume no.114, Pages 185 to 195 and Being No.3858 for the year 1977.
- xviii. The said Sekhar Guha while being entitled as aforementioned sold, conveyed and transferred his undivided half share in 1/277A in favour of one Pranab Kumar Chaudhuri by executing a Deed of Conveyance dated 6 June 1980 which was duly registered in the office of D.S.R. Alipore and recorded in Book no. I, Volume no.261, Pages 25 to 35 and Being no.6718 for the year 1980.

Riya Sarkar
Adv.

- xix. The said Sekhar Guha further sold, conveyed and transferred his remaining half share in 1/277A in favour of one Pranab Kumar Chaudhuri and his wife Alokha Chaudhuri, by executing a Deed of Conveyance dated 6 June 1980, registered in the office of D.S.R. Alipore and recorded in Book no. I, Volume no.218, Pages 68 to 78 Being No.6719 for the year 1980.
- xx. By virtue of the two Deeds of Conveyances above mentioned, the said Pranab Kumar Chaudhuri and his wife Alokha Chaudhuri became the joint owners of 1/277A.
- xxi. Thereafter the said Pranab Kumar Chaudhuri mutated his name before the Assessment record of Kolkata Municipal Corporation vide Mutation Case No.0/093/21-JUN-15/25330 dated 12.06.2015 in respect of the said land and the structure thereon vide Assessee No.210930403878 and used to pay relevant rates and taxes to the concerned authority.
- xxii. During her lifetime the said Alokha Chaudhuri made and published her last Will and Testament dated 17 June 2010 whereby she granted and bequeathed all her right, title and interest in respect of 1/277A in favour of her husband Pranab Kumar Chaudhuri for his life and thereafter in favour of her elder son Mr.Subrata Chaudhuri absolutely and forever, excluding her younger son namely Sudipta Chaudhuri who had been given other valuable assets.
- xxiii. The said Alokha Chaudhuri died on 10 October 2010 leaving behind her husband and two sons named above. After her demise the said Mr. Subrata Chaudhuri being executor of the said will aforementioned and applied before the Ld. District Delegate, Alipore by filing Act.39 Case No.16 of 2011 (P) for grant of Probate of the deceased Alokha Chaudhuri.
- xxiv. The said learned Court on 9 July 2013 granted Probate of the will in favour of Subrata Chaudhuri, the executor. As a result of this will, Pranab Kumar Chaudhuri became the sole and absolute owner of 1/277A.
- xxv. The said Pranab Kumar Chaudhuri by a Deed of Gift dated gifted and conveyed ALL THAT the entire first floor and entire second floor measuring about 900 sq.ft. in each floor super built up area together with the undivided proportionate share of land along with easement rights of all common areas, passage, installations, fittings and fixture of said building at 1/277A, in favour of his son Subrata Chaudhuri and the said gift deed was duly registered in the office of the A.D.S.R. Alipore and recorded in Book No. I, CD Volume No.4, Pages 2023 to 2038 Being No.00849 for the year 2011.
- xxvi. The the said Subrata Chaudhuri became the sole and absolute owner of the entire first floor and second floor of the land and building of the said premises and Pranab Kumar Chaudhuri became the sole and absolute owner of the entire ground floor of the said

R. Sarkar
Adv.

premises.

xxvii. Thereafter the said Subrata Chaudhuri possessed the said property peacefully after mutating the same in his name before the K.M.C. vide mutation Case No.0/093/21-AUG-14/22358 dated 21.08.2014 in respect of the said premises vide Assessee No.210930408190 and similarly the said Pranab Kumar Chaudhuri possessed the said property peacefully after mutating the same in his name before the K.M.C vide mutation Case No.0/093/12-JUN-15/25330 dated 12.06.2015 in respect of the said premises vide Assessee No. 210930403878.

xxviii. Thereafter said Pranab Kumar Chaudhuri and Subrata Chaudhuri jointly sold, conveyed and transferred their entire interest in 1/277A together with three storied building standing thereon containing area 900 sq.ft. each floor and the roof thereon, in favour of one Amit Ruia and Abhishek Ruia, son of Late Pashupati Kumar Ruia by executing a Deed of Conveyance dated 24 April 2018 which was duly registered in the office of the District Sub Registrar-I, South 24 Parganas and recorded in Book no. I, Volume no.1601-2018, Pages 44934 to 44978 Being no. 01323 for the year 2018.

xxix. Thereafter the said Amit Ruia gifted his entitlement in 1/277A in favour of Abhishek Ruia by executing a Deed of Gift dated 24 August 2018 which was duly registered in the office of the Additional District Sub-Registrar, South 24 Parganas at Alipore and recorded in Book no.I, Volume no. 1605-2018, pages 193817 to 193842 and Being no. 05804 for the year 2018.

xxx. Thereafter the said Sri Abhishek Ruia, became absolutely seized possessed and entitled to 1/277A and 1/277B.

xxxi. With an intention to develop the said two plots of land the said Abhishek Ruia amalgamated the two plots and a new Premises no. 1/277A, Gariahat Road, P.S. – Lake, P.O. Jodhpur Park, Kolkata – 700 068 (Said Land) was formed thereof. The building plan has been sanctioned by KMC vide Building Permit no. 2024100112 dated 14 August 2024.

SCHEDULE 3 Searches

Searches have been carried out at the office of the Registrars, Courts and the Municipality and the report thereof is as follows:

1. Registration office searches:

I had carried out online searches for the period mentioned in the table below and to detect entries in Index – I Registers maintained name wise and in Index – II Registers maintained property description wise at the official website of the Directorate of Registration and Stamp Revenue at <https://wbregistration.gov.in/> in respect of the following names and property description

Riya Sarkar
Adv.

Sl. No.	Name	Father's Name	Years
1	Sabyasachi Chatterjee	Sanat Kumar Chatterjee	2002-2018
2	Supriya Dey	Sanat Kumar Chatterjee	2002-2018
3	Sunanda Mukherjee	Sanat Kumar Chatterjee	2002-2018
4	Sarbajit Chatterjee	Sanat Kumar Chatterjee	2002-2006
5	Debasish Mukherjee	Sourindra Mohan Mukherjee	2002-2018
6	Satyaki Chatterjee	Sarbajit Chatterjee	2018-2019
7	Siddhartha Chatterjee	Sarbajit Chatterjee	2018-2019
8	Abhilasha Ruia	w/o Abhishek Ruia	2018-2019
9	Abhishek Ruia	Pashupati Ruia	2018-2025
1	Pranab Kumar Chaudhuri	Jatindra Kumar Chaudhuri	2013-2018
11	Subrata Chaudhuri	Pranab Kumar Chaudhuri	2013-2018
12	Amit Ruia	Pashupati Ruia	2018-2019

Index -II	
Premises No. 1/277A, Gariahat Road being Assessee No. 210930403878, under Kolkata Municipal Corporation, Ward No.093, P.O. – Jodhpur Park, P.S. – Lake, Kolkata – 700 068 at present lying within the local limits of the Kolkata Municipal Corporation, under Ward No.093, District – Kolkata	2008-2019 (12 Years)

While conducting online searches in Index – I Registers, as aforesaid, no entries were detected as adversely affecting the title of the Owners to the Subject Property.

While conducting online searches in Index – II Registers, as aforesaid, no entries were detected as adversely affecting the title of the Owners to the Subject Property

Screenshots of the same are collectively annexed hereto as **Annexure 1**.

2. The Kolkata Municipal Corporation, Heritage Property, Recorded Pond and Ancient Monuments Act.

Taxes:-

As per the information available on the website of the Kolkata Municipal Corporation, there is no outstanding amount due from the present owner being assessee no. 210930403878 of the said Property as on 21.07.2025

NOC from the official website of the KMC showing the above result is annexed hereto as **Annexure II**.

Heritage Property and Recorded pond:

Further, the Said Property is not recorded as a heritage property or on the pond wise list prepared by the Kolkata Municipal Corporation.

Screenshot of the same is annexed to this Report as Annexure III.

Ancient Monument Act:

The Said Property is also outside the purview of the Ancient Monuments and Archaeological Sites and Remains Act, 1958.

SCHEDULE 4

(DISCLAIMER)

My observation given in the report are based on the given assumption below:-

1. I have assumed the capacity of all natural persons, genuineness of all signatures, the conformity and the authenticity of all documents provided as original, and the conformity of the copies or extracts provided to me with that of the original documents. We have also assumed the genuineness of the contents and authority of the sender in respect of the e-mail messages and their attachments received by us.
2. I have assumed that the documents provided to us in connection with any particular issue are the only documents relating to such issue.
3. Where such documents/records were not available for review, I have relied upon the veracity of statements made.
4. Valuation and physical verification of the said Property are not part of my scope of work, hence I have not examined the value or conducted any physical search/verification of the said Property nor have I examined the issues of physical possession.
5. The decision of proceeding with or consummating any transaction on the basis of this Report lies solely with Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to Client or any other person should (or should not) consummate any transaction.
6. This Report is only a limited to the searches conducted/to be conducted by the agents as mentioned hereinabove and should not be treated as report on the title of said Property and this Report is based on the photocopies of documents as supplied to me and the search reports conducted/ to be conducted by the agents as mentioned hereinabove.

R. Sarkar
Adv.

7. Please note that the process of searches in the registry offices and/or governmental offices and/or court is often not reliable since the records are not updated/maintained properly and/or not provided for inspection. I did not opine on the validity, adequacy or completeness of such search reports. I have not done searches at any other government offices and/or revenue and/or tax departments and/or municipal body therefore I cannot comment whether any revenue, attachment proceeding and tax dues are pending or not with respect to the said Property.
8. This Report was prepared based on the informations made available from government/judicial/quasi-judicial departments based the records maintained by them physically or digitally. I assume no responsibility or liability for any errors or omissions in the content of such information made available on website and/ or in the Registers/books/volumes maintained at the offices of such department which were either not produced or found to be badly maintained or missing.
9. It has been assumed that there are no facts or circumstances in existence and no events have occurred and /or brought to our notice which has rendered the title documents and/or other documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any party.
10. To the extent that this Report contains or refers to reports, memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, lists, information, opinions or advice.
11. I also make it clear that our liability is only limited to the extent of the professional fees received for rendering such Report.
12. I also advise you to make local inspection and enquire with regard to the possession and occupants of the said Property.



Advocate

Enrolment No. WB/1504/2015

Place: Kolkata

Date: 21 July 2025