

MAYANK KAKRANIA

ADVOCATE

**10, OLD POST OFFICE STREET
RIGHT WING, 1ST FLOOR, ROOM NO. 34A
KOLKATA - 700 001
PHONE : 2248-3121, 2210-0608
E-mail : mkakrania@gmail.com**

REPORT ON TITLE

Client: Srijan Residency LLP, 36/1A, Elgin Road, Kolkata – 700 020.

A. PROPERTY

Re: i) ALL THAT the piece or parcel of land measuring 433.2 decimals in R. S. Dag Nos. 943, 944, 945, 946, 947, 948, 952(P), 935(P), 938(P), 939 and 940 corresponding to L. R. Dag Nos. 1095, 1096, 1097, 1098, 1099, 1100, 1104(P), 1086(P), 1090(P), 1091 and 1092, Mouza Jagaddal, J. L. No. 71, Police Station Sonarpur, District South 24 Parganas **and**

ii) ALL THAT the piece or parcel of land measuring 59.7 decimals in R. S. Dag Nos. 2000, 2001 and 2081(P) corresponding to L. R. Dag Nos. 2040, 2041 and 2127(P) in Mouza Elachi, J. L. No. 70, Police Station Sonarpur, District South 24 Parganas, (**"SAID PROPERTY"**).

B. LOCATION

Municipal Holding No. 177 Ram Chand Dey Street, Ward No.26, under Sonarpur Municipality in the District of South 24 Parganas

C. NAME & ADDRESS OF OWNERS:

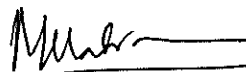
1) ADARSH TECHNOCOM PVT LTD (PAN AADCA7350B), having its registered office at Ghoshpara, Balitukri, P.O. Balitukri Naskarpara, P.S. Bali, Howrah, PIN 711402,

2) BANKE BEHARI ESTATE LLP (PAN AAPFB2197L) (FORMERLY KNOWN AS BANKE BEHARI ESTATE PVT LTD), having its registered office at 33A Jawaharlal Nehru Road, 9th Floor, Room No 9A, P.O. Middleton Street, P.S. Shakespeare Sarani Kolkata-700071,

3) MUCHMORE PROMOTERS PRIVATE LIMITED (PAN AAICM1054F) having its registered office at 6/1 Burtulla Street, 2nd Floor, P.O. Barabazar, P.S. Jorasanko Kolkata-700 007,

4) ENDIVE TRADELINK PRIVATE LIMITED (PAN AADCE0474G) having its registered office at P6 Kalakar Street, 3rd Floor, P.O. Barabazar, P.S. Barabazar Kolkata-700007,

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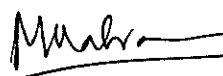
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- 5) BIJAY KUMAR DOKANIA (PAN ADTPD4887C, AADHAR:990341426417, PH. NO. 9433015833), son of Ramawtar Dokania, 179/A/1A Maniktala Main Road, Kankurgachi, P.O. Kankurgachhi, P.S.- Phool Bagan, Kolkata 700054,
- 6) HAPPY AGENCY PRIVATE LIMITED (PAN AACCH4887K), having its registered office at 9, Lalbazar Street, P.O. Kolkata GPO, P.S. Hare Street, Kolkata 700001,
- 7) MATASHREE PROJECTS PRIVATE LIMITED, (PAN AAGCM2150G), having its registered office at Jalan House, 8 B.B.D Bag (East), 1st Floor, P.O. Kolkata GPO, P.S. Hare Street, Kolkata 700001
- 8) PANCHMUKHI REALTY PRIVATE LIMITED (PAN AAFCP9801L), having its registered office at 4 Fairlie Place, 2nd floor, Room No. 207, P.O. Kolkata GPO, P.S. Hare Street, Kolkata 70001,
- 9) JGD VYAPAR PRIVATE LIMITED (PAN AACCJ6784F), having its registered office at at 29-B, Rabindra Sarani, 3rd Floor, Room No 6W P. O. - C. R. Avenue, P. S. - Hare Street, Kolkata 700 073,
- 10) ANANDDHARA VANIJYA PRIVATE LIMITED (PAN AALCA1057B), having its registered office at at 29-B, Rabindra Sarani, 3rd Floor, Room No 6W, P. O. - C. R. Avenue, P. S. - Hare Street, Kolkata 700 073,
- 11) NAMOSHIVAM COMMOSALES PRIVATE LIMITED (PAN AAECN1774B), having its registered office at at 29-B, Rabindra Sarani, 3rd Floor, Room No 6W, P. O. - C. R. Avenue, P. S. - Hare Street, Kolkata 700 073,
- 12) SUNHEAVEN COMMOSALES PRIVATE LIMITED (PAN AASCS3013N), having its registered office at 29-B, Rabindra Sarani, 3rd Floor, Room No 6W, P. O. - C. R. Avenue, P. S. - Hare Street, Kolkata 700 073,
- 13) HIRAJULI TEA COMPANY LIMITED, (PAN AABCH0479E) having its registered office at Sri Sri Kutir, 14, Jatin Bagchi Road, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata 700029,
- 14) THIRANI ENTERPRISES PRIVATE LIMITED (PAN AAACCT9481H) having its registered office at F-609, Titenium City Centre, Near Sachin Tower,

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100 Feet, Ring Road, Anandnagar, P.S. Satellite, P.O. SAC Gujrat, Ahmedabad
380015,

15) THIRANI RESOURCES PRIVATE LIMITED (PAN AAAC9482E)

having its registered office at F-609, Titenium City Centre, Near Sachin Tower,
100 Feet, Ring Road, Anandnagar, P.S. Satellite, P.O. SAC Gujrat, Ahmedabad
380015,

16) HI-TECH HOLDINGS PRIVATE LIMITED (PAN AAACH7023D),

having its registered office F-609, Titenium City Centre, Near Sachin Tower,
100 Feet, Ring Road, Anandnagar, P.S. Satellite, P.O. SAC Gujrat, Ahmedabad
380015, ,

17) LUCKY-DHAN VYAPAAR PRIVATE LIMITED (PAN AAACL8331L),

having its registered office F-609, Titenium City Centre, Near Sachin Tower,
100 Feet, Ring Road, Anandnagar, P.S. Satellite, P.O. SAC Gujrat, Ahmedabad
380015, ,

18) JAY GOPAL FISCAL SERVICES PRIVATE LIMITED (PAN

AAACJ6824E), having its registered office at F-609, Titenium City Centre,
Near Sachin Tower, 100 Feet, Ring Road, Anandnagar, P.S. Satellite, P.O.
SAC Gujrat, Ahmedabad 380015,

19) PSD INFRA PROJECTS PRIVATE LIMITED (PAN AAGCP3406Q),

having its registered office at 29/1 Kalabagan Lane, Block 2, 2nd floor, Lemon
Fresh Complex, Domurjola, P.O. Santragachi, P.S. Chaterjeehat , Howrah -711
104

20) ARCHANA IMPEX PVT. LTD. (PAN AACCA2601C), having its registered

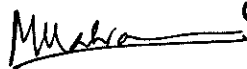
office at 16, Rameshwar Malia, 1st Bye Lane, P.O. Howrah, P.S. Howrah,
Howrah-711101,

21) Mr. ASHOK KUMAR AGRAWALLA (PAN ACVPA7413J, AADHAR:

932999345130; son of Satya Naryan Agarwal, residing at Asha Tower 5D, 34/1
Bondel Road, P.O. Ballygunj & P.S. Karya, Kolkata 700019

22) PARASPYARA COMMERCIAL PRIVATE LIMITED (PAN AABCP6737B),

having its registered office at 29/1 Kalabagan Lane, Block 2, 2nd floor, Lemon

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Fresh Complex, Domurjola, P.O. Santragachi, P.S. Chaterjeehat, Howrah -711 104,

23) PD INFRA REALTY PRIVATE LIMITED (PAN AAGCP3618J), having its registered office at 11A, Dover Lane, Triveni Apartment, P.O. Dover Lane, P.S. Gariahat, Kolkata 700029,

24) AARESS HOMES PRIVATE LIMITED (PAN AACCA2602B), having its registered office at 16, Rameshwar Malia, 1st Bye Lane, P.O. Howrah. P.S. Howrah, PIN 711101,

25) PRAGATI REALTORS PRIVATE LIMITED (PAN AADCP0981H), having its registered office at 98A, Syed Abdul Rahaman Road, P.O. Haridevpur, P.S. Tollygunj, Kolkata 700082,

26) APOLLO VINIMAY PRIVATE LIMITED (PAN AACCA2624D), having its registered office at 16, Rameshwar Malia, 1st Bye Lane, P.O. Howrah, P.S. Howrah, PIN 711101,

27) RIDHI SIDHI FINTRADE PRIVATE LIMITED (PAN AABCR4992A), having its registered office at 40 Strand Road, Room No 44, 1st Floor, P.O. Kolkata (G.P.O.), P.S. North Port, Kolkata-700001,

28) NIHON MERCHANTS PRIVATE LIMITED (PAN AAACN8720H), having its registered office at 36A, S.N. Roy Road, New Awaz, Block – B, 2nd Floor, P.O. Behala, P.S. Behala Kolkata-700 038,

29) RAM COMPLEX PRIVATE LIMITED (PAN AAECR3891H), having its registered office at Shibtolla Industrial Estate, Balitukri, Shibtola, P.O. Balitukri, P.S. Jagachha, Howrah, PIN 711113,

30) GUGANRAM TEXCOM PRIVATE LIMITED, (PAN AAFCP9791H), having its registered office at 161/1 Mahatma Gandhi Road, 3rd Floor, Room No 63G, P.O. Burabazar, P.S.- Jorasako, Kolkata-700007,

31) MR. PRAMOD KUMAR AGRAWAL (PAN AERPA2675J, AADHAR:813857977868;PH NO- 9748453252), son of Late Om Prakash



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Agrawal, residing at 210 Jamunalal Bajaj Street, Shop No 54, Ground Floor, P.O. Burrabazar, P.S.- Burra Bazar, Kolkata 700007,

32) PRAMOD KUMAR AGRAWAL (HUF) (PAN AAEHP8253N), of 210 Jamunalal Bajaj Street, Shop No 54, Ground Floor, P.O. Burrabazar, P.S.- Burra Bazar, Kolkata 700 007 represented by its Karta namely Mr. Pramod Kumar Agrawal, (PAN AERPA2675J, AADHAR: 813857977868;

33) MR. ABHISHEK AGARWAL (PAN ADDPA2877R, AADHAR: 587149568668; PH NO- 9831674622), son of Pramod Kumar Agrawal, residing at 188/1E Maniktala Main Road, 3rd Floor, P.O. Kankurgachhi, P.S.- Phool Bagan, Kolkata 700054

34) R P TRADELINK PRIVATE LIMITED, (PAN AADCR3564J) having its registered office at Shibtolla Industrial Estate, Balitukri, Shibtola, P.O. Balitukri, P.S. Jaigaacha, Howrah, PIN 711113,

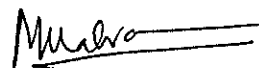
35) MR. RAJESH KUMAR SOMANI (PAN AKVPS1291C, AADHAR NO: 708915388524; PH NO- 9830055540), son of Prem Sukh Somani, residing at 38/E Palm Avenue, P.O. Ballygunge, P.S. Karaya, Kolkata- 700019,

36) MRS. SEEMA SOMANI (PAN BTUPS0387Q, AADHAR NO: 712564602326; PH NO- 9830055540), wife of Rajesh Kumar Somani, residing at 38/E Palm Avenue, P.O. Ballygunge, P.S. Karaya, Kolkata- 700019.

37) MR. NIRMAL JAIN (PAN ACQPJ8739D, AADHAR: 907380529342; PH NO- 9331027785), son of Late Ratan Lal Bardia, residing at 20B Kabir Road, Kalighat, P.O. Kalighat, P.S. Tollygunj, Kolkata 700026,

38) MR. BIJOY GHOSH (PAN ADYPG4183B, AADHAR NO: 407983521391, PH NO- 9674541799), s/o Late Lalmohan Ghosh, residing at C/9 Rajnarayan Park, Boral, P.O. Boral, P.S. Sonarpur, Kolkata 700154,

39) MR. SWAPAN KUMAR GHOSH (PAN ADOPG0788J, AADHAR NO: 776407485445), PH NO- 9433556723), son of Late Haridas Ghosh, residing at A/17, Rajnarayan Park, Boral, P.O. Boral, P.S. Sonarpur, Kolkata 700154



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- 40) MR. SUBRATA MAJUMDER (PAN AITPM8668D, AADHAR NO: 560460511603, PH NO- 9830297994), son of Thakurdas Majumdar, residing at 29, Southend Garden, Garia, P.O. Garia, P.S. Patuli, Kolkata Kolkata 700 084,**
- 41) MRS MALA PAUL (PAN ALTPP6195M, AADHAAR NO- 244556316546, PH NO- 7980432836), w/o Late Babulal Paul, residing at P21, Velley Park, Garia, P.O.- Garia, P.S. -Patuli, Kolkata- 700084,**
- 42) MS ARPITA PAL (PAN AXDPP4709R, AADHAAR NO- 778961371723, d/o Late Babulal Paul, W/O- Mr Jitan Pal, residing at 1/1B, Madan Dutta Lane, P.O.- Bowbazar, P.S. -Muchipara, Kolkata- 700084,**
- 43) MR JOY PAUL (PAN BYJPP0653C, AADHAAR NO- 689377198758), s/o Late Babulal Paul, residing at P21, Valley Park, Garia, P.O.- Garia, P.S. -Patuli, Kolkata- 700012,**
- 44) MR NILOY PAUL (PAN DVVPP2247B, AADHAAR NO- 913604606797, daughter of Late Babulal Paul, residing at P21, Velley Park, Garia, P.O.- Garia, P.S. -Patuli, Kolkata- 700084**
- 45) MR. NIMAI GHOSE (PAN ARMPG5721H, AADHAR NO: 876533386360, son of Late Haridas Ghosh, residing at A/17, Rajnarayan Park, Boral, P.O.- Boral, P.S.-Sonarpur, Kolkata 700154,**

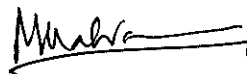
D. NATURE OF OWNERSHIP:

Freehold Land. The Owners have purchased the land by duly registered Conveyances and are seized and possessed thereof.

E. DOCUMENT PERUSED:

I have perused the Photo Copies of following document:

- 1) "Bikroy Kobala" (Bengali Deed of Sale) dated 18th March, 1949, unto and in favour of Smt. Indumati Debi in respect of 33 decimals of land in R. S. Dag No. 938, in Mouza Jagaddal, being Deed No. 1024, for the year 1949.**
- 2) Award dated 25th September, 1955, filed in Title Suit No. 11 of 1953, in respect of Dag No. 935, in Mouza Jagaddal.**

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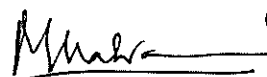
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- 3) Bengali Deed of Settlement dated 5th November, 1965, between Prafulla Bala Dasi, the Settlor therein, and Sri Gopal Chandra Dutta, Sri Radharaman Dutta, Sri Subhash Chandra Dutta and Sri Manik Lal Dutta, therein collectively referred to as beneficiaries, in respect of 124 decimals of land in R. S. Dag Nos. 937, 939 and 940, in Mouza Jagaddal, being Deed No. 10797, for the year 1965.
- 4) Bengali Deed of Sale "Bikroy Kobala" dated 25th April, 1977 between Subodh Kumar Ghosh, the vendor therein, and Madhusudan Dutta & 2 Ors., collectively the purchasers therein, in respect of 9 (nine) cottahs and 37 (thirty seven) sq. ft. of land in R. S. Dag No. 2081, in Mouza Elachi, being Deed No. 2512, for the year 1977.
- 5) Bengali Deed of Sale "Bikroy Kobala" dated 25th September, 1981, between the said Subodh Kumar Ghosh, the vendor therein, and Swapan Kumar Dutta & Anr., collectively the purchasers therein, in respect of 4 (four) cottahs 11 (eleven) chittacks and 25 (twenty five) sq. ft. of land in R. S. Dag No. 2081, in Mouza Elachi, being Deed No. 4528, for the year 1981.
- 6) Bengali Deed of Sale "Dan Patra" dated 13th April, 1983, between Madhabi Chatterjee, the donor therein, and Paresh Chatterjee, the donee therein, in respect of 17 decimals of land in R. S. Dag No. 952, in Mouza Jagaddal, being Deed No. 5072, for the year 1983.
- 7) Bengali Deed of Sale "Dan Patra" dated 13th April, 1983, between Madhabi Chatterjee, the donor therein, and the said Paresh Chatterjee, the donee therein, in respect of 82 decimals of land in R. S. Dag Nos. 943, 944, 945 and 948, in Mouza Jagaddal and 8 decimals of land in R. S. Dag No. 2001, in Mouza Elachi, being Deed No. 5073, for the year 1983.
- 8) "Aposh Bantannama" (Bengali Deed of Partition) dated 9th March, 1992, between Sharat Nandi, Hemanta Nandi, Meghnath Nandi, Rajesh Nandi & 2 Ors. and Sushila Nandi & 4 Ors. in respect of 66 decimals of land in R. S. Dag No. 935, in Mouza Jagaddal, being Deed No. 1822, for the year 1992.
- 9) "Aposh Batowara Dalil" (Bengali Deed of Partition) dated 21st September, 1992, between Neel Kamal Dutta, Radharaman Dutta, Subhash Chandra Dutta and Gopal Chandra Dutta, in respect of 43 decimals of land in R. S. Dag No. 937, in Mouza Jagaddal, being Deed No. 7086, for the year 1992.
- 10) Bengali Deed of Sale "Bikroy Kobala" dated 5th May, 1999, between Hemanta Nandi & 5 Ors., the vendors therein, and the said Swapan Nandi, the purchaser therein, in respect of 4 (four) cottahs 7 (seven) chittacks and 42 (forty two) sq. ft. of land in R. S. Dag No. 935, in Mouza Jagaddal, being Deed No. 4930, for the year 1999.



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- 11) Bengali Deed of Sale "Bikroy Kobala" dated 5th May, 1999, between the said Hemanta Nandi & 5 Ors., the vendors therein, and the said Swapan Nandi, the purchaser therein, in respect of 4 (four) cottahs 7 (seven) chittacks and 43 (forty three) sq. ft. of land in R. S. Dag No. 935, in Mouza Jagaddal, being Deed No. 4931, for the year 1999.
- 12) General Power of Attorney dated 21st September, 2006, granted by Madhabi Banerjee (nee Chatterjee) in favour of Paresh Chatterjee, in respect of 18 decimals of land in R. S. Dag Nos. 946 and 947 in Mouza Jagaddal and R. S. Dag No. 2000, in Mouza Elachi (Deed No. of which is not legible).
- 13) Indenture of Conveyance dated 8th November, 2006, between Paresh Chatterjee & Anr., the vendors therein, and Karan Horticulture Pvt. Ltd., the purchaser therein, in respect of 19.7 decimals of land in R. S. Dag No. 952, in Mouza Jagaddal, being Deed No. 12594, for the year 2008.
- 14) Indenture of Conveyance dated 8th November, 2006, between the said Paresh Chatterjee & 2 Ors., the vendors therein, and the said Karan Horticulture Pvt. Ltd., the purchaser therein, in respect of 323 decimals of land in R. S. Dag Nos. 943 to 948, in Mouza Jagaddal, and in R. S. Dag Nos. 2000 and 2001, in Mouza Elachi, being Deed No. 00717, for the year 2009.
- 15) Deed of Sale dated 14th August, 2007, between Nil Kamal Dutta & 3 Ors., the vendors therein, and Rose Velly Enclave Pvt. Ltd., the purchaser therein, in respect of 81 decimals of land in R. S. Dag Nos. 939 and 940, in Mouza Jagaddal, being Deed No. 3040, for the year 2008.
- 16) Deed of Sale dated 15th October, 2007, between Mrityunjay Ganguly & 12 Ors., the vendors therein, and the said Rose Velly Enclave Pvt. Ltd., the purchaser therein, in respect of 31.5 decimals of land in R. S. Dag No. 938, in Mouza Jagaddal, being Deed No. 12599, for the year 2008 (copy of this deed was sent to me in duplicate with page no. 10 missing).
- 17) Deed of Sale dated 1st March, 2008, between Swapan Nandi, the vendor therein, and the said Rose Velly Enclave Pvt. Ltd., the purchaser therein, in respect of 8 (eight) cottahs 15 (fifteen) chittacks and 40 (forty) sq. ft. of land in R. S. Dag No. 935, in Mouza Jagaddal, being Deed No. 12595, for the year 2008.
- 18) Deed of Conveyance dated 17th January, 2013, between the said Karan Horticulture Pvt. Ltd. & 5 others, the vendors therein, and Pramod Kumar Agrawal & 16 Ors., the purchasers therein, and Phonix Real Estate Pvt. Ltd., the confirming parties therein, in respect of an undivided 199.5 decimals of land in Mouzas Jagaddal and Elachi, being Deed No. 00514, for the year 2013.

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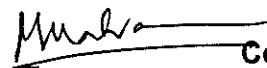
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- 19) Deed of Conveyance dated 17th January, 2013 between the said Karan Horticulture Pvt. Ltd. & 5 others, the vendors therein, and Banke Behari Estate Pvt. Ltd. & 3 Ors., the purchasers therein, and the said Phonix Real Estate Pvt. Ltd., the confirming parties therein, in respect of an undivided 46.94 decimals of land in Mouzas Jagaddal and Elachi, being Deed No. 00679, for the year 2013.
- 20) Deed of Conveyance dated 17th January, 2013 between the said Karan Horticulture Pvt. Ltd. & 5 Ors., the vendors therein, and Hirajuli Tea Co. Ltd. & 5 Ors., the purchasers therein, and the said Phonix Real Estate Pvt. Ltd., the confirming parties therein, in respect of an undivided 70.40 decimals of land in Mouzas Jagaddal and Elachi, being Deed No. 00680, for the year 2013.
- 21) Deed of Conveyance dated 17th January, 2013, between the said Karan Horticulture Pvt. Ltd. & 5 Ors., the vendors therein, and Sri Bijoy Ghosh & 14 Ors., the purchasers therein, and Phonix Real Estate Pvt. Ltd., the confirming parties therein, in respect of an undivided 176.02 decimals of land in Mouzas Jagaddal and Elachi, being Deed No. 00683, for the year 2013.
- 22) Site plan of the entire plot of land measuring a total area of 492.9 decimals equivalent to 298 (two hundred and ninety eight) cottahs 3 (three) chittacks and 12 (twelve) sq. ft. in Mouzas Jagaddal and Elachi.
- 23) Certified to be true copies of C. S./R. S. Records of Rights (Parchas) in respect of R. S. Dag Nos. 943, 944, 945, 946, 947, 948, 952 and 935, in Mouza Jagaddal and 2000, 2001 and 2081, in Mouza Elachi, in various C. S./R. S. Khatians in respect of the said property (some of which were in duplicate).
- 24) Certified to be true copies of L. R. Records of Rights (Parchas) in respect of L. R. Dag Nos. 1090, 1091, 1093 (1092), 1095, 1096, 1097, 1098, 1099, 1100 and 1104, in Mouza Jagaddal and L. R. Dag No. 2127, in Mouza Elachi, in various L. R. Khatians in respect of the said property.
- 25) Death Certificates of i) Manindra Mohan Ganguly alias Manindra Nath Ganguly, ii) Swapan Kumar Dutta, iii) Madhusudan Dutta, iv) Krishna Bhattacharya, v) Pannalal Bapuli and vi) Tulsibala Dutta (some of which were in duplicate).
- 26) Certificates of 2(two) Mutation, both dated 17th March, 2009, issued by the Block Land & Land Reforms Office (BL&LRO), Sonarpur, South 24 Parganas, in favour of Karan Horticulture Pvt. Ltd., in respect of 3.06 acres of land in L. R. Dag Nos. 1095, 1096, 1097, 1098, 1099, 1100 and 1104, in Mouza Jagaddal, and in respect of 37 decimals of land in L. R. Dag Nos. 2040 and 2041, in Mouza Elachi.



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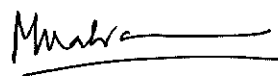
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- 27) Certificate of Mutation dated 23rd March, 2009, issued by the Block Land & Land Reforms Office (BL&LRO), Sonarpur, South 24 Parganas, in favour of Rose Velly Enclave Pvt. Ltd., in respect of 81 decimals of land in L. R. Dag Nos. 1091 and 1093, in Mouza Jagaddal.
- 28) Certificates of heirhood issued by the Rajpur Sonarpur Municipality in the years 2011 and 2012 in respect of Indumati Debi (Ganguly), Pannalal Ganguly (Bapuli), Krishna Ganguly (Bhattacharya), Manindra Mohan Ganguly, Mahadeb Nandi, Bhudeb Nandi, Madhusudhan Dutta and Swapan Kumar Dutta alias Kushal Kumar Dutta (some of which were in duplicate).
- 29) Receipts of 2(two) Land revenue (Khazna), both dated 12th April, 2013, for the land revenue paid in respect of the said property for the Bengali Year 1419.
- 30) Certified to be true copies of 42 (forty two) numbers of the L. R. Records of Rights (Parchas) of various dates in the months of November and December, 2013 in the names of 42 (forty two) owners of land in Mouza Jagaddal.
- 31) Certified to be true copies of 42 (forty two) numbers of the L. R. Records of Rights (Parchas) of various dates in the months of January and February, 2014, in the names of 42 (forty two) owners of land in Mouza Elachi.
- 32) Municipal Tax Receipt bearing No. 463491 dated 4th January, 2014, issued by the Rajpur Sonarpur Municipality, for the municipal tax paid for the year 2013-2014 in respect of Holding No. 177, Ramchand Dey Street, under Ward No. 26 of Rajpur Sonarpur Municipality.
- 33) Municipal Tax Receipt bearing No. 191552 dated 12th October, 2007, issued by the Rajpur Sonarpur Municipality, for the municipal tax paid for the year 2007-2008 in respect of Holding No. 44, Dutta Para Road, under Ward No. 24 of Rajpur Sonarpur Municipality.
- 34) Certified to be true copy of the Assessment Book dated 10th January, 2014, issued by the Rajpur Sonarpur Municipality, in respect of Holding No. 177, Ramchand Dey Street, under Ward No. 26 of Rajpur Sonarpur Municipality.
- 35) Approvals for conversion of land of 42 (forty two) numbers, all dated 14th July, 2015, issued by the Block Land & Land Reforms Officer, Sonarpur, South 24 Parganas, in respect of land in Mouza Jagaddal.
- 36) Approvals for conversion of land of 42 (forty two) numbers, all dated 29th July, 2015, issued by the Block Land & Land Reforms Officer, Sonarpur, South 24 Parganas, in respect of land in Mouza Elachi.

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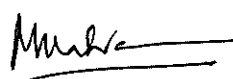
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- 37) Relevant reports in respect of the searches caused by client with the search reports.
- 38) 3 (three) letters, all dated 19th February, 2018, bearing Memo Nos. LA2030, LA2036 and LA2037, all issued by the office of the Collector, South 24 Parganas Land Acquisition Department, Govt. of West Bengal, stating therein that R. S. Dag Nos. 935, 938, 939, 940, 943, 944, 945, 946, 947, 948 and 952 of Mouza Jagaddal, J. L. No. 71, P. S. Sonarpur, are not enlisted in the initial Registers for noting of acquisition/requisition.
- 39) 4 (four) letters, all dated 31st January, 2018, bearing Memo Nos. 589/ULC/Alip/2018, 590/ULC/Alip/2018, 591/ULC/Alip/2018 and 592/ULC/Alip/2018, all issued by the office of the Competent Authority, ULC & S.D.O., Alipore, Sadar, 24 Parganas (S), Govt. of West Bengal, intimating that R. S. Plots No. 935, 938, 939, 940, 943, 944, 945, 946, 947, 948 and 952 of Mouza Jagaddal, J. L. No. 71, P. S. Sonarpur and R. S. Plot Nos. 2000, 2001 and 2081 of Mouza Elachi, J. L. No. 70, P. S. Sonarpur, are not vested under the Urban Land (Ceiling & Regulation) Act, 1976, as evident from the available office records.
- 40) Certified to be true copy of Bengali Deed of Release (Nadabi Patra) dated 13th December, 1954 in favour of Saraswati Bala Ghosh, pertaining to R. S. Dag No. 2081 in Mouza Elachi;
- 41) Aposh Bantannama (Bengali Deed of Partition) dated 9th March, 1992, being Deed No. 1822 for the year 1992;
- 42) Aposh Batowara Dalil (Bengali Deed of Partition) dated 21st September, 1992, being Deed No. 7086, for the year 1992
- 43) Mortgage Deed being Deed No. 1428 for the year 1935;
- 44) Certified to be true copy of Memorandum of Document No. 1007 (51^M) for the year 1941;
- 45) Certified to be true copy of Deed of Gift dated 4th December, 1946, being Deed No. 5192, for the year 1946;
- 46) Sale Deed dated 22nd December, 1989, being Deed No. 3329, for the year 1990.
- 47) Sale Deed dated 22nd December, 1989, being Deed No. 3330, for the year 1990.
- 48) Deed of Gift dated 22nd December, 2006, being Deed No. 7189, for the year 2010.
- 49) Deed of Conveyance dated 20th January, 2013, being Deed No. 1031, for the year 2013;



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- 50) Deed of Conveyance dated 20th January, 2013, being Deed No. 1033, for the year 2013;
- 51) Deed of Conveyance dated 20th January, 2013, being Deed No. 1034, for the year 2013;
- 52) Deed of Conveyance dated 20th January, 2013, being Deed No. 1153, for the year 2013;
- 53) Development Agreement dated 21st January, 2013 , being Deed No. 5052 of 2013;
- 54) Development Power of Attorney dated 21st January, 2013;
- 55) Development Agreement dated 21st January, 2013 , being Deed No. 0951 of 2013;
- 56) **Power of Attorney** dated 21st January, 2013 by Being No. 0952 for the year 2013.
- 57) Development Agreement dated 9th April, 2013 , being Deed No. 4525 of 2013;
- 58) Development Power of Attorney dated 9th April, 2013 ;
- 59) Development Agreement dated 9th April 2013, being Deed No. 5054 of 2013.
- 60) Development Agreement dated 19th February, 2014, being Deed No. 1614 of 2014;
- 61) Development Power of Attorney dated 19th February, 2014, being Deed No. 1615 of 2014;
- 62) Development Agreement dated 11th November, 2014, being Deed No. 11382 of 2014;
- 63) Development Power of Attorney dated 11th November, 2014, being Deed No. 11383 of 2014.
- 64) Deed of Gift dated 3rd January, 2017, being Deed No. 0023, for the year 2017.
- 65) Sale Deed dated 25th June, 2010, being Deed No. 7588, for the year 2010 (instead of Deed of Gift, being Deed No. 7588 of 2012) was received by me. The said deed is irrelevant, in as much as the same pertains to Mouza Gangajowara.
- 66) **Cancellation of earlier Development Agreement** dated 21st January, 2013 by Being No. 160805910 dated 25th September 2021 for the year 2021.
- 67) **Revocation of earlier Power of Attorney** dated 21st January, 2013 by Being No. 1608000176 dated 25th September, 2021 for the year 2021.

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- 68) Cancellation of earlier Development Agreement dated 9th April, 2013 by Being No. 160805911 dated 25th September 2021 for the year 2021.
- 69) Revocation of earlier Power of Attorney dated 9th April, 2013 by Being No. 160800177 dated 25th September 2021 for the year 2021.
- 70) Cancellation of earlier Development Agreement dated 9th April, 2013 by Being No. 160805913 dated 25th September 2021 for the year 2021.
- 71) Cancellation of earlier Development Agreement dated 21st January, 2013 by Being No. 160805912 dated 25th September 2021 for the year 2021.
- 72) Revocation of earlier Power of Attorney dated 21st January, 2013 by Being No. 160800178 dated 25th September 2021 for the year 2021.
- 73) Deed of Conveyance dated 18th December, 2020 between Aargee Property Services Pvt Ltd(Vendor) and Matashree Projects Pvt Ltd(Purchaser) being Deed No.190100304 for the year 2021 being the Owner No.7 above .
- 74) Deed of Conveyance dated 18th December, 2020 between RBL Enterprise Pvt Ltd(Vendor) and Bijay Kumar Dokania (Purchaser) being Deed No.190100305 for the year 2021. Being the Owner No.5 above .
- 75) Deed of Conveyance dated 9th March, 2021 between Ankit Commodeal Pvt Ltd(Vendor) and Ashok Kumar Agrawalla (Purchaser) being Deed No. 160402056 for the year 2021 being Owner No.21 above.

F. Search Report

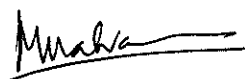
As instructed by client, I have searched in the relevant offices of the Registrars concerned, District Courts, Land Acquisition Office and also in the Block Land & Land Reforms Office (BL&LRO), Sonarpur, South 24 Parganas, Searches made in the respective offices of the Registrars concerned substantially, the details whereof were also made known to client.

G. RECITAL TITLE

(1) R.S. DAG NO. 943,944,945, 946, 947, 948, 952(P) corresponding L.R. DAG NO. 1095, 1096, 1097, 1098, 1099, 1100, 1104 Mouza Jagaddal(J.L.No.71) and

R.S. DAG NO. 2000 & 2001 corresponding L.R. DAG 2040 & 2041 Mouza Elachi (J.L.No.70)

- (i) One Bhola Nath Chatterjee was the absolute owner of 305.7 decimals in



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R.S. DAG NO. 943,944,945, 946, 947, 948, 952(P) corresponding L.R. DAG NO. 1095, 1096, 1097, 1098, 1099, 1100, 1104. And 37 decimal of land in R.S Dag Nos 2000 and 2001 under R.S Khatian No.261 and 360 in Mouza Elachi (J.L.No.70) aggregating to 342 .7 decimal The said Bhola Nath Chatterjee died intestate living behind his wife Angur Chatterjee, One Son Paresh Chatterjee and One Daughter Madhabi Chatterjee, as his only heirs and successors who inherited the said property having one third share each.

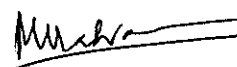
While being seized and possessed, the said Madhabi Chatterjee gifted, conveyed and transferred her undivided one third share unto and in favor of her brother Paresh Chatterjee. by a Gift Deed dated 13.04.1983 registered in the office of DSR at Alipore and Recorded in Book No.1, Volume No. 145, Pgs- 137 to 143 being No. 5072 for the Year 1983 and Gift Deed registered in the office of DR at Alipore and Recorded in Book No.1, Volume No. 145, Pgs- 144 to 150 being No. 5073 for the Year 1983.

While being seized and possessed all the said legal heirs mutated their names in the records of the Office of BL& LRO & in LR Khatian No. 86,111, 456, 809 & 1145 respectively.

While having peaceful ownership all the said heirs of Bholanath Chatterjee sold their entire property, unto and in favor of **Mesers. Karan Horticulture Pvt. Ltd.** by Deed of Conveyance dated 8th November, 2006 ALL THAT **305.7 Decimals** in Mouza Jagaddal being LR Dag No. 1095 to 1100 under LR Khatian No. 111,809 & 1145 & 17.3 decimal in Mouza Elachi in LR Dag No. 2040 & 2041 under LR Khatian No. 86 & 456 Registered in the Office of A.R.A-I Kolkata, being no. 00717 for the year 2009 in Book No. 1, CD Volume No. 2, Pages 4938 to 4958 and **further ALL THAT land measuring 19.7 Decimals** together with structure thereof having an area of 500 sq. ft. more or less in Mouza Jagaddal being LR Dag No. 1104 under LR Khatian No. 111 Registered in the Office of Office of A.R.A-I Kolkata, being no. 12594 for the year 2008 in Book No. 1, CD Volume No. 62, Pages 9816 to 9831.

Mesers. Karan Horticulture Pvt. Ltd. mutated its name in the Office of B.L. & L.R.O as absolute Owner vide Mutation case No. 971/IX/ BL-SNP (08) and 970/IX/ BL-SNP (09) and also recorded in L.R. ROR in Khatain No. 1272 L.R. Dag No. 2040 and 2041 in Mouza Elachi and L.R. Dag No. 1095 to 1100 and 1104 under L.R. Khatian No. 2607 Mouza Jagaddal. Therefore, the said company became the absolute owner of 342.7 Decimals.

Thereafter by a Deed of Conveyance dated 17th January 2013, the said Karan Horticultura Pvt Ltd and registered in the Office of ADSR, Sonarpur in Book -I, Volume No.3, Pages 2519 to 2568 , Being No.00514 for the year 2013 sold transferred and conveyed the said Land measuring 123.73 decimal out of 305.7 decimal in Jagaddal Mouza and 14.97 Decimal out of 37.00 decimal in Mouza Elachi

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aggregating 138.7 decimal to Owner nos 19, 20, 22 to 34 and 37 herein and Ankit Comodeal Pvt. Ltd. (Purchaser No. 15 therein)

Further to the above, the said Ankit Comodeal Pvt. Ltd., by a Deed of Conveyance dated 15th March, 2021, registered in the Office of DSR IV (South 24 Pargannas), in Book -I, Volume No.1604-2021, Pages 81709 to 81747, Being No.160402056 for the year 2021 sold transferred and conveyed their share in the said Land in Jagaddal Mouza and in Mouza Elachi to Owner no 21 above,

By another Deed of Conveyance dated 17th January, 2013, the said Karan Horticultura Pvt Ltd and registered in the Office of ADSR, Sonarpur in Book -I, CD Volume No.3, Pages 1746 to 1781, Being No.00679 for the year 2013 sold transferred and conveyed the said Land measuring 29.12 decimal out of 305.7 decimal in Jagaddal Mouza and 3.52 Decimal out of 37.00 Decimal in Mouza Elachi aggregating 32.64 decimal to Owner nos 1 to 4 above.

By another Deed of Conveyance dated 17th January, 2013, the said Karan Horticultura Pvt Ltd and registered in the Office of ADSR, Sonarpur in Book -I, CD Volume No.3, Pages 1660 to 1704, Being No.00683 for the year 2013 sold transferred and conveyed the said Land measuring 109.17 decimal out of 305.7 decimal in Jagaddal Mouza and 13.22 Decimal out of 37.00 decimal in Mouza Elachi aggregating 122.39 decimal to Owner Nos 6,7,9 to 12, 35, 36, 38 to 44 herein and Aargee Property Services Private Limited and R.B.L Enterprise Private Limited(Purchaser No.6 & 8 therein).

Further to the above the said Aargee Property Services Private Limited purchaser no. 6 therein by a Deed of Conveyance dated 27th January, 2021, registered in the Office of A.R.A.-I KOLKATA, in Book -I, Volume No.1901-2021, Pages 28744 to 28779, Being No.190100305 for the year 2021 sold transferred and conveyed their share in the said Land in Jagaddal Mouza and in Mouza Elachi to Owner no 5 above,

Further the said R.B.L Enterprise Private Limited, purchaser no. 6 therein by Deed of Conveyance dated 27th January, 2021, registered in the Office of A.R.A.-I Kolkata, in Book -I, Volume No.1901-2021, Pages 28709 to 28743, Being No.190100304 for the year 2021 sold transferred and conveyed their share in the said Land in Jagaddal Mouza and in Mouza Elachi to Owner no 7 herein,

By another Deed of Conveyance dated 17th January, 2013, the said Karan Horticultura Pvt Ltd and registered in the Office of ADSR, Sonarpur in Book -I, CD Volume No.3, Pages 1705 to 1745, Being No.00680 for the year 2013 sold transferred and conveyed the said Land measuring 43.67 Decimal out of 305.7 decimal in Mouza Jagaddal and 5.20 Decimal out of 37.00 Decimal in Mouza Elachi aggregating 48.87 decimal to Owner Nos 13 to 18 named above.

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Pursuant to the above recital Karan Horticultura Pvt Ltd sold their entire 342.70 Decimals.

(2.) R.S. DAG NO. 935 (P)-Corresponding to L.R. Dag No. 1086
R.S. DAG NO. 938 Corresponding to L.R DAG NO. 1090
R.S. DAG NO. 940 Corresponding to L.R. DAG NO. 1092
R.S. DAG NO. 939 Corresponding to under L.R. DAG NO. 1091
Mouza Jagaddal, J.L. NO. 71

(a) One Bhubed Nandi was the absolute owner of land measuring 11K 13CH 40SQ. FT. RS. DAG NO. 935 (P), under R.S. Khatian No. 1100, R.S. No. 233 Touji No. 23, 151 and 69. Mouza Jagaddal.

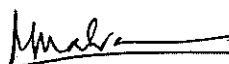
While being seized and possessed of the said land the said Bhubed Nandi died intestate leaving behind his four sons and five daughters namely SARAT NANDI, HEMANTA NANDI, MEGHNATH NANDI, SAMBHU NATH NANDI, KAMALA SEN, MINATI DUTTA, RENUKA DUTTA, MALLIKA NANDI AND SUSHILA NANDI as his only heirs and successors who jointly inherited the said property having equal share.

While being seized and possessed of the said land a Deed of Partition was registered/executed between the legal heirs of the said Bhubed Nandi on 09.03.1992, registered in the office of the ADSR, Sonarpur, Recorded in Book No. I, Being No. 1822 for the year 1922.

Pursuant to said Deed of Partition said Hemanta Nandi got 1K 6Ch and Kamala Sen, Minati Dutta, Renuka Dutta, Mallika Nandi and Sushila Nandi jointly got 7k 9ch and 40sq. ft. out of RS Dag No. 935 (p) under RS. khatian no. 1100, Mouza jagaddal.

While being seized and possessed of the aforesaid land the said Hemanta Nandi, Kamala Sen, Minati Dutta, Renuka Dutta, Mallika Nandi and Sushila Nandi jointly sold 8k 15ch 40sq. ft. more or less together with the structure standing thereon in RS. Dag No. 935 (P) under R.S. Khatian No. 1100 unto and in favor of Sri Swapan Nandi registered on 05.05.1999 in the Office of A.D.S.R, Sonarpur, Being no. 4930 for the year 1999 in Book No. 1, Volume No. 81, Pages 49 to 56 and the Book No. 1, Volume No. 81, Pages 57 to 64 being no. 4931 for the year 1999.

While having the peaceful ownership Sri Swapan Nandi sold, transferred and conveyed ALL THAT land measuring about 8k 15ch 40sq. ft. equivalent to 14.85 decimal more or less together with the structure standing thereon in RS. DAG NO. 935 (P) under R.S. KHATIAN NO. 1100, under erstwhile Ward No. 13 Holding No. 111 at present Ward No. 24 (26) Holding No. 74, registered in the Office of ARA-I, Kolkata in Book No. 1, CD Volume No. 62, Pages 9832 to 9851, Being no.

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12595 for the year 2008. unto and in favor of **M/S ROSE VELLY ENCLAVE PVT. LTD.**

(b) One **INDUMATI DEBI** was the recorded owner of land measuring about 33 Decimal out of 54 Decimal in R.S. Dag No. 938 under Khatian No. 1113 Corresponding L.R. Dag No. 1090 under L.R. Khatian No. 208 in Mouza Jagaddal, Sub- Registry Office at Sonarpur.

While being seized and possessed of the said land, Indumati Debi died intestate leaving behind 3(three) Sons namely **Manindra Mohan Ganguli, Pannalal Bapuli (Ganguly) and Mrityunjoy Ganguly** as her only heirs and/or legal representative who inherited the said property having equal distribution as per Hindu Law of Succession.

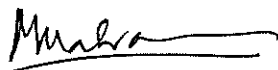
The said **Manindra Mohan Ganguli** (son of Indumati Debi) died intestate on 6.08.1987 leaving behind 3 (three) Sons and 3 (three) Daughters namely **Somnath Ganguly, Goutam Ganguly, Jayanta Ganguly, Krishna Ganguli (Bhattacharya), Kaberi Ganguli (Banerjee) and China Ganguli (Swarnakar)** as his only heirs and/or legal representative who inherited the said property of Manindra Mohan Ganguli as per Hindu Law Succession.

Thereafter the said **Krishna Ganguli (Bhattacharya)** (daughter of **Manindra Mohan Ganguli**) also died intestate on 25.9.1993 leaving behind her Husband **Ganesh Chandra Bhattacharya** and 2 (two) son namely **Sanjoy Bhattacharya and Partha Bhattacharya** as her only heirs and/or legal representative and jointly inherited the share of Krishna Ganguli (Bhattacharya).

The said **Pannalal Bapuli (Ganguly)** died intestate on 11.12.1990 leaving behind his wife **Aparna Bapuli**, One (1) son and Two (2) Daughters namely **Surajit Bapuli, Chandana Ghosh (Bapuli) and Chhanda Ganguli (Bapuli)** as her only heirs and/or legal representative and jointly inherited the share of Pannalal Bapuli.

While having peaceful possession as absolute Owners **Mrityunjoy Ganguly and all legal heirs of Manindra Mohan Ganguli and Pannalal Bapuli (Ganguly)** by one Deed of Conveyance dated 15.10.2007 jointly sold, transferred and conveyed ALL THAT the land measuring 31.5 Decimal on available physical measurement in R.S. Dag No. 938 (P) under R.S. Khatian No. 1113 corresponding to L.R DAG NO. 1090 under L.R. KHATIAN NO. 208 unto and in favor of **M/S ROSE VELLY ENCLAVE PVT. LTD.** in the office of ARA-I, Kolkata, Recorded in Book -1, C.D. Volume No. 62, Page from 11061 to 11086 Being No. 12599 for the year 2008.

(c) One **PRAFULLA BALA DAS** was recorded owner of land measuring 62 Decimal in R.S. Dag No. 940 corresponding to L.R. DAG NO. 1092 & land measuring 19 Decimals in R.S. Dag No. 939 corresponding to L.R. DAG NO. 1091, under L.R. Khatian No. 428, 775, 1314 & 1635, in Mouza Jagaddal.

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Pursuant to a Deed of Settlement dated 5.11.1965 registered in the Office of Sub-Registrar at Baruipur, Recorded in Book No. 1, Volume No. 158 Pages from 63 to 65 Being No. 107 for the year of 1965, the said Prafulla Bala Dasi made provisions that after her death her property will devolve unto her 4 (Four) Nephews namely 1) Nil Kamal Dutta alias Kamal Dutta son of Subhal Chamdra Dutta, 2) Radha Raman Dutta son of Madan Mohan Dutta, 3) Subhas Chandra Dutta son of Maniklal Dutta and 4) Gopal Chandra Dutta son of Shyam Sundar Dutta.

While being seized and possessed of the said land, **Prafulla Bala Dasi died in the year 1980** and upon her death the said 4 (Four) Nephews became the absolute Owners of the aforesaid Property.

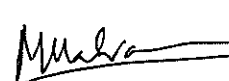
Pursuant to the Deed of Partition dated 21.09.1992 registered in the Office at ADSR Sonarpur Recorded in Book-1 Being No. 7086 for the year 1992 whereupon 1) Nil Kamal Dutta alias Kamal Dutta son of Subhal Chamdra Dutta **was recorded in L.R. Khatian No. 775**, 2) Radha Raman Dutta son of Madan Mohan Dutta **was recorded in L.R. Khatian No. 1314**, 3) Subhas Chandra Dutta son of Maniklal Dutta **was recorded in L.R. Khatian No. 1653** and 4) Gopal Chandra Dutta son of Shyam Sundar Dutta **was recorded in L.R. Khatian No. 428 of the said land in RS DAG No. 939 & 940 under LR DAG NO. 1091 & 1092.**

While being seized and possessed of the aforesaid land said Owners by **Deed of Coveyance dated 14.8.2007** & registered on 22.3.2008 sold transferred and conveyed ALL THAT land measuring about 62 Decimal R.S. DAG NO. 940 under L.R. DAG NO. 1092 & 19 DECIMALS R.S. DAG NO. 939 under L.R. DAG NO. 1091 corresponding to L.R. Khatian No. 428, 775, 1314 & 1635, in Mouza Jagaddal Unto and in favor of **M/S ROSE VELLY ENCLAVE PVT. LTD.** in the **office of ARA-I, Kolkata**, Recorded in Book -1, Being No. 3040 for the year 2008

M/S ROSE VELLY ENCLAVE PVT. LTD. mutated its name in office of B.L. & L.R.O. and said Land lying within the local limits of the Rajpur-Sonarpur Municipality being Holding No. 71 in ward No. 24 (26) recorded in L.R. Khatian NO. 2606.

Pursuant to the above Deeds **M/S ROSE VELLY ENCLAVE PVT. LTD.** became the Owner of ALL THAT land measuring about 14.85 decimal more or less together with the structure standing thereon in RS. DAG NO. 935 (P) under R.S. KHATIAN NO. 1100, 31.5 Decimal on available physical measurement in R.S. Dag No. 938 (P) under R.S. Khatian No. 1113 corresponding to L.R DAG NO. 1090 under L.R. KHATIAN NO. 208, 62 Decimal R.S. DAG NO. 940 under L.R. DAG NO. 1092 & 19 DECIMALS R.S. DAG NO. 939 under L.R. DAG NO. 1091 corresponding to L.R. Khatian No. 428, 775, 1314 & 1635 aggregating to 127.35 Decimal.

Thereafter by a Deed of Conveyance dated 17th January 2013, the said Rose Velly Enclave Pvt Ltd and registered in the Office of ADSR, Sonarpur in Book -I, Volume No.3, Pages 2519 to 2568, Being No.00514 for the year 2013 sold transferred and

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conveyed the said Land measuring 51.60 decimal out of total 127.35 Decimal in Jagaddal Mouza to Owner nos 19, 20, 22 to 34 and 37 herein and Ankit Comodeal Pvt. Ltd. (Purchaser No. 15 therein)

Further to the above, the said Ankit Comodeal Pvt. Ltd., by a Deed of Conveyance dated 15th March, 2021, registered in the Office of DSR IV (South 24 Pargannas), in Book -I, Volume No.1604-2021, Pages 81709 to 81747, Being No.160402056 for the year 2021 sold transferred and conveyed their share in the said Land in Jagaddal Mouza and in Mouza Elachi to Owner no 21 above, By another Deed of Conveyance dated 17th January, 2013, the said ROSE VELLY ENCLAVE PVT LTD and registered in the Office of ADSR, Sonarpur in Book -I, CD Volume No.3, Pages 1746 to 1781, Being No.00679 for the year 2013 sold transferred and conveyed the said Land measuring 12.14 decimal out of total 127.35 Decimal in Jagaddal Mouza to Owner nos 1 to 4 above..

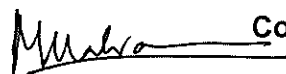
By another Deed of Conveyance dated 17th January, 2013, the said ROSE VELLY ENCLAVE PVT LTD and registered in the Office of ADSR, Sonarpur in Book -I, CD Volume No.3, Pages 1660 to 1704, Being No.00683 for the year 2013 sold transferred and conveyed the said Land measuring 45.53 decimal out of total land measuring 127.35 Decimal in Jagaddal Mouza to Owner Nos 6,7,9 to 12, 35, 36, and 38 to 44 above and AARGEE PROPERTY SERVICES PRIVATE LIMITED AND R.B.L ENTERPRISE PRIVATE LIMITED (Purchaser No.6 & 8 therein).

Further to the above the said Aargee Property Services Private Limited purchaser no. 6 therein by a Deed of Conveyance dated 27th January, 2021, registered in the Office of A.R.A.-I KOLKATA, in Book -I, Volume No.1901-2021, Pages 28744 to 28779, Being No.190100305 for the year 2021 sold transferred and conveyed their share in the said Land in Jagaddal Mouza and in Mouza Elachi to Owner no 5 above,

Further the said R.B.L Enterprise Private Limited, purchaser no. 6 therein by Deed of Conveyance dated 27th January, 2021, registered in the Office of A.R.A.-I Kolkata, in Book -I, Volume No.1901-2021, Pages 28709 to 28743, Being No.190100304 for the year 2021 sold transferred and conveyed their share in the said Land in Jagaddal Mouza and in Mouza Elachi to Owner no 7 above,

By another Deed of Conveyance dated 17th January, 2013, the said ROSE VELLY ENCLAVE PVT LTD and registered in the Office of ADSR, Sonarpur in Book -I, CD Volume No.3, Pages 1705 to 1745, Being No.00680 for the year 2013 sold transferred and conveyed the said Land measuring 18.21 Decimal out of total 127.35 Decimal in Jagaddal Mouza to Owner Nos 13 to 18 named above..

By virtue to the above Deeds of Conveyance dated 17th January, 2013, the ROSE VELLY ENCLAVE PVT LTD sold entire 127.48 Decimals.

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(3) Mouza Elachi, JL NO. 70

R.S. NO. 223 TOUJI NO.100 (RAYATI RIGHTS)

RS DAG NO. 2081(P) Corresponding to L.R. DAG NO. 2127

One SARASWATI BALA GHOSH Wife of Late Kshitish Chandra Ghosh recorded owner of the land measuring about 90 decimal lying in Mouza Elachi, **R.S. NO. 223 TOUJI NO.100** in RS DAG NO. 2081(P) , L.R. DAG NO. 2127 under R.S. KHATIAN NO. 842 corresponding to L.R. KHATIAN NO. 73, 665 & 900, P.S. & Sub-Registry Office at Sonarpur.

While being seized and possessed of the aforesaid land said SARASWATI BALA GHOSH died intestate leaving behind her Son Subodh Kumar Ghosh as her only heir and successor who solely inherited the share of the said deceased.

While being seized and possessed of the said land Subodh Kumar Ghosh by Deed of Conveyance dated 27.04.1977 sold, transferred and conveyed specifically demarcated ALL THAT land measuring 9 Kathas 37sq. ft. equivalent to 14.9 decimal in RS DAG 2081 (P) unto and in favor of Madhusudan Dutta, Swapan Kumar Dutta and Ashoke Kumar Dutta, Registered in the office of the District Registrar at Alipur and Recorded in Book No. 1 Volume No. 97 Pages 194 to 199 Being No. 2512 for the year 1977.

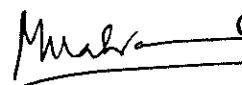
Thereafter, Subodh Kumar Ghosh by Deed of Conveyance dated 25.05.1981 sold, transferred and conveyed specifically demarcated ALL THAT land measuring 4 Kathas 11 Chittaks and 25sq. ft. equivalent to 7.81 decimal in RS DAG 2081 (P) unto and in favor of Swapan Kumar Dutta and Ashoke Kumar Dutta, Registered in the office of the District Registrar at Alipur and Recorded in Book No. 1 Volume No. 68 Pages 107 to 110 Being No. 4528 for the year 1981.

By virtue of above Swapan Kumar Dutta, Madhusudan Dutta and Ashoke Kumar Dutta became owner of land measuring 13 K 12 C 17 Sq. Ft. equivalent to 22.77 decimal in R.S. Dag No. 2081(P), Mouza Elachi .

While being seized and possessed said Madhusudan Dutta died intestate as bachelor leaving behind his mother Tulsi Bala Dutta as his only heir who inherited the share of the said deceased.

Tulsi Bala Dutta also died leaving behind her Son Swapan Kumar Dutta alias Swapan Dutta alias Kushal Kumar Dutta and Ashoke Kumar Dutta alias Ashoke Dutta alias Khokon Dutta & one Daughter namely Purnima Dutta as her heir, who jointly inherited the share of the said deceased Madhusudan Dutta.

Swapan Kumar Dutta alias Swapan Dutta alias Kushal Kumar Dutta died leaving behind his wife Ava Dutta and one Son Surajit Dutta as her heir who jointly inherited the equal share of the said deceased.

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Thus the said Ashoke Kumar Dutta alias Ashoke Dutta alias Khokon Dutta, Purnima Dutta, Ava dutta & Surajit Dutta became the Owners of the said land measuring about 13 K 12 C 17 Sq. ft. equivalent to 22.77 decimal having peaceful possession of the respective land without any interference or interruption from other.

As per the recital all the purchasers are in possession and having peaceful absolute ownership without any interference or interruption in the respective land specifically.

Pursuant to the above Deeds Ashoke Kumar Dutta alias Ashoke Dutta alias Khokon Dutta, Purnima Dutta, Ava dutta & Surajit Dutta became the Owner of ALL THAT land measuring about 13 K 12 C 17 Sq. ft. equivalent to 22.77 decimal

Thereafter by a Conveyance Deed dated 17th January, 2013 the said Ashoke Kumar Dutta alias Ashoke Dutta alias Khokon Dutta, Purnima Dutta, Ava dutta & Surajit Dutta and registered in the Office of ADSR, Sonarpur in Book -I, Volume No.3, Pages 2519 to 2568 , Being No.00514 for the year 2013 sold transferred and conveyed the said Land measuring 9.19 Decimal out of total 22.77 Decimal in Mouza Elachi to Owner nos 19, 20, 22 to 34 and 37 above and Ankit Comodeal Pvt. Ltd. (Purchaser No. 15 therein)

Further to the above, the said Ankit Comodeal Pvt. Ltd., by a Deed of Conveyance dated 15th March, 2021, registered in the Office of DSR IV (South 24 Pargannas), in Book -I, Volume No.1604-2021, Pages 81709 to 81747, Being No.160402056 for the year 2021 sold transferred and conveyed their share in the said Land in Jagaddal Mouza and in Mouza Elachi to Owner no 21 above,

By another Deed of Conveyance dated 17th January, 2013, the said Ashoke Kumar Dutta alias Ashoke Dutta alias Khokon Dutta, Purnima Dutta, Ava dutta & Surajit Dutta and registered in the Office of ADSR, Sonarpur in Book -I, CD Volume No.3, Pages 1746 to 1781 , Being No.00679 for the year 2013 sold transferred and conveyed the said Land measuring 2.16 decimal out of total 22.77 Decimal in Jagaddal Mouza to Owner nos 1 to 4 above..

By another Deed of Conveyance dated 17th January, 2013, the said Ashoke Kumar Dutta alias Ashoke Dutta alias Khokon Dutta, Purnima Dutta, Ava dutta & Surajit Dutta and registered in the Office of ADSR, Sonarpur in Book -I, CD Volume No.3, Pages 1660 to 1704, Being No.00683 for the year 2013 sold transferred and conveyed the said Land measuring 8.10 decimal out of total land measuring 22.77 Decimal in Jagaddal Mouza to Owner Nos 6,7,9 to 12 , 35, 36, and 38 to 44 above and AARGEE PROPERTY SERVICES PRIVATE LIMITED AND R.B.L ENTERPRISE PRIVATE LIMITED(Purchaser No.6 & 8 therein).

Further to the above the said Aargee Property Services Private Limited purchaser no. 6 therein by a Deed of Conveyance dated 27th January, 2021,

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registered in the Office of A.R.A.-I KOLKATA, in Book -I, Volume No.1901-2021, Pages 28744 to 28779, Being No.190100305 for the year 2021 sold transferred and conveyed their share in the said Land in Jagaddal Mouza and in Mouza Elachi to Owner no 5 above,

Further the said R.B.L Enterprise Private Limited, purchaser no. 6 therein by Deed of Conveyance dated 27th January, 2021, registered in the Office of A.R.A.-I Kolkata, in Book -I, Volume No.1901-2021, Pages 28709 to 28743, Being No.190100304 for the year 2021 sold transferred and conveyed their share in the said Land in Jagaddal Mouza and in Mouza Elachi to Owner no 7 above,

By another Deed of Conveyance dated 17th January, 2013, the said Ashoke Kumar Dutta alias Ashoke Dutta alias Khokon Dutta, Purnima Dutta, Ava dutta & Surajit Dutta and registered in the Office of ADSR, Sonarpur in Book -I, CD Volume No.3, Pages 1705 to 1745, Being No.00680 for the year 2013 sold transferred and conveyed the said Land measuring 3.24 Decimal out of total 22.77 Decimal in Jagaddal Mouza to Owner Nos 13 to 18 named above..

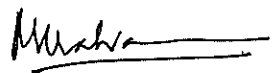
By virtue to the above Deeds of Conveyance dated 17th January, 2013, Ashoke Kumar Dutta alias Ashoke Dutta alias Khokon Dutta, Purnima Dutta, Ava dutta & Surajit Dutta sold 22.69 Decimals.

H. TITLE CERTIFICATION

It is pertinent to mention here that the said property stands mutated in the names of major owners of 45 (forty five) owners being companies/individuals/hindu undivided family, in the records of both Block Land & Land Reforms Office (BL&LRO), Sonarpur, South 24 Parganas and the Rajpur Sonarpur Municipality, the nature of the said property converted into bastu (homestead) and amalgamated into one Holding number.

Therefore, from the above and on the basis of the copies of the deeds, documents and papers provided to me and on the basis of the searches caused by client and me, it transpires and I am of the opinion that the said property is free from all encumbrances whatsoever and the owners have a clear and marketable title.

Dated: 1st April, 2021.


Mayank Kakrania
Advocate