

3rd April 2024

To,

DTC Projects Private Limited

1, Netaji Subhas Road, 1st Floor,
Kolkata - 700001, West Bengal, India

Kind Attn.: Mr. Pratyush Jalan / Mr. Ravi Khaitan

Sub: Report on Title of the Subject Property:

R.S. Dag No. 323, corresponding to L.R. Dag No. 323

1. Description of Subject Property:

ALL THAT the piece and parcel of "Sali" land measuring about **05 (Five) decimal** out of the total land measuring 11 Satak/decimal, comprised in a portion of R.S. Dag No. 323, corresponding to L.R. Dag No. 323, recorded under present L.R. Khatian No. 4095, within Mouza- Abdalpur J.L. No. 53, Police Station- Barasat, within the limits of Barasat Municipality, District - North 24 Parganas, West Bengal.

2. Documents Supplied with respect to the Subject Property (Photocopy/Scanned):

- a. Indenture of conveyance dated 29.03.1985 between Parimal Chandra Basu, being the vendor of the one part, and Chemicals India Manufacturing and Marketing Private Limited, being the purchaser of the other part and registered in the office of the Registrar of Assurances, Calcutta, Being No. 4849 for the year 1985.
- b. Indenture of conveyance dated 29.03.198 between Monjusree Basu, being the vendor of the one part, and Chemicals India Manufacturing and Marketing Private Limited, being the purchaser of the other part, and registered in the office of the Registrar of Assurances, Calcutta, Being No. 4850 for the year 1985.
- c. Indenture of conveyance dated 05.10.2016 between Chemicals India Manufacturing and Marketing Private Limited, being the vendor of the one part, and Tranche Builders L.L.P., being the purchaser of the other part and is registered in the office of the Additional District Sub-Registrar, Barasat, North 24 Parganas, Being No. 7510 for the year 2016.
- d. Mutation Certificate issued by the Madhyamgram Municipality for Tranche Builders L.L.P. Holding No. being 178/15, and being 178 for Chemicals India Manufacturing and Marketing Private Limited.
- e. Conversion Certificates issued by the Block Land & Land Reforms Officer, Barasat-II, North 24 Parganas in respect of L.R. Plot No. 323 all within Mouza- Abdalpur, J.L. No. 53, Police Station- Barasat, within the limits of Barasat Municipality, District - North 24 Parganas. It appears from the said Conversion Certificate that the Subject Property stands converted to 'Bahutal Abasan'.



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3. Search Report:

I have caused searches to be made (as per details given below) and the findings are as follows:

a. Registration Office Searches:

- i. Searches have been caused to be conducted in the office of (1) Additional District Sub-Registrar, Barasat, (2) District Sub Registrar-I, Barasat, (3) District Sub Registrar-II, Barasat, (4) District Sub Registrar-III, Barasat, (5) Registrar of Assurance-I, Kolkata, (6) Registrar of Assurance-II, Kolkata, (7) Registrar of Assurance-III, Kolkata, (8) Registrar of Assurance-IV, Kolkata, during the year 1993 till 2023 and as per records available, no adverse entry during this period with respect to the Subject Property is found in **Index II** as also in **Index I**.
- ii. One development agreement dated 31.07.2020, however, by and between one Aagrahsheel Agencies and others, being the "Landlord" of the one part and Arrjavv Builders Pvt. Ltd., being the "Developer" of the other part, was found to have been registered at the office of Additional District Sub-Registrar, Barasat, North 24 Parganas, Being No. 2350 for the year 2020.
- iii. The said development agreement dated 31.07.2020 was, however, found to have been cancelled by a cancellation deed dated 14.08.2023, registered at the office of Additional District Sub-Registrar, Barasat, North 24 Parganas, Being No. 4701 of the year 2023.
- iv. Since the aforesaid registered development agreement dated 31.07.2020 has since been cancelled by a registered cancellation deed dated 14.08.2023, there appears to be no existing agreement of any nature on the Subject Property.
- v. Apart from the above, no entry has been found affecting the Subject Property.
- vi. With regard to the said searches, I would like to specifically mention the following:
 - I. Since the time of computerization of records, the registration offices do not maintain Indices for public inspection and the clerk sitting on the computer gives oral details to the searcher in respect of the concerned property and as such my report is based on such oral information.
 - II. Since the introduction of Section 47A of the Indian Stamp Act, 1899 as applicable to West Bengal, "**pending**" documents get recorded in Indices only upon payment of deficit stamp duty and deficit registration fee applicable on such documents, although they take effect from the date of the execution of such documents and as such my report is based on the documents already recorded in the Indices on the date of causing the searches.



- b. **Court Searches:** Information obtained from the Courts of Learned Civil Judge (Senior Division) and Learned Civil Judge (Junior Division) at Barasat, for the period 2012 to 2023, have revealed that no cases appear to have been filed and/or are pending against the erstwhile owner of the Subject Property (Chemicals India Manufacturing and Marketing Private Limited and/or its Director namely Yamini Khandelwal) during the period 2012 till the date of causing the searches.
- c. **B.L & L.R.O:** Dag information has been obtained from the official website of the Government of West Bengal, i.e., "banglarbhumigov.in", in respect of L.R. Dag No. 323 within Mouza- Abdalpur, J.L. No. 53, Police Station- Barasat, within the limits of Barasat Municipality, district – North 24 Parganas which is found to record the name of the present Owners of the Subject Property.
- d. **Land Acquisition Department, North 24 Parganas, Barasat:** Official information with respect to the acquisition findings have been applied for under RTI vide letter dated 30.11.2023 issued by our consultant Md. Kouser Ali, to the Land Acquisition Department, District Magistrate & Collectorate, North 24 Parganas, Administration Building, 3rd Floor, Barasat, North 24 Parganas, Kolkata- 700124. Reply of the department is awaited.
- e. **Urban Land Ceiling Department, North 24 Parganas:** Official information with respect to the Urban Land Ceiling Department findings have been applied for under RTI vide letter dated 30.11.2023 issued by our consultant Md. Kouser Ali to the ULC Department, Administration Building, 3rd Floor, Barasat, North 24 Parganas, Kolkata- 700124. Reply of the department is awaited.
- f. **CERSAI:** As per searches at the records maintained by the Central Registry of Securitization Asset Reconstruction and Security Interest, upon payment of prescribed fees under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Central Registry) Rules, 2011, no adverse entry has been found.
- g. **National Company Law Tribunal, Kolkata:** Information obtained from online portal from the year 2012 to 2023 have revealed that no cases appear to have been filed and/or are pending against the erstwhile owner (Chemicals India Manufacturing And Marketing Private Limited and/or its Director namely Yamini Khandelwal, Suraj Khandelwal and Bipin Chandra Shah) of the Subject Property.

4. **Devolution on Title as per Document/Searches:**

WHEREAS one Sheikh Golam Rasul, Sheikh Nur Hosein, Mosammat Huran Neecha Bibi, Sheikh Ali Husein, Seikh Natiar Rahman, Anoara Khatun Manjura Khatun, Babeya Khatun, Ahamed Ali, Sahadat Ali, Aklima Bibi, Saheb Ali, Choban Mondal, Sahadat Ali, were the joint owners of **ALL THAT** the land measuring **02 (Two) decimal** [out of 4.5 (Four Point Five) decimal from out of 11 (Eleven) decimal] in R.S. Dag No. 323, Khatian No. 205 and 520 at Mouza- Abdalpur.

AND WHEREAS the aforesaid joint owners sold, transferred and conveyed, amongst other lands/properties, **ALL THAT** the piece and parcel of land measuring **02 (Two) decimal** [out of 4.5 (Four Point Five) decimal from out of 11 (Eleven) decimal] in R.S.



Dag No. 323, Khatian No. 205 and 520 at Mouza- Abdalpur in favour of one Parimal Chandra Basu by way of deed of conveyance dated 03.03.1980, registered at the office at the Sub- Registrar, Barasat and recorded in Book No. I, Volume No. 22, Pages from 238 to 243, Being No. 1487 for the year 1980.

AND WHEREAS the said Parimal Chandra Basu sold, transferred and conveyed in favour of one Chemicals India Manufacturing and Marketing Private Limited **ALL THAT** the piece and parcel of land measuring **02 (Two) decimal** [out of 4.5 (Four Point Five) decimal from out of 11 (Eleven) decimal] in Dag No. 323, Khatian No. 205 and 520 at Mouza- Abdalpur J.L. No. 53, Barasat, North 24 Parganas, by way of deed of conveyance dated 29.03.1985, registered at the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 85, Pages from 310 to 325, Being No. 4849 for the year 1985.

AND WHEREAS one Rabeya Khatun sold, transferred and conveyed **ALL THAT** land measuring **2.5 (Two Point Five) decimal** [out of 4.5 (Four Point Five) decimal] from out of 11 (Eleven) decimal in R.S. Dag No. 323 in Mouza-Abdalpur, P.S. - Barasat North 24 Parganas in favour of one Monjusree Basu by a deed of conveyance registered on 03.03.1980, registered with the Sub-Registrar of Barasat and recorded therein in Book no.- I, Volume number- 22, Pages 244-249, Being No. 1488 for the year 1980.

AND WHEREAS the said Monjusree Basu sold, transferred and conveyed by deed of conveyance dated 29.03.1985, registered at the office at the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 85, Pages from 324 to 341, Being No. 4850 for the year 1985 in favour of the said Chemicals India Manufacturing and Marketing Private Limited, amongst other lands/properties **ALL THAT** the piece and parcel of land measuring about **2.5 (Two Point Five) decimal** [out of 4.5 (Four Point Five) decimal out of 11 (Eleven) decimal] in R.S. Dag No. 323, Khatian No. 205 and 520 J.L. No. 53, Mouza Abdalpur P.S Barasat North 24 Parganas.

AND WHEREAS by an indenture of conveyance dated 05.10.2016, registered in the office of the Additional District Sub-Registrar, Barasat, North 24 Parganas and recorded in Book No. I, Volume No. 1503-2016, Pages from 198442 to 198474, Being No. 7510 for the year 2016, the said Chemicals India Manufacturing and Marketing Private Limited, being the vendor of the one part, for the consideration mentioned therein, granted, transferred, conveyed, assigned, and assured unto and in favour of one Tranche Builders L.L.P., being the purchaser of the other part **ALL THAT** the land measuring **05 (Five) decimal** [out of 11 decimal comprised within R.S. Dag No. 323 and corresponding L.R Dag No. 323, J.L. No. 53, under Mouza- Abdalpur, Police Station- Barasat, under Barasat Municipality, District- North 24 Parganas, West Bengal and pursuant thereto the said Tranche Builders L.L.P., became the owner of the land so purchased.

AND WHEREAS the said Tranche Builders L.L.P. duly recorded its name as the owner of the aforesaid land in the records maintained by the concerned BL & LRO under LR Khatian No. 4095 to the extent of 05 (Five) decimal.

AND WHEREAS pursuant to the above, the said Tranche Builders L.L.P. became the owner of **ALL THAT** the portion of land measuring **05 (Five) decimal** comprised within R.S. Dag No. 323 and corresponding L.R Dag No. 323, J.L. No. 53, under Mouza-Abdalpur, Police Station- Barasat, under Barasat Municipality, District- North 24 Parganas, West Bengal.



Encl:

1. Search Notes and Reports:

- a. Registration Office Searches of the Subject Property
 - b. Court Searches
 - c. BL&LRO
 - d. Land Acquisition Department, North 24 Parganas, Barasat
 - e. Urban Land Ceiling Department, North 24 Parganas
 - f. CERSAI
2. Documents Supplied with respect to the Subject Property (Photocopy/Scanned) as mentioned in Point No. 2 above (All Documents for all Dag Numbers handed over together separately)

