

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. 262, corresponding to L.R. Dag No. 347

1. Description of Subject Property:

ALL THAT the piece and parcel of “**Pukur**” measuring about **21 (Twenty One) decimal** out of the total land measuring 21 satak/decimal, comprised in R.S. Dag No. 262, corresponding to L.R. Dag No. 347, recorded under present L.R. Khatian No. 4800, 4821 and 4822, within Mouza- Humaipur, Badu Road (off-road) J.L. No. 52, 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. Certified copy of indenture of conveyance dated 1st March, 2010 between Ratan Kumar Das, being the vendor of the one part, and Lucky Sen (Biswas) 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. 1539 for the year 2010.
- b. Certified copy of indenture of conveyance dated 5th April, 2012 between Ratan Kumar Das, being the vendor of the one part, and Ganga Rani Halder 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. 2301 for the year 2012.
- c. Certified copy of indenture of conveyance dated 11th July, 2012 between Ganga Rani Halder, being the vendor of the one part, and Tapan Sarkar 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. 4813 for the year 2012.
- d. Certified copy of indenture of conveyance dated 31st December, 2012 between Shanti Ranjan Paul, being the vendor of the one part, and Tapan Sarkar 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. 24 for the year 2012.
- e. Certified copy of indenture of conveyance dated 31st December, 2012 between Naren Das, being the vendor of the one part, and Tapan Sarkar 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. 710 for the year 2012.



- f. Certified copy of indenture of conveyance dated 1st March, 2013 between Gangarani Halder, being the vendor of the one part, and Subhendu Das and Dibendu Das being the purchasers of the other part and is registered in the office of the Additional District Sub-Registrar, Barasat, North 24 Parganas, Being No. 3092 for the year 2013.
- g. Indenture of conveyance dated 05.10.2016 between Chemicals India Manufacturing and Marketing Private Limited, being the vendor of the one part, and Denberg 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. 8311 for the year 2016.
- h. Indenture of conveyance dated 05.10.2016 between Chemicals India Manufacturing and Marketing Private Limited, being the vendor of the one part, and Dhanlabh Projects 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. 7513 for the year 2016.
- i. Indenture of conveyance dated 27.10.2016 between Chemicals India Manufacturing and Marketing Private Limited, being the vendor of the one part, and Visard Developers L.L.P as the purchaser of the other part and is registered in the office of the Additional District Sub-Registrar, Barasat, North 24 Parganas, Being No. 8135 for the year 2016.
- j. Mutation Certificate issued by the Madhyamgram Municipality in the name of (1) Denberg Builders L.L.P. (2) Dhanlabh Projects L.L.P. and (3) Visard Developers L.L.P., Holding Nos. for each of them being, 178/45, 178/25, and 178/16, respectively, and being 178 for Chemicals India Manufacturing and Marketing Private Limited.

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/contruction agreement dated 31.07.2020, however, by and between one Aagrahsheel Agencies and others, being the "Landlord" of the one part and Arrjav 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/contruction 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/contruction 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 it's 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., "**banglarbhumi.gov.in**", in respect of L.R. Dag Nos. 347 within Mouza: Humaipur, J.L. No. 52, 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 it's Director namely Yamini Khandelwal, Suraj Khandelwal and Bipin Chandra Shah) of the Subject Property.

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

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 219617 to 219646, Being No. 8311 for the year 2016, one 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 Denberg Builders L.L.P., being the purchaser of the other part, **ALL THAT** the land measuring **09 (Nine) decimal** [out of 21 (Twenty One) decimal] comprised within R.S. Dag No. 262 corresponding to L.R. Dag No. 347, J.L. No. 52, situated within Mouza- Humaipur, Police Station- Barasat, under Barasat Municipality, District- North 24 Parganas, West Bengal and pursuant thereto the said Denberg Builders L.L.P. became the owner of the land so purchased.

AND WHEREAS the said Denberg 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 4800 only to the extent of **08 (Eight) decimal** of land instead of 09 (Nine) decimal), so purchased.

AND WHEREAS by another 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 198139 to 198168, Being No. 7513 for the year 2016, 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 Dhanlabh Projects L.L.P., being the purchaser of the other part, **ALL THAT** the land measuring **09 (Nine) decimal** [out of 21 (Twenty One) decimal] comprised within R.S. Dag No. 262 corresponding to L.R. Dag No. 347, J.L. No. 52, under Mouza- Humaipur, Police Station- Barasat, under Barasat Municipality, District- North 24 Parganas, West Bengal and pursuant the said Dhanlabh Projects L.L.P. became the owner of the land so purchased.



AND WHEREAS the said Dhanlabh Projects 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 4821.

AND WHEREAS by yet another indenture of conveyance dated 27.10.2016, 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 214913 to 214947, Being No. 8135 for the year 2016, 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 Visard Developers L.L.P., being the purchaser of the other part, **ALL THAT** the land measuring **03 (Three) decimal** [out of 21 (Twenty One) decimal] comprised within R.S. Dag No. 262, corresponding to L.R. Dag No. 347, J.L. No. 52, under Mouza - Humaipur, Police Station- Barasat, under Barasat Municipality, District- North 24 Parganas, West Bengal and pursuant thereto the said Visard Developers L.L.P. became the owner of the land so purchased.

AND WHEREAS the said Visard Developers 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 4822.

AND WHEREAS pursuant to the above, **ALL THAT** the land measuring **21 (Twenty One) decimal** comprised within R.S. Dag No. 262 corresponding to L.R. Dag No. 347, J.L. No. 52, under Mouza - Humaipur, Police Station- Barasat, under Barasat Municipality, District - North 24 Parganas, West Bengal, is presently jointly owned by the said **(1)** Denberg Builders L.L.P. [having purchased 09 (Nine) decimal of land], **(2)** Dhanlabh Projects L.L.P. [having purchased 09 (Nine) decimal of land] and **(3)** Visard Developers L.L.P. [having purchased 03 (Three) decimal of land], respectively, as aforesaid.

5. Observations and Conclusions (Based on the Documents Supplied and/or the Search Results:

- a. It appears from the 'Banglarbhumii' website that 1 (One) decimal of land is involved in court cases and are still continuing to be recorded respectively in the name of Chemicals India Manufacturing and Marketing Private Limited and Mohd. Noor Alam under L.R. Khatian No. 4478 and L.R. Khatian No. 4110 respectively with the remark "CC" (which means Court Case). These cases need to be resolved in order to enable Denberg Builders L.L.P. to get its name recorded in respect of the said 01 (One) decimal of land.
- b. It may be noted that the Subject Property (comprised in R.S. Dag No. 262 corresponding to L.R. Dag No. 347) has not been converted, as any recorded "**Pukur**" cannot be converted.
- c. It is to be further noted that the indenture of conveyance by which Chemicals India Manufacturing and Marketing Private Limited has purchased the Subject Property does not record the details of predecessors in interest of the said Chemicals India Manufacturing and Marketing Private Limited and hence devolution of title beyond Chemicals India Manufacturing and Marketing Private Limited could not be examined and accordingly be mentioned.



- d. Save and subject what has been stated herein above, in my view, the Subject Property appears to be free from encumbrances and have a marketable title respectively in the name of the present owners being **(1)** Denberg Builders L.L.P. **(2)** Dhanlabh Projects L.L.P. and **(3)** Visard Developers L.L.P. for their respective portions of the Subject Property.
- e. It is to be noted that R.S. Dag No. 262 was further divided into two L.R. Dag Nos. being 347 and 358 and the entries which appear in the registration office searches have been investigated further and from the certified copies as provided to us, the details of which are mentioned under point 2(a) to 2 (f) above, it is safe to conclude that the said entries and/or the documents as mentioned above under point 2 (a) to 2 (f) are not related to the Subject Property and that the same pertains to L.R. Dag No. 358 and not 347 (which is the Subject Property) and therefore the entries are irrelevant and are not adverse.

6. Disclaimers:

The scope of my report is limited by the following general parameters:

- a. I have assumed that the copies of the documents provided to me:
 - i. bear the genuine signatures, dates, stamps, seals and other markings and are true copies of the originals;
 - ii. are the only documents available with the client as aforesaid relating to the title of the Subject Property;
 - iii. have not been superseded by any other document not made available to me for whatever reason.
- b. My report relates only to searches caused to be conducted by me and does not relate to any other encumbrance and/or charge including those created, if any, by operation of law, like statutory charges on default of payment of income tax, sales tax, other government dues etc.
- c. This report is addressed to and is solely for the benefit of my client as aforesaid.
- d. No person other than my client as aforesaid shall, except with my consent, rely on this report or any part thereof. I shall not be liable in any manner if a third party relies on this report, with or without my consent.

Yours faithfully,


(Chandra Prakash Kakarania)
Advocate, Calcutta High Court
CPK LEGAL

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)

