

SWAPAN KUMAR DAS
ADVOCATE
HIGH COURT AT CALCUTTA
Standing Govt. Counsel, North 24 Parganas

Resi: 17A Golf Club Road,
BI-1, Flat-11 & 13
Kolkata-700033
Ch: 9A, Gariahat Road(S)
Kolkata-700068
Mob: 9331044379
Email: swapandas47@gmail.com

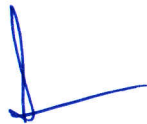
TITLE REPORT

Re: All that land measuring about 223.65 Decimals (as per Deed) comprising R.S. Dag Nos. 587, 588 & 591 corresponding to L.R. Dag Nos. 567, 568 & 571, under L.R. Khatian Nos. 2805, 2833, 2834, 2835, 1382, 1383 & 1384 under Mouza Gangajoara, JL No. 18, Block-Sonarpur, Police Station Sonarpur, presently Narendrapur, District-South 24 Parganas, Within the limits of Kamrabad Gram Panchayat.

Prepared by:

SWAPAN KUMAR DAS
ADVOCATE
High Court at Kolkata
Chamber: 9A, Gariahat Road (S)
Kolkata-700068
Residence: 17A, Golf Club Road
BI-1, Flat-11 & 13
Kolkata - 700 033
Mobile: 9331044379/9836037755
Email: swapandas47@gmail.com

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Swapan Kumar Das
 Advocate
 Standing Counsel, North 24 Pgs
 WB 849/1995

I. TITLE REPORT:

IMPORTANT: This Title Report prepared by me and submitted herewith is based on review of the records and documents as made available to us and online searches carried out in the portal of E-Court, Land & Land Reforms, West Bengal and Ministry of Corporate Affairs (as mentioned herein). This Report must be read in conjunction with and subject to the observations, restrictions, conditions, cautions, disclaimers and comments mentioned at the appropriate places.

I.I The Project Land is owned by the several owners' details of which are mentioned hereinbelow:

1. MAA DURGA ABASAN PVT. LTD
2. JALAN NIKETAN PVT. LTD.
3. NEO SEAMLESS PVT. LTD.
4. JALAN HI-MECH PVT. LTD.
5. TULSI ABASAN PVT. LTD.
6. JAI MATADI PLAZA PVT. LTD.
7. NARAYAN NIKETAN PVT. LTD.

Having their registered office situated at: 'ALTITUDE THE BUSINESS PARK', 2, O.C. GANGULY SARANI, 10TH & 11TH FLOOR, POST OFFICE LALA LAJPAT RAI SARANI, POLICE STATION BHAWANIPORE, KOLKATA- 700020;

Sl. No.	Recorded Owners As per L.R. Parcha	R.S. Dag No.	L.R. Dag No.	L.R. Kh. No.	Total Land of Dag (Decimal)	Land Area of Owners	Remarks
1	Maa Durga Abasan Pvt. Ltd. Jalan Niketan Pvt. Ltd. Neo Seamless Pvt. Ltd. Jalan Hi-Mech Pvt. Ltd. Tulsi Abasan Pvt. Ltd. Jai Matadi Plaza Pvt. Ltd. Narayan Niketan Pvt. Ltd.	587	567	2805 2833 2834 2835 1382 1383 1384	65	07 07 07 07 06 06 07	Total: 47 Decimals
2	Maa Durga Abasan Pvt. Ltd. Jalan Niketan Pvt. Ltd. Neo Seamless Pvt. Ltd. Jalan Hi-Mech Pvt. Ltd. Tulsi Abasan Pvt. Ltd. Jai Matadi Plaza Pvt. Ltd. Narayan Niketan Pvt. Ltd.	591	571	2805 2833 2834 2835 1382 1383 1384	52	05 05 05 05 11 11 09	Total: 51 Decimals
3	Tulsi Abasan Pvt. Ltd. Jai Matadi Plaza Pvt. Ltd. Narayan Niketan Pvt. Ltd.	588	568	1382 1383 1384	124	41 41 42	Total: 124 Decimals

As per Mutation Total Land Area is 222 Decimals.

As per Deed the Total Land Area is 223.65 Decimals.


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II. DISCLAIMERS

- 2.1 This Report has been prepared exclusively in connection with the transaction specified herein and for no other purposes. We have been asked to compile this written report summarizing key legal issues arising from our due diligence.
- 2.2 In connection with this Report, it should be noted that:
We have gone through the documents handed over to us and online related searches and searches at BL&LRO Office, Registry Offices, Land acquisition Office at Alipore.
- (i) We have also carried out online searches at the website of Land & Land Reforms, West Bengal (www.banglarbhumi.gov.in) and Ministry of Corporate Affairs (www.mca.gov.in) as mentioned in this Report was conducted by us and the documents available online on such website is/are the only basis of our information as mentioned in this Report.
- 2.3. We have prepared this Report based on the review of documents provided to us and the searches and enquiries conducted in respect of the Project Land. Save and except the searches as mentioned herein, no other searches were performed or conducted by us in connection with the transaction specified herein.
- 2.4 While preparing this Report, we have verified the originals documents produced to us are Original and that the underlying documents are also genuine. We have verified possession of the Project Land. We have retained the units of measurements as it appears in the different title Deeds and other documents provided to us.
- 2.5 This Report should be read in full. However, issues set out at the respective places, highlight briefly the matters.
- 2.6 In preparation of the Report it has been presumed that:
- All signatures appearing on the reviewed documents are genuine;
 - The documents perused by us are authentic and complete;
 - The documents perused by us as copies are complete;
 - The documents on which the Report relies remain accurate;
 - The documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.


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- 2.7 We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage, consequential or other losses etc. resulting from or incurred or suffered by any person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. It is made clear that we will not accept any responsibility or liability to the Client for any information obtained for which we were not able to obtain independent verification.
- 2.8 This Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned herein. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

III. DOCUMENTS REVIEWED

We have reviewed the followings in respect of the Said Project Land:

- (a) By a Bengali Deed of Sale dated 23rd October 1959 made between one Panchanan Mondal, Ram Sashi Mondal, Bhadra Chandra Mondal, Sachindra Chandra Mondal, smt. Panchali Mondal and Smt. Indu Bala Sardar, the Vendors therein and one Mahendra Nath Naskar, the Purchaser therein and registered in the Office of the District Registrar, 24 Parganas at Alipore and recorded in Book No. I, Vol. No. 55 Pages 142 to 149, Being No. 3111 for the Year 1959, wherein said Vendors sold transferred conveyed unto and in favour of the said Purchaser ALL THAT Land measuring 124 Satak in Dag No. 588, measuring 61 Satak in Dag No. 591 and measuring 65 Satak in Dag No. 587;
- (b) Said Mahendra Nath Naskar by a Deed of Gift dated 14th July 1967 and registered in the Office of the DSR-IV, 24 Parganas at Alipore and recorded in Book No. I, Vol. No. 90 Pages 255 to 259, Being No. 3716 for the Year 1967 gifted unto and in favour of Sunil Kumar Naskar and Shanti Charan Naskar ALL THAT Land measuring 124 Satak in Dag No. 588, measuring 61 Satak in Dag No. 591 and measuring 65 Satak in Dag No. 587 under Khatian No. 204;
- (c) A portion of land measuring about 9 Decimals were acquired for Road and said Sunil Naskar remained owner of 52 Decimals (Satak) in Dag No. 591 and L.R. Dag No. 571;


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- (d) Said Sunil Kumar Naskar and Shanti Charan Naskar duly mutated their names and their names were published under L.R. Khatian Nos. 380 & 418 respectively.
- (e) Said Sunil Kumar Naskar and Shanti Charan Naskar jointly sold transferred conveyed by three Deeds of Conveyances dated on 25th July 2008 (i) All That their shares or interest measuring an area 124 Decimals comprising Sabek Dag No. 588, L.R. Dag No. 568 under L.R. Khatian Nos. 380 & 418 respectively and (ii) All That land measuring 31.5 Decimals out of 52 Decimals comprising Sabek Dag No. 591, L.R. Dag No. 571 and (iii) All That land measuring 18.5 Decimals out of 65 Decimals comprising Sabek Dag No. 587, L.R. Dag No. 567 under L.R. Khatian Nos. 380 & 418 respectively unto and in favour of **Tulsi Abasan Pvt. Ltd, Narayan Niketan Pvt. Ltd. and Jai Matadi Plaza Pvt. Ltd.** vide Deeds Being No. 7834 for the Year 2008 (registered in the Office of the ADSR, Sonarpur and recorded in Book No. I, Vol. No. 22, Pages 4260 to 4277), Being No. 7841 for the Year 2008 (registered in the Office of the ADSR, Sonarpur and recorded in Book No. I, Vol. No. 22, Pages 4278 to 4295), & Being No. 7843 for the Year 2008 (registered in the Office of the ADSR, Sonarpur and recorded in Book No. I, Vol. No. 22, Pages 4296 to 4313) respectively, registered in the Office of ADSR Sonarpur;
- (f) Said Shanti Charan Naskar sold transferred conveyed by Deed of Sale dated on 25th July 2008 (i) All That his remaining shares or interest of Shali Land comprising Sabek Dag No. 591, L.R. Dag No. 571 and comprising Sabek Dag No. 587, L.R. Dag No. 567 under L.R. Khatian Nos. 380 & 418 respectively unto and in favour of Smt. Aloka Naskar wife of Sunil Kumar Naskar;
- (g) Said Sunil Kumar Naskar and Smt. Aloka Naskar jointly sold transferred conveyed by an Indenture of Conveyance dated on 3rd November, 2017 (i) All That Shali land measuring 21 Decimals out of 52 Decimals comprising Sabek Dag No. 591, L.R. Dag No. 571 and (ii) All That land measuring 28.65 Decimals out of 65 Decimals comprising Sabek Dag No. 587, L.R. Dag No. 567 under L.R. Khatian Nos. 380 & 418 respectively unto and in favour of **Maa Durga Abasan Pvt. Ltd., Jalan Niketan Pvt. Ltd., Neo Seamless Pvt. Ltd. and Jalan Hi-Mech Pvt. Ltd.** the same was registered in the Office of the ADSR, Garia and recorded in Book No. I, Vol. No. 1629-2017, Pages 109366 to 109401, Being No. 162904213 for the Year 2017;
- IV. Pursuance to the aforesaid the present owners became absolute joint owner of All That aforesaid 'Project Land' and duly mutated its respective names in the records of the BL&LRO and its respective names have been published against L.R. Khatian Nos. 1382, 1383, 1384, 2805, 2833, 2834, 2835 respectively;

The present owners were duly converted the 'Project Land' from Shali to 'Bahutal Abasan' by the Office of the Sub-Divisional Land & Land Reforms Officer, Baruipur,

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South 24-Parganas, Govt. of West Bengal vide its Memo Nos. Dated 27-08-2024 & 29-05-2018 respectively:

21(Conv)/1669/SDL-BRP/24,
 21(Conv)/1670/SDL-BRP/24,
 21(Conv)/1671/SDL-BRP/24,
 21(Conv)/1672/SDL-BRP/24,
 21(Conv)/1930/1(3)/SDL-BRP/18,
 21(Conv)/1931/1(3)/SDL-BRP/18,
 21(Conv)/1932/1(3)/SDL-BRP/18, respectively.

- V. The aforesaid 'Project Land' has been duly mutated in the names of the present owners in the records of the BL&LRO and its respective names have been published against L.R. Khatian Nos. 1382, 1383, 1384, 2805, 2833, 2834, 2835 respectively;
- VI. We have caused searches at ADSR, Sonarpur, ADSR Garia, DSR Offices at Alipore and Office of the Registrar of Assurances for the Period from 1993 to 2024 no adverse report is found during the searching. The present owners are present owners of the 'Project Land'.
- VII. We have caused searches for last 12 Years at Baruipur Court and Alipore Judges Court in respect of the 'Project Land' whether any Title Suit is pending or not. No suit is pending in any Court under jurisdiction of the 'Project Land'.
- VIII. (a) **Office of the Special Land Acquisition Officer, South 24-Parganas:**
 The 'Project Land' or its any portion is not under acquisition or requisition in any manner whatsoever till date.
- (b) **Office of the National Highways Authority of India:**
 The 'Project Land' is not under NHAI or no national Highway beside the said 'Project Land'.
 No application is made.

SUMMARY

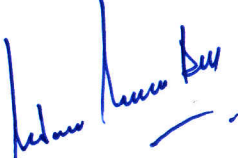
From the records and documents provided to us and in course of the searches undertaken, our comments and observations have been mentioned at the appropriate places of this Report and the following issues are highlighted herein below:-


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1. The total Project Land under Mouza Gangajoara, JL No. 18, Block-Sonarpur, Police Station Sonarpur presently Narendrapur, District South-24 Parganas, within the limits of Kamrabad Gram Panchayat, I have received the title documents and gone through the same and verified with concern Registry Office and BL & LRO Office, which found genuine and has clear marketable TITLE and FREE FROM ALL ENCUMBRANCES;
2. The title documents for last 30 (thirty) years are available.

Dated: 14-09-2024


Swapan Kumar Das
Advocate
Standing Counsel, North 24 Pgs
WB 849/1995


Swapan Kumar Das
Advocate
Standing Govt. Counsel for
North 24-Pargans,
Govt. of India.