

Subhankar Paul,
Advocate.

Residence & Chamber :

Flat NO. C-2, 03rd Floor, B-1/199,
Tripty Apartment, Kalyani,
P.O. & P.S. - Kalyani, Dist - Nadia.
Mob NO. - 9477269687

Date - 07 / 04 / 2026

DETAILED REPORT ON TITLE.

The detailed report on title of **SRI. TITAS CHAKI**, son of Late Bimal Kumar Chaki, - as the **LAND-OWNER**, and **ANNAPURNA CONSTRUCTION**, a Partnership Firm, represented by its Partners – **SMT. TANIYA DEBNATH**, wife of Mr. Gautam Debnath, & **IMRAN HOSSAIN MALITA**, son of Ali Hossain Malita, - as the **DEVELOPER**, as follows -

Ref : Land : That area of **05 (Five) Cottahs 11 (Eleven) Chattaks & 13 (Thirteen) Sq.ft. Land**, a little more or less, being **Plot No. 141, Sub-Block - 09 of Block No. "A"**, lying and situated in the Township of Kalyani, duly been developed by Government of West Bengal in the Sub-division of Kalyani, in the District of Nadia, P.S. Kalyani, Sub-Registration Office at Kalyani, presently under A.D.S.R. Kalyani, Pin NO. 741235, Dist – Nadia, West Bengal.

Name and Address of the Land-Owner / Title Holder :

SRI. TITAS CHAKI, son of Late Bimal Kumar Chaki, aged about 38 years, residing at A-09/141 at Kalyani P.O. & P.S. - Kalyani, Dist - Nadia, Pin-741235, West Bengal.

Name and Address of the DEVELOPER or the Promoter :

ANNAPURNA CONSTRUCTION, a Partnership Firm, Office at B-9/50 , P.O. & P.S. – Kalyani, Pin NO. 741235, Dist – Nadia, West Bengal, **represent by its PARTNERS –**

SMT. TANIYA DEBNATH, wife of Mr. Gautam Debnath, residing at Vill. & P.O. - Nagarukhra, P.S. - Haringhata, Dist - Nadia, Pin NO. 741257, West Bengal, & **IMRAN HOSSAIN MALITA**, son of Ali Hossain Malita, residing at Malitapara, P.O. - Khaspur, P.S. – Tehatta, Dist- Nadia, Pin NO. 741160, West Bengal.

I have caused necessary search in the office of the A.D.S.R. at Kalyani, Nadia, for the year 2012 to 2026 and also District Sub-Register at Krishnanagar, Nadia, for year 2012 to 2026 and the Court searching for the year 2012 to 2026 from Civil Court at Kalyani and also from the records of Municipal mutation and all other relevant documents in respect of the aforesaid property.

Subhankar Paul
SUBHANKAR PAUL
Advocate
Enrolment No.- 1947109

Page 1 of 7



Subhankar Paul,
Advocate.

Residence & Chamber :

Flat NO. C-2, 03rd Floor, B-1/199,
Tripty Apartment, Kalyani,
P.O. & P.S. - Kalyani, Dist - Nadia.
Mob NO. - 9477269687

Date - 07 / 04 / 2026

My Report is as follows :-

That a plot of Schedule Land measuring about **05 (Five) Cottaha 11(Eleven) Chattak & 13(Thirteen) Sq.ft.** was allotted by the Govt. of West Bengal to **Bepin Behari Chaki & Bimal Kumar Chaki** (name of the allottee) and Lease Deed has been executed on **28.08.1979** (date of Execution) by and between **Bimal Kumar Chaki &** the Governor of the state of West Bengal represented through Department of Urban Development and Municipal affairs with and duly registered on **05.09.1979** in the office of the Registrar of Assurance, Calcutta which has been recorded in Book NO. I Volume No.194, Page No.212 to 219, **Being Deed No.4778 in the year of 1979**(hereinafter referred to as the said Principle Lease Deed) of schedule property/ plot/ building lying and situated at (details of land /flat to be incorporated) subject to the limitation, terms and conditions mentioned therein for the purpose erect of house building / commercial, etc. for a period of 999 years.

That the possession has been handed over to on **15.09.1977** to **Bepin Behari Chaki & Bimal Kumar Chaki** vide Possession Certificate dated **15.09.1977**.

After that the original allottee **Bepin Behari Chaki & Bimal Kumar Chaki** applied to the Governor of West Bengal (hereinafter referred to as the "LESSOR") for a lease of **Plot NO. 141**, in the **Sub-Block No. A-9 of Block No. A** of Kalyani Town (Kanchrapara Development Scheme) of the Government of West Bengal in the Sub-Division Kalyani in the District of Nadia hereinafter described in the schedule hereunder written for the period of 999 years and the Governor accepted the proposal of the allottee subject to the payment of the premium or salami and rent and subject to the due and faithful performance, observance and fulfillment of the terms and conditions and covenants embodied in an Agreement for lease dated the **01st day of March, 1974**.

That the allottee has paid the sum of **Rs. 09,384.39/- (Rupees Nine thousand three hundred eighty four and Palsa Thirty nine)** only towards the premium or salami payable by the allottee in terms of the Agreement of Lease dated the **01st day of March, 1974**.

After that obtaining permission from the Government, leasehold interest plot was transferred to **Bimal Kumar Chaki**, son of Late Benode Behari Chaki, vide **Deed No. 4648** for

Subhankar Paul
SUBHANKAR PAUL
Advocate
Enrolment No.- 1947/09

Page 2 of 7

Subhankar Paul,
Advocate.

Residence & Chamber :

Flat NO. C-2, 03rd Floor, B-1/199,
Tripty Apartment, Kalyani,
P.O. & P.S. - Kalyani, Dist - Nadia.
Mob NO. - 9477269687

Date - 07 / 04 / 2026

the year 1979 at the office of the Sub-Registrar, Ranaghat & mutated in the name of Sri Bimal Kumar Chaki vide this office memo No.1783/9A-141/73 dt 12.06.1978.

And after that by an Indenture of Lease was executed by between the Lessor and **Bimal Kumar Chaki** son of Late Benode Behari Chaki was registered in Book No.1 Being No.4778 for the year 1979 of the Registrar of Assurance, Calcutta for a lease of Plot No.141 Sub-Block No. A-9 in Block. A of the Kalyani Town (Kanchrapara Development Scheme of the Government of West Bengal) in the Sub-Division of Kalyani, District Nadia hereinafter described in the schedule hereunder written was granted by the Lessor to the original allottee for a period of 999 years from **01.03.1974** subject to the payment of premium or salami, rent and performance, observance and fulfillment of the terms, conditions and covenants on the part of the Transferor contained in the said lease.

After demise of lessee Bimal Kumar Chaki, the name of **Sri Titas Chaki** was mutated as legal heirs by virtue of law of inheritance and recorded by the office of the Estate Manager, Kalyani vide office memo No.1078/A-9/141 dated 24.11.2022.

AND it was under active consideration of the State Government to introduce a scheme for allowing the conversion of leasehold land parcels into freehold for the convenience of lessees on option basis on payment of conversion fee determined on the basis of plot size, type of plot and current market price of the land parcel, from willing lessees/mutated lessees.

AND that, the State Government, hereby introduced West Bengal Land Conversion (Leasehold Land to Freehold) Scheme, 2022, and in pursuance of such scheme the Govt. of West Bengal issued a Gazette Notification vide NO. 91-UDMA-22012(11)/1/2023-ESTT-TCP, SEC-DEPTT OF UDMA DATED 17th January,2023 read with Notification No. 1902-UDMA-24011(15)/52/2023 GENL SEC dated 17th day of November, 2023 and Notification No. 946/UDMA-22012(11)/13/2024-ESTT-TCP SEC-Dept. of UDMA dated 11/06/2024 the details of which has been mentioned in the said Scheme.

AND representing that the said Lease is still valid and subsisting and the said Vendee/Vendees applied to the Vendor to purchase reversionary right, title and interest of the Vendor in the said demised property leased out to him/her/them under the said Lease Deed to the extent of its permanent, transferable and heritable rights and the Vendor has agreed to sell

Subhankar Paul
SUBHANKAR PAUL
Advocate

Enrollment No. - 1927/162

Page 3 of 7

Subhankar Paul,
Advocate.

Residence & Chamber :

Flat NO. C-2, 03rd Floor, B-1/199,
Tripty Apartment, Kalyani,
P.O. & P.S. - Kalyani, Dist - Nadia.

Mob NO. - 9477269687

Date - 07 / 04 / 2026

such right, title and interest of the said demised property subject to payment of applicable fees and the terms and conditions appearing hereinafter.

AND that said Government of West Bengal through Department of Urban Development and Municipal affairs, after receiving the consideration amount and other applicable charges for conversation lease hold to free hold in terms of the Gazette Notification NO. 1902- UDMA-24011(15)/52/2023 GENL SEC dated 17th day of November, 2023 and after satisfying himself issued a Conversion Permission Certificate for Lease Hold to Free Hold, subject to the terms and condition mentioned therein.

AND that said **Sri Titas Chaki** (as the Present Land-Owner), son of Lt. Bimal Kumar Chaki, paid a consideration of the sum of **Rs.10,77,351/- (Rupees Ten lakhs Seventy-Seven thousand three hundred fifty one)** as Conversion Fees vide **GRN No. 192024250192510488 dated 04.09.2024** before the execution hereof the receipt where of the Govt. of West Bengal hereby admit and acknowledges and issued a Conversion Certificate subject to the intimation mentioned hereinafter the Govt. of West Bengal hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid **Sri Titas Chaki** (as the Present Land-Owner), son of Lt. Bimal Kumar Chaki, the permanent, transferable and heritable rights in respect of the demised land situated at **Plot No. 141 in Sub-Block No.A-9 of Block No. A** more fully described in the schedule hereunder, **through a registered DEED OF CONVEYANCE (Sale Deed) NO. 04925 / 2024, on dt – 27-09-2024, in Book NO. 01, Vol. NO. 1303,** registered in the Addl. Dist. Sub-Registerer Office at Kalyani, Nadia, West Bengal.

AND after that the Land-Owner have decided to construct a G+4 multi storied building with lift facility over the land mentioned in the Schedule – A hereunder. But for the lack of experience for the construction purpose the LAND-OWNER or the First Party approached to **SMT. TANIYA DEBNATH**, wife of Mr. Gautam Debnath, residing at Vill. & P.O. - Nagarukhra, P.S. - Haringhata, Dist - Nadia, Pin NO. 741257, West Bengal, **as the DEVELOPER, through a registered Development Agreement NO. 05835 / 2024, on dt - 03-12-2024, in Book NO. 01, Vol. NO. 1303, pages 101746 to 101780,** which registered in the A.D.S.R. Office at Kalyani, Nadia, West Bengal.

Subhankar Paul
SUBHANKAR PAUL
Advocate
Enrolment No.- 1947/09

Page 4 of 7

**Subhankar Paul,
Advocate.**

Residence & Chamber :

Flat NO. C-2, 03rd Floor, B-1/199,
Tripty Apartment, Kalyani,
P.O. & P.S. - Kalyani, Dist - Nadia,
Mob NO. - 9477269687

Date - 07 / 04 / 2026

And also said **LAND-OWNER** appointed said **DEVELOPER** - as their **Lawful-Attorney**, through a registered **Power-of-Attorney NO. 05841 / 2024**, on dt – **03-12-2024**, in Book NO. 01, Vol. NO. 1303, pages 101918 to 101933, which registered in the A.D.S.R. Office at Kalyani, Nadia, West Bengal.

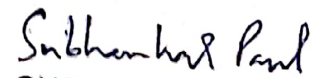
But under some unwanted circumstances the said **DEVELOPER** being unable to develop this **PROPERTY** single handly, so she and her another Partner - **IMRAN HOSSAIN MALITA**, son of Ali Hossain Malita, engaged in a partnership Firm, namely – **ANNAPURNA CONSTRUCTION**.

After that said **LAND-OWNER** i.e. **Sri Titas Chaki**, son of Lt. Bimal Kumar Chaki, and **Previous DEVELOPER** i.e. **SMT. TANIYA DEBNATH**, wife of Mr. Gautam Debnath, Cancelled Previous Development Agreement & Development Power-of-Attorney through a registered DEED OF CANCELLATION OF DEVELOPMENT AGREEMENT & DEVELOPMENT POWER-OF-ATTORNEY NO. 00724 / 2026, on dt – **17-02-2026**, in Book NO. 01, Vol. NO. 1303, pages 23531 to 23543, which registered in the A.D.S.R. Office at Kalyani, Nadia, West Bengal.

And after that said **LAND-OWNER** i.e. **Sri Titas Chaki**, son of Lt. Bimal Kumar Chaki, again engaged **SMT. TANIYA DEBNATH**, wife of Mr. Gautam Debnath, & **IMRAN HOSSAIN MALITA**, son of Ali Hossain Malita, Partners of **ANNAPURNA CONSTRUCTION**, a **Partnership Firm**, as the **DEVELOPER**, through a new **DEVELOPMENT AGREEMENT NO. 00732 / 2026** , on dt - **18-02-2026**, in Book NO. 01, Vol. NO. 1303, pages 23946 to 23978, which registered in the A.D.S.R. Office at Kalyani, Nadia, West Bengal.

And said **LAND-OWNER** also appointed said **DEVELOPER** as his **Lawful-Attorney**, through a registered **DEVELOPMENT POWER-OF-ATTORNEY NO. 00745 / 2026**, on dt – **18-02-2026**, in Book NO. 01, Vol. NO. 1303, pages 24303 to 24318, which registered in the A.D.S.R. Office at Kalyani, Nadia, West Bengal.

After that said **DEVELOPER** obtained a Sanctioned Building Plan NO. **SWS-OBPAS/2007/2023/0329**, dated – **17-12-2024** which issued by the Kalyani Municipality.


SUBHANKAR PAUL
Advocate
Enrolment No.- 1947/00

Page 5 of 7

Subhankar Paul,
Advocate.

Residence & Chamber :

Flat NO. C-2, 03rd Floor, B-1/199,
Tripty Apartment, Kalyani,
P.O. & P.S. - Kalyani, Dist - Nadia
Mob NO. - 9477269687

Date - 07 / 04 / 2026

After that said DEVELOPER started to Construct a G+4 Storied Building or an Apartment in the name of **CHANDRIMA APARTMENT** as per the aforesaid Sanctioned Building Plan.

*Mention that, said **ANNAPURNA CONSTRUCTION, a Partnership Firm, represent by its PARTNERS – SMT. TANIYA DEBNATH, wife of Mr. Gautam Debnath, & IMRAN HOSSAIN MALITA, son of Ali Hossain Malita, as the DEVELOPER, after getting the aforesaid Property from Sri Titas Chaki, son of Lt. Bimal Kumar Chaki, as the Land-Owner, through a new DEVELOPMENT AGREEMENT NO. 00732 / 2026 , on dt - 18-02-2026, in Book NO. 01, Vol. NO. 1303, pages 23946 to 23978, which registered in the A.D.S.R. Office at Kalyani, Nadia, West Bengal ; became the owner and possessor of the aforesaid mentioned area of - 05 (Five) Cottahs 11 (Eleven) Chattaks & 13 (Thirteen) Sq.ft. Land, a little more or less, being Plot No. 141, Sub-Block - 09 of Block No. "A", lying and situated in the Township of Kalyani, duly been developed by Government of West Bengal in the Sub-division of Kalyani, in the District of Nadia, P.S. Kalyani, Sub-Registration Office at Kalyani, presently under A.D.S.R. Kalyani, Pin NO. 741235, Dist – Nadia, West Bengal, and I have searched in the office of Addl. District Registry Office at Kalyani, Nadia, & the D.S.R. Krishnanagar, Nadia, W.B., and found that said **ANNAPURNA CONSTRUCTION, a Partnership Firm, represent by its PARTNERS – SMT. TANIYA DEBNATH, wife of Mr. Gautam Debnath, & IMRAN HOSSAIN MALITA, son of Ali Hossain Malita, did not sale / transfer the below Scheduled – A property to any person.*****

That, I am searching from the court of the Ld. Civil Court at Kalyani, Nadia, W.B. And found that not pending any case or suit regarding the below schedule property.

That, I am submitting here with the searching slips from the office of A.D.S.R. at Kalyani, Nadia, West Bengal.

That, I am submitting here with the searching slips from the office of the D.S.R. at Krishnanagar, Nadia, West Bengal.

Subhankar Paul
SUBHANKAR PAUL
Advocate
Enrolment No.- 1947/00

Page 6 of 7

Subhankar Paul,
Advocate.

Residence & Chamber :

Flat NO. C-2, 03rd Floor, B-1/199,
Tripty Apartment, Kalyani,
P.O. & P.S. - Kalyani, Dist - Nadia.

Mob NO. - 9477269687

Date - 07 / 04 / 2026

The details description has been mentioned land of **05 (Five) Cottahs 11 (Eleven) Chattaks & 13 (Thirteen) Sq.ft. Land**, a little more or less, being **Plot No. 141, Sub-Block - 09 of Block No. "A"**, lying and situated in the Township of Kalyani, duly been developed by Government of West Bengal in the Sub-division of Kalyani, in the District of Nadia, P.S. Kalyani, Sub-Registration Office at Kalyani, presently under A.D.S.R. Kalyani, Pin NO. 741235, Dist – Nadia, West Bengal, **is free from all sorts of encumbrances, charges, liabilities, liens, lispens and attachment of any kind whatsoever and the said land is absolutely clear, free and marketable.**

It is also hereby to certify that the above mentioned land is not affected by any restriction of Urban Land (Ceiling and Regulation) Act. 1976 and the same is not under any claim of C.M.D.A. and CIT and *it is fit for Equitable Mortgaged, and it is enforceable under SARFAESI Act, 2002, as amended upto date.* The receipts for the relevant searches are enclosed herewith.

Hereby the Report is prepared and ready to be forwarded to the appropriate and concerned authority.

Subhankar Paul.

SUBHANKAR PAUL,

ADVOCATE.

SUBHANKAR PAUL

Advocate

Enrolment No.- 1947/00