

TITLE REPORT

*R.S./L.R. Dag No. 200,
being land measuring 35.875 decimal, more or less,
at Mouza Patharghata, G.L. No. 36,
Police Station Newtown (formerly Rajarhat), District North 24 Parganas*

CLIENT: MESSIEURS PS VINAYAK HEIGHTS LLP

Supriyo Basu & Associates
Advocates
Room No.48
Ground Floor, Temple Chambers
6, Old Post Office Street
Kolkata-700001

TITLE REPORT

Re: Land measuring 35.875 (thirty five point eight seven five) decimal, more or less, being a portion of R.S./L.R. Dag No. 200, Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas

Under instructions and on behalf of our Client, **Messieurs PS Vinayak Heights LLP**, We have caused due diligence limited to Devolution of Title in respect of the Said Property (defined below).

1. Definitions

1.1 In this Report, unless it is contrary or repugnant to the subject or context:

1.1.1 **Said Property** shall mean land measuring 35.875 (thirty five point eight seven five) decimal, more or less, out of 41 (forty one) decimal, being a portion of R.S./L.R. Dag No. 200, Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, more fully and collectively described in the **Schedule** below.

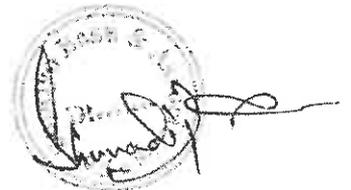
1.1.2 **Owners:** shall mean (1) Kathakunj Conclave Private Limited, (2) Cypress Complex Private Limited, (3) Ibhanan Complex Private Limited and (4) Idika Complex Private Limited (collectively **Owners**).

2. Production of Documents of Title

2.1 Inspection of documents of title in respect of the Said Property were given, details whereof are mentioned in **Annexure A** hereto.

3. Devolution of Title

3.1 At all material time, Chabiran Bibi, Abdar alias Abder Ali Mistri, Jaygun Bibi, Chunnat Bibi, Benijan Bibi, Chakiran Bibi, Latijan Bibi alias Lutijan Bibi and Matijan Bibi were the joint and absolute owners in diverse share in respect of land measuring 41 (forty one) decimal, more or less, being the entirety of C.S. Dag No. 184/748, corresponding R.S./L.R. Dag No. 200, recorded under R.S. Khatian No. 1794, Mouza Patharghata, J.L. No. 36, Police Station Rajarhat, within the limits of Patharghata Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Larger Property In L.R. Dag No. 200**).



- 3.2 Said Chabiran Bibi, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind her surviving her 1 (one) son, namely, said Abdar alias Abder Ali Mistri and 6 (six) daughters, namely, (1) Jaygun Bibi, (2) Chunnat Bibi, (3) Benijan Bibi, (4) Chakiran Bibi, (5) Latijan Bibi alias Lutijan Bibi and (6) Matijan Bibi, as her only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Chabiran Bibi in the Larger Property In L.R. Dag No. 200. The ownership of Larger Property In L.R. Dag No. 200 is elaborated in the chart given below:

Sl.	Owner	L.R. Dag No.	Area Owned
1.	Abdar alias Abder Ali Mistri	200	10.25
2.	Jaygun Bibi	200	5.125
3.	Chunnat Bibi	200	5.125
4.	Benijan Bibi	200	5.125
5.	Chakiran Bibi	200	5.125
6.	Latijan Bibi alias Lutijan Bibi	200	5.125
7.	Matijan Bibi	200	5.125
Total:			41

- 3.3 By a Deed of Gift dated 29th February, 1968, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 29, at Pages 211 to 214, being Deed No. 1646 for the year 1968, said Latijan Bibi alias Lutijan Bibi gifted, granted and transferred her right, title and interest in the Larger Property In L.R. Dag No. 200 in favour of Abdar alias Abder Ali Mistri.
- 3.4 Said Chakiran Bibi, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind her surviving her 1 (one) son, Fakir Ali Molla and 1 (one) daughter, Anjuman Bibi, as her only legal heir and heiress, who jointly and in diverse share inherited the right, title and interest of Late Chakiran Bibi in the Larger Property In L.R. Dag No. 200.
- 3.5 By a Deed of Sale dated 28th February, 1973, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 33, at Pages 202 to 204, being Deed No. 1533 for the year 1973, said (1) Fakir Ali Molla and (2) Anjuman Bibi sold, conveyed and transferred their right, title and interest in the Larger Property In L.R. Dag No. 200 in favour of Abdar alias Abder Ali Mistri.



- 3.6 By a Deed of Sale dated 19th December, 1977, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 149, at Pages 141 to 143, being Deed No. 6816 for the year 1977, said Chunnat Bibi sold, conveyed and transferred her right, title and interest in the Larger Property In L.R. Dag No. 200 in favour of Abdar alias Abder Ali Mistri.
- 3.7 By a Deed of Sale dated 19th June, 1978, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 30, at Pages 140 to 142, being Deed No. 1905 for the year 1978, said Benijan Bibi sold, conveyed and transferred her right, title and interest in the Larger Property In L.R. Dag No. 200 in favour of Abdar alias Abder Ali Mistri.
- 3.8 By a Deed of Sale dated 30th April, 1980, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 75, at Pages 100 to 102, being Deed No. 3217 for the year 1980, said Matijan Bibi sold, conveyed and transferred her right, title and interest in the Larger Property In L.R. Dag No. 200 in favour of Abdar alias Abder Ali Mistri.
- 3.9 In the above mentioned circumstances said Abdar alias Abder Ali Mistri became the sole and absolute owner in respect of the Said Property, being land measuring 35.875 (thirty five point eight seven five) decimal, more or less, out of the Larger Property In L.R. Dag No. 200 and mutated his name in the records of the Block Land and Land Reforms Officer, Rajarhat, under L.R. Khatian No. 138.
- 3.10 By an Indenture of Sale dated 10th January, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 1, at Pages 4868 to 4883, being Deed No. 00286 for the year 2013, said Abdar alias Abder Ali Mistri sold, conveyed and transferred the Said Property, being land measuring 35.875 (thirty five point eight seven five) decimal, more or less, in L.R. Dag No. 200 in favour of (1) Kathakunj Conclave Private Limited, (2) Cypress Complex Private Limited, (3) Ibhanan Complex Private Limited and (4) Idika Complex Private Limited.
- 3.11 In the aforesaid events and circumstances the ownership of Said Property is given in the chart below:

Owner	L.R. Dag No.	L.R. Khatian No.	Ownership Area (in dec.)	Mutated Area (in dec.)
Kathakunj Conclave Private Limited	200	5374	8.96875	8.6838
Cypress Complex Private Limited	200	5375	8.96875	8.6838
Ibhanan Complex Private Limited	200	5376	8.96875	8.6797
Idika Complex Private Limited	200	5377	8.96875	8.6797
		Total:	35.875	34.727

3.12 By virtue of a Development Agreement dated 31st January, 2022, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2022, at Pages 304011 to 304379, being No. 190403383 for the year 2022, said Owners have jointly appointed PS Vinayak Heights LLP as the Developer to develop inter alia the Said Property under the terms and conditions agreed thereupon and the Owners have also granted a Power of Attorney dated 31st January, 2022, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2022, at Pages 303743 to 304010, being No. 190403384 for the year 2022 in this regard unto and in favour of PS Vinayak Heights LLP.

4. Conclusion:

4.1 We have relied upon the searches caused by M/s. S. Nath & Company. The searches caused by them have not disclosed any encumbrances affecting the Said Property as per its Search Report and our Report is based upon such representation.

4.2 We would however mention that the searches caused by M/s. S. Nath & Company relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.

4.3 As represented by M/s. S. Nath & Company, some of the searches done were incomplete due to non-availability of records as mentioned therein.

4.4 Our client has submitted an RTI Reply dated 30th December, 2019, from the Competent Authority & Sub-Divisional Officer, Barasat, North 24 Parganas stating that the Said Property along with other properties are not vested to the State under UL(C&R) Act, 1976 as per their available record.

4.5 Please take note of the observation and advice in respect of the Said Property. They are:

➤ We have observed that the land area mutated in the name of Abdar alias Abder Ali Mistri under L.R. Khatian No. 138 was in respect of land measuring 34.727 (thirty four point seven two seven) decimal, more or less, instead of land measuring 35.875 (thirty five point eight seven five) decimal, more or less. However, the title in respect of land measuring 35.875 (thirty five point eight seven five) decimal, more or less, has been rightfully transferred in favour of



the present Owners. Therefore, in our opinion no further compliance is required in this regard.

- We have observed that the mutation in the present L.R. Record of Rights is not accurate. As the discrepancies are very negligible therefore, we shall not insist upon the rectification of the said L.R. Record of Rights immediately. However, we will suggest our client to rectify the said L.R. Record of Rights in due course of time for having a better clarity of ownership of the said Owners.
- We have observed that one Bengal Brahmaputra Procon Private Limited is the co-owner of the said L.R. Dag No. 200, in respect of 5.125 (five point one two five) decimal, more or less [mutated as 6.273 (six point two seven three) decimal, more or less], recorded under L.R. Khatian No. 5409. The said land of Bengal Brahmaputra Procon Private Limited has been excluded from the project area.

4.6 **Subject To** our observations aforesaid, we are of the opinion that the Owners have a marketable title to the Said Property.

5. Disclaimer:

- 5.1 This Title Report is only intended for the elaborate understanding of our Client regarding the title of the Said Property and is not meant for any other purpose or purposes whatsoever.
- 5.2 This Title Report shall not be used or ultised as indemnification of title of the Said Property and/or for any other purpose other than the objective mentioned hereinabove.
- 5.3 We would further mention that we have not caused any searches with regard to the Said Property and have relied upon the Search Report issued by M/s. S. Nath & Company as aforesaid and this Title Report has been issued on perusal of the photocopies of the documents submitted before us by our Client and based upon the representation and explanation given thereof by our Client.



Schedule
(Said Property)

Land measuring 35.875 (thirty five point eight seven five) decimal, more or less, out of 41 (forty one) decimal, being a portion of R.S./L.R. Dag No. 200, Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the Said Property is detailed in the Chart below:

R.S./L.R. Dag No.	L.R. Khatian Nos.	Area (in Decimal)
200	5374, 5375, 5376 & 5377	35.875

Date: 9th September, 2022

Place: Kolkata

For **Supriyo Basu & Associates**


Advocate

Annexure A
(Document Produced)

Sl.	Nature, Date and Particulars of Documents	Status
A1	R.S. Information in respect of R.S. Dag No. 200, recorded under R.S. Khatian No. 1794	Photocopy
A2	Farayaznama of Late Chabiran Bibi dated 13 th January, 2013, issued by Mufti Md. Zahiruddin	Photocopy
A3	Affidavit dated 2 nd May, 2013, sworn by Abdar alias Abder Ali Mistri before the First Class Judicial Magistrate, Sealdah	Photocopy
A4	Deed of Gift dated 29 th February, 1968, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 29, at Pages 211 to 214, being Deed No. 1646 for the year 1968, between Latijan Bibi as Donor and Abdar Ali Mistri as Donee	Photocopy
A5	Farayaznama of Late Chakiran Bibi dated 13 th January, 2013, issued by Mufti Md. Zahiruddin	Photocopy
A6	Deed of Sale dated 28 th February, 1973, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 33, at Pages 202 to 204, being Deed No. 1533 for the year 1973, between Fakir Ali Molla & Anr. as Vendors and Abdar Ali Mistri as Purchaser	Photocopy
A7	Deed of Sale dated 19 th December, 1977, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 149, at Pages 141 to 143, being Deed No. 6816 for the year 1977, between Chunnat Bibi as Vendor and Abdar Ali Mistri as Purchaser	Photocopy
A8	Deed of Sale dated 19 th June, 1978, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 30, at Pages 140 to 142, being Deed No. 1905 for the year 1978, between Benijan Bibi as Vendor and Abdar Ali Mistri as Purchaser	Photocopy
A9	Deed of Sale dated 30 th April, 1980, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 75, at Pages 100 to 102, being Deed No. 3217 for the year 1980, between Matijan Bibi as Vendor and Abdar Ali Mistri as Purchaser	Photocopy
A10	L.R. Khatian No. 138 dated 9 th January, 2007, in the name of Abdar Mistri	Photocopy
A11	Indenture of Sale dated 10 th January, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 1, at Pages 4868 to 4883, being Deed No. 00286 for the year 2013, between Abdar alias Abder Ali Mistri as Vendor and Kathakunj Conclave Private Limited & Ors. as Purchasers	Photocopy



A12	Farayaznama of Late Jaygun Bibi dated 17 th November, 2012, issued by Mufti Md. Zahiruddin	Photocopy
A13	Deed of Conveyance dated 3 rd August, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 14, at Pages 10954 to 10977, being Deed No. 10242 for the year 2012, between Ajit Molla & Ors. as Vendors and Bengal Brahmaputra Procon Private Limited as Purchaser	Photocopy
A14	Plot Information dated 8 th November, 2019, in respect of L.R. Dag No. 200	Photocopy
A15	RTI Reply Letter dated 30 th December, 2019, bearing Memo No. 306(II)/ULC/BST, sent from the Office of the Competent Authority & Sub-Divisional Officer, Barasat, North 24 Parganas addressing to Mr. Alamgir Reza, Advocate	Photocopy
A16	Plot Information dated 31 st August, 2022, in respect of L.R. Dag No. 200	Photocopy

Note: Photocopies of all documents are annexed herewith and marked as Annexure A1 to A16.

**Annexure X
(Development Documents Produced)**

X1	Development Agreement dated 31 st January, 2022, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2022, at Pages 304011 to 304379, being No. 190403383 for the year 2022	Photocopy
X2	Power of Attorney dated 31 st January, 2022, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2022, at Pages 303743 to 304010, being No. 190403384 for the year 2022	Photocopy

Photocopy of the Development Documents are annexed and marked as Annexure-X1 and X2 in a separate Volume being named as the "Annexure X" which shall be treated as a part of this Title Report.

PS Vinayak Heights LLP
Prasanta Chy
 Authorised Signatory

PS Vinayak Heights LLP
Prasanta Chy
 Authorised Signatory

