



बैंक ऑफ बड़ौदा Bank of Baroda

To,

22/08/2019

M/s Airneur Construction

Partnership firm

12, Bussa Road (east)

Kolkata-700033

Dear Sir,

RE: Your Project at Holding No-345 Subhas Block, Ward No. 23, South 24 PGns.

With reference to your project at Holding No-345 Subhas Block, Ward No. 23, South 24 PGns on piece and parcel of land measuring 10 Cottah 10 Chttack along with 100 sq.ft RTS we are happy to inform that as per legal opinion from our empanelled advocate the said property has a clear title and can be approved of bank loans from Bank of Baroda Garia Branch (subject to adherence to bank's extant guidelines).

कुले बैंक ऑफ बड़ौदा  
For BANK OF BARODA

*Abisita*  
B2142  
Senior Branch Manager  
गारिया शाखा  
Garia Branch

**Sujoy Chakraborty**

Advocate  
HIGH COURT, CALCUTTA &  
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To  
The Chief Manager,  
Bank of Baroda,  
Garia Branch  
Dear Sir/Madam,

Date : 14/08/2019 ✓

Re : Project Report :- "ALMOUR CONSTRUCTION"

Land Owners/Vendors - Royal Vision Constructions Pvt Ltd.

Developer - ALMOUR CONSTRUCTION, represented through the Partners (1) Smt. Shikha Modani, (2) Sh. Abhijit Bhattacharjee.

Subj. :- TITLE OPINION REPORT certifying Non-Encumbrances of ALL THAT piece and parcel of land measuring 10 cottahs 10 chittack more or less along with 100 sqft R.T.S. (hereinafter referred to as the said property), lying and situated at Mouza - Manikpur, J.L. No. 77, Pargana- Magura, R.S. No. 226, District Collectorate Touzi No. 412, R.S. Khallan No. 178, L.R. Khatian No. 2531, R.S. & L.R. Dag No. 182, 182/701, land measuring about 04 Khata 10 Chittack and R.S. Dag No. 182/701, land measuring about 06 Khata, within the limits of Rajpur Sonarpur Municipality, ward no- 23, Holding no- 345, Subhas block, P.S- Sonarpur, ADSR- Sonarpur, District - South 24 Parganas, along with all easement rights, belonging to Royal Vision Constructions Pvt. Ltd. (Present Land Owners/Vendors). Please note that I am doing the title search for the project.

I refer to your request me to furnish Non-encumbrances and certify and submit the Title-com-Opinion Report about the clear and marketable title to the above property (for Project Approval). After completion of the said project if any flat will purchase by any Purchaser from the aforesaid Vendor and Developer can be mortgaged with Bank of Baroda by way of equitable mortgage for creating charge in the loan account of the Borrower for due repayment of all outstanding dues and in creating charge mortgage permission.

Sl. No.	Particulars	Advocate's Opinion
01	Description and area of property proposed to be Mortgaged (Specific number(s), address along with boundaries and measurement) ALL THAT piece and parcel of land measuring 10 cottahs 10 chittack more or less along with 100 sqft R.T.S. (hereinafter referred to as the said property), lying and situated at Mouza - Manikpur, J.L. No. 77, Pargana- Magura, R.S. No. 226, District Collectorate Touzi No. 412, R.S. Khallan No. 178, L.R. Khatian No. 2531, R.S. & L.R. Dag No. 182, 182/701, land measuring about 04 Khata 10 Chittack and R.S. Dag No. 182/701, land measuring about 06 Khata, within the limits of Rajpur Sonarpur Municipality, ward no- 23, Holding no- 345, Subhas block, P.S- Sonarpur, ADSR- Sonarpur, District - South 24 Parganas, along with all easement rights, which is butted and bounded by :- ON THE NORTH : Property of Kall Charan Nath & ors. ON THE SOUTH : 20 ft wide Municipal Road. ON THE EAST : Property of Kall Charan Nath and Baburam Nath ON THE WEST : Property of Smt. Jayrani Nath	
02	Nature of Property (Whether Agricultural, Non-Agricultural, commercial, Residential, if non-agricultural, the reference and date of conversion order from competent authority should also be mentioned)	Bastu land as per Parcha in the name of Royal Vision Constructions Pvt Ltd. They have converted the nature of the land from Bastu to Multistoried Building dated 21/11/17 vide case no. 1306/17.
03	Name of the Mortgagor/Owner and status in the w/c Copy of the Resolution/Memorandum	Intending Purchaser (Purchaser / Borrower). Please note that I am doing the title search for the project.



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04	Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.	The mortgagor after purchase will have sufficient capacity to contract for creation of mortgage.
05	Whether the property is Freehold or Leasehold. If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permission to be obtained.	The property is freehold, land with structure Urban Land (Ceiling & Regulation) Act is not applicable.
06	Source of Property i.e. Self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available.	The source of property is based upon Deed of Sale 160402431/2018 purchased by Royal Vision Constructions Pvt Ltd, being the Vendor herein.
07	Whether the Mortgagor is Co-owner/Joint Owner and/or any partition of the property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.	The mortgagor after purchase will not be a co-owner or Joint - Owner.
08	Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to third party.	The mortgagor after purchase will be in exclusive possession of the property.
09	Whether the property is mutated in Municipal/Revenue records and Mortgagor's name is reflecting and if not, the reason thereof.	The property mutated in the name of Royal Vision Constructions Pvt Ltd, the Land Owner/Vendor herein before the Sonarpur Municipality and also paying Taxes therein and also mutated before the B.L & LRO and paying Khajna therein.
10	Whether any restriction for creation of mortgage is imposed under Central State/Local Laws. If yes, then whose consent of permission would be required for creation of mortgage.	There is no restriction for creation of equitable mortgage by any Law/Act.
11	Whether all the original Title including antecedent Title Deeds and other relevant documents are available. Please give detailed list.	Original Deeds & Other relevant documents are already mentioned in Clause 14.
12	Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal Office and examined the records.	The Advocate has personally visited the Registry Office for examination of the records.
13	Whether the search is being made for the period of 30 years, if no reason thereof.	The search is being made for 30 years since 1989 to 2019 in the Office of District Registrar Office (DSR) - Alipore and Additional District Sub-Registrar (ADSR) - Sonarpur and R.A. Kolkata.
14	Details of document examined / scrutinized (This should be in chronological order with serial numbers, type / nature of document, date execution, parties, date of registration details including the details of revenue / society records etc.)	

Sl No	Type/Nature of Documents	Date of Execution	No. & Date of Registration	Parties
(1)	Original Deed of Sale	20/03/07	Sale Deed No - 1969 for the year 2007	In favour of B.S Construction
(2)	Original Deed of Sale	24/02/12	Sale Deed No - 0755 for the year 2007	In favour of Manoj Kumar



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131	Original Deed of Sale	04/06/13	year 2012. Sale Deed No. 04526 of 2013.	Kothari and Pratik Agarwal In favour of Royal Vision Constructions Pvt Ltd
134	Original Development Agreement	18/04/18	Development Agreement Being No. 2431 of 2018.	ALMOUR CONSTRUCTION Developer.
135	Original Development POA	24/04/18	Development POA Being No. 2574 of 2018.	ALMOUR CONSTRUCTION Developer
136	Original Pancha, Conversion, Khajna in favour of Royal Vision Constructions Pvt Ltd	29/06/17 22/11/17 31/06/17	N.A.	EL & LRO
138	Original Municipal Mutation and Tax receipt in favour of Royal Vision Constructions Pvt Ltd	14/09/17 15/11/18	N.A.	Rajpur Sonarpur Municipality.
139	Original Assessment Register in favour of Royal Vision Constructions Pvt Ltd	14/09/17	N.A.	Rajpur Sonarpur Municipality.
141	Original ULC Clearance under RTI Act	25/09/17		ULC & SDO Alipore
142	Original unregistered Deed of Partnership.	05/06/17		ALMOUR CONSTRUCTION
143	Photocopy of Certificate of Enlistment in favour of Royal Vision Constructions Pvt Ltd	26/06/18	N.A.	KMC
144	Photocopy of MOA and AOA in favour of Royal Vision Constructions Pvt Ltd		N.A.	
145	Photocopy of Certified Copy of Deed of Sale		Sale Deed No- 2683/1962.	In favour of Sri Anil Kumar Chattopadhyay and Sri Birendra Nath Chattopadhyay
146	Photocopy of Certified Copy of Deed of Gift	14/11/03	Gift Deed No- 5111/2004.	In favour of Alok Kumar Chatterjee, Anup Kumar Chatterjee and Anam Kumar Chatterjee
147	Photocopy of Certified Copy of Deed of Gift	10/04/06	Gift Deed No- 4964/2006.	In favour of Ashoke Kumar Chatterjee
148	Photocopy of Certified Copy of Deed of Gift	27/08/06	Gift Deed No- 4298/2006.	In favour of Ashoke Kumar Chatterjee
149	Photocopy of Certified Copy of Deed of Sale	14/06/74	Sale Deed No- 7231/1974.	In favour of Sri Anil Kumar Chattopadhyay and Sri Birendra Nath Chattopadhyay
150	Photocopy of Certified Copy of Deed of Gift		Gift Deed No- 5110/2004.	In favour of Alok Kumar Chatterjee, Anup Kumar Chatterjee and Anam Kumar Chatterjee

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Chatterjee

15. Tracking of chain of title in favour of the Mortgagor/Owner starting from the earliest document available. The nature of document/Deed conveying the title should be mentioned with description of parties along with the type of right it creates.

Land-Owners/Vendors – Royal Vision Constructions Pvt Ltd.  
Developer – ALMOUR CONSTRUCTION, represented through the Partners- (1) Smt. Shikha Modani, (2) Sri. Abhujit Bhattacharjee.

WHEREAS one Prakash Chandra Bhattacharjee and Ajit Kumar Chattopadhyay were the joint owners of some landed property measuring an area of 10 (Ten) decimal with trees standing thereon etc situated in Mouza - Manikpur, Touzi No- 412, Pargana - Magura, Revenue Survey No-226, J.L. No-77, R.S. Dag No - 182 and R.S. Dag No -182/701 Under R.S. Khatian No. - 178, Police Station - Sonarpur, District - South 24 Parganas.

AND WHEREAS said Prakash Chandra Bhattacharjee and Ajit Kumar Chattopadhyay jointly sold, transferred, conveyed, assigned and granted their entire property measuring 10(Ten) decimals to one Sri Anil Kumar Chattopadhyay and Sri Birendra Nath Chattopadhyay by virtue of a Sale-Deed which was registered in the office of District Registrar, 24 Parganas and recorded in Book No-1, Volume No - 20, Pages from 166 to 173 Being Deed No - 1583 for the year 1962 (please note Registered Deed of Disposition is omitted as the Deed year is wrongly mentioned as 1963/1962, instead of 1962/1962, in the present Development Agreement), comprising in H.S. Dag No-182/701, under R.S. Khatian No. - 178 of said Mouza - Manikpur.

AND WHEREAS one Minakini Devi being the owner had given betta in favour one Lakmi Narayan Das on 24/07/1941 in respect of land within Dag No-182 admeasuring 83(Eighty Three) decimals more or less situated at Mouza- Manikpur and while enjoying and occupying the aforesaid land and property said Lakmi Narayan Das gifted the aforesaid land and property in favour of one Bholanath Das on 10/11/1964 and while enjoying and occupying the aforesaid land and property said Bholanath Das died intestate leaving behind his wife Radha Rani Das, two sons namely Anil Kumar Das and Sunil Kumar Das and four daughters namely Parul Bala Das, Nihar Bala Kayal, Kanah Bala Das and Shonkeri Das. Thereafter said Sunil Kumar Das sold his undivided share of land in favour of his elder brother Anil Kumar Das on 21/06/1967. The undivided share of Radha Rani Das devolves in favour of her sons and daughters after her death. And said Nihar Bala Kayal and Kanan Bala Das sold their inherited entire portion in favour of their elder brother, Sri Anil Kumar Das on 13/08/1968. Thus Sri Anil Kumar Das, Sri Sunil Kumar Das, Smt. Sankari Das and Smt. Parul Bala Das became the joint owner of land admeasuring 83 (Eighty Three) decimals more or less within Dag No-182 at Mouza- Manikpur, J.L. No - 77, Pargana - Magura, R.S. No. - 226, Touzi No. - 412.

AND WHEREAS Anil Kumar Chattopadhyay and Birendra Nath Chattopadhyay jointly further purchased 4 (Four) Cottahs 10(Ten) Chittak land out of above referred 83 (Eighty Three) Decimals land situated in Mouza - Manikpur, Touzi No. - 412, Pargana - Magura, R.S. No. - 226, J. L. No-77, R.S. Dag No. - 182, under R.S. Khatian No. - 178, Police Station - Sonarpur, District - South 24 Parganas from the above said Sri Anil Kumar Das, Sri Sunil Kumar Das, Smt Sankari Das and Smt Parul Bala Das by virtue of sale Deed dated 14th October 1974, which was also registered in the office of the D.R. Alipore, 24 Parganas and recorded in Book No-1, Volume No- 180, Pages From 274 to 280, Being Deed No-7231/1974.

AND WHEREAS after purchasing the same by way of two Sale Deeds said Anil Kumar Chattopadhyay and Birendra Nath Chattopadhyay jointly seized and possessed of the total land measuring 10(Ten) Cottah 10(Ten) Chittak more or less and on 10/02/1983 said Birendra Nath Chattopadhyay died intestate leaving behind surviving his wife Jayanti Chatterjee, three sons namely Atoke Kumar Chatterjee, Asim Kumar Chatterjee and Arun Kumar Chatterjee and one daughter Ratna Banerjee as his legal heirs and representatives and the undivided half share of the said property left by the deceased Birendra Nath Chattopadhyay devolved upon them in equal share according to Hindu Succession Law.

AND WHEREAS the said Anil Kumar Chattopadhyay also died intestate on 24/10/1988 leaving behind surviving his wife Basanti Chatterjee one son Aghoke Kumar Chatterjee and one daughter Smt. Anjali Chatterjee as his legal heirs and representatives and the undivided half share of the said property left



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by the deceased devolved upon them in equal share according to Hindu Succession Law.  
AND WHEREAS said Jayanti Chatterjee, Alok Kumar Chatterjee, Arup Kumar Chatterjee jointly executed a Power of Attorney in favour of Asim Kumar Chatterjee which was registered in the office of ADSR Alipore District South 24 Parganas and recorded in Book No- IV, Being Power No-294 for the year 1994 to look after sale etc in respect of their share of the said property.  
AND WHEREAS Ratna Banerjee gifted her undivided 1/5th share of the 50% of the said property in favour of her three brothers namely Alok Kumar Chatterjee, Arup Kumar Chatterjee and Asim Kumar Chatterjee by and under a Deed of Gift dated 14/11/2003 which was registered in the office of District Sub Registrar - IV Alipore South 24 Parganas and recorded in Book No - I, Volume No -31, Pages from 1171 to 1183 being Gift Deed No-5110 for the year 2004.  
AND WHEREAS Jayanti Chatterjee also gifted her undivided 1/5th share of the 50% of the said property in favour of her three sons namely Alok Kumar Chatterjee, Arup Kumar Chatterjee and Asim Kumar Chatterjee by virtue of Deed of Gift dated 14/11/2003 which was registered in the office of District Sub Registrar - IV Alipore, South 24 parganas and recorded in the Book No - I, Volume No - 31, Pages From 1184 to 1196 Being Gift Deed No - 5111 for the year 2004.  
AND WHEREAS by virtue of the said Deed of Gift from Smt. Jayanti Chatterjee and Smt. Ratna Banerjee in favour of their sons and brothers the said Alok Kumar Chatterjee, Arup Kumar Chatterjee and Asim Kumar Chatterjee became the joint owners of the said undivided half share of the entire property.  
AND WHEREAS said Basanti Chatterjee, wife of Late Anil Kumar Chattopadhyay executed a deed of Gift in respect of her undivided 1/3rd share of the 50% of the said property in favour of her son namely Ashoke Kumar Chatterjee by and under a Deed of Gift which was registered in the office of DSR-IV, Alipore, District 24 Parganas (S) and recorded in Book No - I, Being Deed of Gift Deed No - 4266 for the year 2006.  
AND WHEREAS subsequently on 10th April 2006 Angali Mukherjee also executed a Deed of Gift in respect of her undivided 1/3rd share of the 50% of the said property in favour of her brother namely Ashoke Kumar Chatterjee which was registered in the office of DSR-IV, Alipore, South 24 Parganas and recorded in Book No. - I, being Gift Deed No - 4964 for the year 2006.  
AND WHEREAS by and under the aforesaid two separate Deed of Gift, said Ashoke Kumar Chatterjee became an absolute owner of undivided 50% of share of the entire property.  
AND WHEREAS due to some financial needs the aforesaid Ashoke Kumar Chatterjee, Alok Kumar Chatterjee, Arup Kumar Chatterjee and Asim Kumar Chatterjee jointly sold, transferred and conveyed the said land measuring 10 (Ten) cottah 10(Ten) Chittak be the same a little more or less to or in favour of B.S. Construction a Proprietorship Firm represented by its Proprietor Sri Bapi Saha by virtue of Deed of Sale executed at the office of Additional District Sub Registrar Sonarpur, South 24 Parganas and recorded in Book No. - I, Volume No. - 40, Pages No. 27 - 40, Being Sale Deed No - 1969 for the year 2007. Thus the said B.S Construction a Proprietorship Firm became the sole and absolute owner and seized and possessed of and/or otherwise sufficiently entitled to the aforesaid land.  
AND WHEREAS the said B.S Construction a proprietorship firm sold conveyed and transferred the said land measuring about 10 Cottah 10 Chittak be the same a little more or less in favour of Manoj Kumar Kothari and Pratik Agarwal by virtue of a Registered Deed of Conveyance dated 18/12/2012 registered in the Office of ADSR Sonarpur, South 24 Parganas vide Book No. I, Volume - 25, Pages No. 5261 to 5277, Deed No. 9755 of 2012.  
AND WHEREAS the said Manoj Kumar Kothari and Pratik Agarwal while seized and possessed therein sold conveyed and transferred the said land measuring about 10 Cottah 10 Chittak be the same a little more or less in favour of Royal Vision Constructions Pvt Ltd by virtue of a Registered Deed of Conveyance dated 04/06/2013 registered in the Office of DSR IV, South 24 Parganas vide Book No. I, Volume - 25, Pages No. 233 to 250, Deed No. 04526 of 2013. Thus the said Royal Vision Constructions Pvt Ltd became the sole and absolute owner of the said land and mutated its name before the Rajpur Sonarpur Municipality and paying taxes therein, they also recorded before the B.L & LRO and converted the nature of the land and paying Khajna therein and with intention to develop the said land entered into Development Agreement registered in the Office of DSR IV, South 24 Parganas vide Book No. I, Volume - 1604-2018, Pages No. 66114 to 66162, Deed No. 02431 of 2018 with the Developer herein namely ALMOUR CONSTRUCTION, represented through the Partners (1) Smt. Shikha Medani, (2) Sri.



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	Abhijit Bhattacharjee and also executed Development Power of Attorney registered in the Office of DSR IV, South 24 Parganas vide Book No. 1, Volume - 1604-2018, Pages No. 69286 to 69315, Deed No. 02574 of 2018 with the said Developer and obtained Sanction Plan from the Rajpur Sonarpur Municipality and constructed the building therein.	
16	Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.	There is no doubt suspicion about the genuineness of the original title deeds and documents as referred in column of No. 14 of this report.
17	Development Agreement :- Whether any Development Agreement has been executed between owner and Developer. If yes, then date of execution and whether it has been registered or not.	Royal Vision Constructions Pvt Ltd entered into Development Agreement registered in the Office of DSR IV, South 24 Parganas vide Book No. 1, Volume - 1604-2018, Pages No. 66114 to 66162, Deed No. 02431 of 2018 with the Developer herein namely ALMOUR CONSTRUCTION.
18	Please mention the name of the Developer and Owner between whom the Development Agreement has been executed.	Royal Vision Constructions Pvt Ltd ... Vendor Almour Construction ... Developer
19	Whether the Development Agreement gives any right to developer to collect consideration money and execute the Sale Deed/Conveyance Deed in favour of the intending buyer.	Royal Vision Constructions Pvt Ltd entered into Development Power of Attorney registered in the Office of DSR IV, South 24 Parganas vide Book No. 1, Volume - 1604-2018, Pages No. 69286 to 69315, Deed No. 02574 of 2018 with the Developer herein namely ALMOUR CONSTRUCTION.
20	Whether the Development Agreement and Power of Attorney mentions about the same property.	Registered Development Agreement and Development Power of Attorney mentions about the same property.
21	If the answer of above column is yes, whether it will create any legal dispute/defect in the title of intending buyers who purchase the flat proposed to be constructed by the Developer.	It will not create any legal dispute/defect in the title of intending buyers who purchase the flat proposed to be constructed by the Developer.
22	Power of Attorney :- Whether the Power of Attorney and Development Agreement mentions about collection of consideration money from intending buyers and execution of sale deed/conveyance deed in favour of intending buyers in respect of same property to which developer has also been empowered.	Power of Attorney and Development Agreement, mentions about collection of consideration money and execution of sale deed in favour of intending buyers in respect of the same property to which developer has also been empowered.
23	Whether the Power of Attorney has been executed by the owner in favour of Developer in personal capacity or in the capacity of proprietor/partner or Director as the case may be. If executed in personal capacity of the proprietor/partner or Director as the case may be whether the execution of sale deed/conveyance deed executed by the aforesaid persons will convey a good title to the intending buyers in whose favour the sale deed/conveyance deed is proposed to be executed.	The registered Development Power of Attorney has been executed by the owners being the Director of the Company in favour of the Developer herein, the execution of Sale Deed by the aforesaid attorney i.e. the Developer herein will convey a good title to the intending buyers in whose favour the Sale Deed is proposed to be executed.
24	Whether Power of Attorney has been executed in favour of the Developer. If yes, whether it	Development Power of Attorney registered in the Office of DSR IV, South 24 Parganas vide Book No. 1,



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Not been registered or not, Please mention the date of registration.	Volume - 1604-2018, Pages No. 69286 to 69315, Deed No. 02574 of 2018 with the Partners of the Developer Firm to collect consideration money and to execute the Sale Deed/Conveyance Deed in favour of the intending buyer.
25. General Remarks. Who/are the persons who can transfer valid title in favour of intending buyers.	The owner through his attorney being the developer herein can transfer valid title in favour of intending buyers.
26. Owners' Allocation	According to the Development Agreement Being No. 02431 of 2018, the owners herein got 38% of the Total Project Area (mentioned in page no.24), On 2 <sup>nd</sup> Floor, Flat No. A & C. On 3 <sup>rd</sup> Floor, Flat No. B & D On 4 <sup>th</sup> and Top Floor, Flat No. A & C Together with Three nos of car parking spaces and 38% of the Commercial Area, if any, of the proposed building as per the sanction Plan.
27. Court Case, if any COURT AT HARLIJIPUR FOR 12 YEARS (2008 TO 2019)	It appears from the certificates issued by the Court of Civil Judge Barulpur that there is no Title Suit (T.S.), is pending against the present Owner from the year of 2008 to 2019. Original certificate issued by the respective Court Officer of the abovementioned Court is annexed herewith.
28. Board of Directors' Resolution, if any	Not applicable
29. List of documents to be deposited for creation of Mortgage by the Mortgagor, including any additional document in addition to the documents mentioned	(i) Original Registered Deed of Sale which will be executed and registered by the owners through their Attorney and the developer in favour of Intending Purchaser. (ii) Copies of all other documents as referred in Column 11 and 14 of this report.
30. Whether any additional formalities to be completed by the proposed mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-Op Societies, whether allotment letter, possession letter, share certificate, affidavit power of attorney etc. is required.	Please note Registered Deed of Declaration is required as the Deed year is wrongly mentioned as 1683/1982, instead of 1683/1962, in the present Development Agreement.
31. Final Certificate of the Advocate regarding title of the proposed owner of the Flat as per the document perused by the said Advocate. As per your instructions, I have only caused the legal searches in respect of the said Property at the concerned Registry Offices as per Jurisdiction :- Registry Office Search for 10 years :- (1989 - 2019) (a) Registrar of Assurances, Kolkata (R.A. Kolkata) (b) District Sub-Registrar (D.S.R) Alipore (c) Additional District Sub-Registrar (ADSR), Sonarpore As per the records available in the said registrar offices no adverse entry was found affecting the right, title and interest of the present owner (Original Registry office searches are annexed herein for your perusal, necessary information and record) On perusal of the aforesaid SEARCH REPORT and the documents referred above, I am the opinion that	



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The property under investigation is free from any encumbrances.

From these Conditions, it is clear that the present land owners of the property under investigation have a good and clear marketable title over the said property.

I further certify that the flat which will be constructed on the property under investigation, if purchased by any purchaser from the shortest owners and the Developer can be mortgaged with Bank of Baroda by way of equitable mortgage for charging charge in the loan account of the borrower for the repayment of all outstanding dues and in creating second mortgage partition under Urban Land Ceiling & Regulations, Act is not necessary and PARTNER ACT, 2002 is applicable.



*S. Chakraborty*

SUJOY CHAKRABORTY  
ADVOCATE

SUJOY CHAKRABORTY  
Adv. at  
Calcutta High Court

No. REGN AA 121543

Receipt for Fees Deposited for Search or Inspection

Serial Number of application ..... 89243  
Date of application ..... 14/6/19  
Search for the year(s) ..... 1989-19  
Name of office to which the record to be searched or inspected relates ..... M

Name of person or property to be searched ..... I  
Nature of document ..... M

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....  
M 2531 PS Subanpur D-182

B. From whom received ..... M Chakraborty

A. Fees paid under Article -  
F (1) (i)  
F (1) (ii)  
F (2)

30/-  
|  
|  
|

..... Registrar of .....

No. REGN AA 351821

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application ..... 351821
- 2. Date of application ..... 14/8/85
- 3. Search for the year(s) ..... 1985
- 4. Name of office to which the record to be searched or inspected relates ..... Dlf Sonarganj
- 5. Name of person or property to be searched ..... M - Manikpur
- 6. Nature of document ..... D - 182 - K - 2531
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....  
M Chakraborty
- 8. From whom received .....  
69
- 9. Fees paid under Article ---  
F (1) (i)  
F (1) (ii)  
F (2)



Registrar of

West Bengal Form No. 870

# HIGH COURT FORM NO. (M) 55 Civil (H) 30 (Criminal)

APPLICATION FOR INFORMATION

Serial No. & Date  
1

Name & residence of the application  
2

sujoy  
Chakraborty  
Advocate  
Paripur High Court,  
Calcutta.

Nature of information required  
3

Whether any Money Suit/Title Suit/Money Execution/Title Execution cases has been filed against the name of

RelaxiSoft Construction Limited  
D. Debbari Sri Siddhanta Debbari  
residing at 10 Swarni Vidyasagar Road

during the year 2002 to 2013  
at Civil Judge (Jr. Divn)/sr. divn).

If so particulars thereof please noted  
Relating to Premiums No./Mouza - Mun...  
Doc. No. 122 P.S. Sowarpur  
Mouza No. 2531

Date on which information is to be filed  
4

10.8.14

Signature of Officer receiving the application  
5

*[Signature]*

Remarks  
6

No Suit Title Suit / Money Suit / Title Ex. / Money Ex. Case appears to have been filed at the Office. Registrar carry the  
10.8.14  
\* This file



Received information on