

REPORT ON TITLE and OWNERSHIP

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Project land, hereditaments and premises containing a land area of **54.04 Decimals** more or less situate lying at and being portions of R.S. and L.R. Dag Nos. 2049 and 2050, L.R. Khatian Nos. 11778, 11779, 11780, 11781, 11783, 11784 and 11785 alongwith buildings and structures thereon all in **Mouza- Gopalpur**, J. L. No. 2, P.S.-Rajarhat, District North 24 Parganas, being Municipal Holding Nos.101, AS/319/06/03, AS/313/06/03, AS/314/06/03, AS/317/06/03, AS/316/06/03, AS/315/06/03, under **Ward No.06(O)03(N)** of Bidhannagar Municipal Corporation, 6, Block C, 101, Gopalpur and Block C, 2 No. Niranjana Pally, Sourav Ganguly Avenue, Kalikpark, Bablatata, Post Office R.Gopalpur, Kolkata - 700136.

Proposed Project – Ambey Utsav Project.

PRESENT OWNERS OF THE SAID PROPERTY

- 1. Ambey Concrete Foundation Private Limited**
- 2. Simplex Land & Housing Development Private Limited.**

DOCUMENTS EXAMINED AND VERIFIED

- I. Court Records at Barasat Court and Bidhannagar Court.
- II. Registry Office Records at Additional Registrar Assurances Kolkata.
- III. Registry Office Records at Office of District Sub-Registrar Barasat.
- IV. Registry Office Records at Office of A.D.S.R. Bidhannagar.
- V. Registry Office Records at Office of D.S.R.II North 24-Parganas.
- VI. Land & Land Reforms record from the Official Website of Govt. of West Bengal.
- VII. Bidhannagar Property Tax Payment Receipts.
- VIII. Conversion Certificate dated 17.04.2015.
- IX. Parcha recording the names of all the erstwhile owners.
- X. Sale Deed No.2283 of 2014.
- XI. Sale Deed No.2284 of 2014.
- XII. Sale Deed No.2286 of 2014.
- XIII. Sale Deed No.2289 of 2014.
- XIV. Sale Deed No.2290 of 2014.
- XV. Sale Deed No.2294 of 2014.
- XVI. Sale Deed No.2295 of 2014.
- XVII. Sale Deed No.190405935 of 2023.
- XVIII. Development Agreement being no.190405946 of 2023.
- XIX. Development Power of Attorney being no.190405972 of 2023.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,

PLACES AND PERIOD OF SEARCHING: Necessary searches have been conducted at:

- (i) The **Office of District Sub-Registrar-II, North 24 Parganas** for the period from 2009 to 2023 in Index-II.
- (ii) The Office of **A.D.S.R. Bidhannagar** for the period from 2009 to 2023 in the Index-II.
- (iii) The **Office of Additional Registrar Assurances, Kolkata** for the period from 2003 to 2023 in the Index-II.
- (iv) The **Court of the 2nd Ld. Civil Judge Senior Division at Barasat** from 2012 to 2023, in respect of any Title Suit in the names of Bengal Ambuja Housing Limited, Regal Niwas Private Limited, Pratibha Plaza Private Limited, Simplex Plaza Private Limited, Simplex Hirise Private Limited, Simplex Complex Private Limited, Regal Plaza Private Limited, Pratibha Niketan Private Limited and Ambey Concrete Foundation Private Limited.
- (v) The **Court of the Ld. Civil Judge Junior Division at Bidhannagar**, from 2012 to 2023 in respect of any Title Suit in the names of Bengal Ambuja Housing Limited, Regal Niwas Private Limited, Pratibha Plaza Private Limited, Simplex Plaza Private Limited, Simplex Hirise Private Limited, Simplex Complex Private Limited, Regal Plaza Private Limited, Pratibha Niketan Private Limited and Ambey Concrete Foundation Private Limited.
- (vi) The **Land & Land Reforms** records from the Official Website of the Government of West Bengal.

My report is as follows: I have perused and considered the copies of the relevant documents and available records pertaining to the above premises and my report is as follows:

- A. THAT seven companies namely (i) Regal Niwas Private Limited, (ii) Regal Plaza Private Limited, (iii) Pratibha Niketan Private Limited, (iv) Simplex Complex Private Limited, (v) Pratibha Plaza Private Limited, (vi) Simplex Plaza Private Limited and (vii) Simplex Hirise Private Limited, purchased by way of seven separate Deeds of Conveyance from one **Arts Acre Foundation ALL THAT** piece and parcel of land, hereditaments and premises containing a land area of approximately 59.60 Decimals more or less (actual land area being developed is 54.04 decimals) is situate lying at and being portions of R.S. and L.R. Dag Nos. 2049 and 2050, L.R. Khatian Nos. 11778, 11779, 11780, 11781, 11783, 11784 and 11785 alongwith buildings and structures thereon all in Mouza- Gopalpur, J.L. No. 2, P.S.-Rajarhat, District North 24 Parganas, being Municipal Holding Nos.101, AS/319/06/03, AS/313/06/03, AS/314/06/03, AS/317/06/03, AS/316/06/03, AS/315/06/03, under Ward No.06(O)03(N) of Bidhannagar Municipal Corporation, 6, Block C, 101,

Sanjukta Ray 2 | Page
Advocate

SANJUKTA RAY
ADVOCATE

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,

Mobile: 9830248307
Email: sanjukray@gmail.com

Gopalpur and Block C, 2 No. Niranjan Pally, Sourav Ganguly Avenue, Kalikpark, Bablatala, Post Office R.Gopalpur, Kolkata - 700136 (hereinafter referred to as "**the said property**") in the following manner:

Sl. No.	Purchaser	Seller	Area of Land	Deed No.	L.R. Dag No.	L.R. Khatian No.
1.	Regal Niwas Private Limited.	Arts Acre Foundation	8.4 decimals (5 Cottah 1 Chittak 14 sq.ft.)	Deed No. 2283 of 2014	Dag No.2050	Khatain No.11784
2.	Regal Plaza Pvt. Ltd.	Arts Acre Foundation	8.8 decimals (5 Cottah 5 Chittak 8 sq.ft.)	Deed No. 2284 of 2014	Dag No.2049	Khatain No.11781
3.	Pratibha Niketan Pvt. Ltd.	Arts Acre Foundation	8.8 decimals (5 Cottah 5 Chittak 8 sq.ft.)	Deed No. 2286 of 2014	Dag No.2049	Khatain No.11778
4.	Simplex Complex Private Limited	Arts Acre Foundation	8.4 decimals (5 Cottah 1 Chittak 14 sq.ft.)	Deed No. 2289 of 2014	Dag No.2050	Khatain No.11783
5.	Pratibha Plaza Private Limited	Arts Acre Foundation	8.4 decimals (5 Cottah 1 Chittak 14 sq.ft.)	Deed No. 2290 of 2014	Dag No.2050	Khatain No.11779
6.	Simplex Plaza Private Limited	Arts Acre Foundation	8.4 decimals (5 Cottah 1 Chittak 14 sq.ft.)	Deed No. 2294 of 2014	Dag No.2050	Khatain No.11780
7.	Simplex Hirise Private Limited	Arts Acre Foundation	8.4 decimals (5 Cottah 1 Chittak 14 sq.ft.)	Deed No. 2295 of 2014	Dag No.2050	Khatain No.11785

- B. That the said (i) Regal Niwas Private Limited, (ii) Regal Plaza Private Limited, (iii) Pratibha Niketan Private Limited, (iv) Simplex Complex Private Limited, (v) Pratibha Plaza Private Limited, (vi) Simplex Plaza Private Limited and (vii) Simplex Hirise Private Limited thereafter mutated their names in the Record

Sanjukta Ray
Advocate

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,

- of Rights in respect of the said property under the Land Reforms Act, 1955 under Khatian Nos. 11778, 11779, 11780, 11781, 11783, 11784 and 11785.
- C. That the said seven companies also mutated their names in the records of the Bidhannagar Municipal Corporation under Municipal Holding Nos.101, AS/319/06/03, AS/313/06/03, AS/314/06/03, AS/317/06/03, AS/316/06/03, AS/315/06/03, under Ward No.06(O)03(N) of Bidhannagar Municipal Corporation in respect of the said property.
- D. That on or about 13th December 2017 the above seven companies entered into an understanding with one developer **Ambey Realtors LLP** for development of the said property and followed it up with a Power of Attorney dated 27th January, 2018 granted by them to the Developer.
- E. That the Developer based on such understanding from the above seven companies proceeded to cause the Building Plans to be sanctioned from the Bidhannagar Municipal Corporation vide Plan No. BMC/BPN/RG/868/141/20-21 dated 15.02.2022 for construction of new buildings on the said property and as per the said building plans Residential Buildings which contains multiple residential units have been sanctioned in the building complex as a whole.
- F. That by an order dated 23rd February, 2022, passed by the National Company Law Tribunal, Kolkata Bench-I, the said (i) Regal Niwas Private Limited, (ii) Regal Plaza Private Limited, (iii) Simplex Complex Private Limited, (iv) Pratibha Plaza Private Limited, (v) Simplex Plaza Private Limited and (vi) Simplex Hirise Private Limited were amalgamated with **Ambey Concrete Foundation Private Limited** (being the Owner No.1) and all tangible assets of the said six companies stood transferred to and vested in the said **Ambey Concrete Foundation Private Limited**.
- G. That similarly by an order dated 20th May, 2022, passed by the National Company Law Tribunal, Kolkata Bench-I, and registered with the Additional Registrar of Assurances-IV, Kolkata and recorded in Book I, Volume No.1904-2022 Pages 1180200 to 1180336 **Being No.20482 for the year 2022**, the said Pratibha Niketan Private Limited was amalgamated with **Simplex Land & Housing Development Private Limited** (being the Owner No.2) and accordingly all tangible assets of the said company stood transferred to and vested in the said **Simplex Land & Housing Development Private Limited**.
- H. That by a Sale Deed dated 27.04.2023 registered with the Additional Registrar of Assurance-IV, Kolkata and recorded in Book No.I, Volume No.1904-2023, Pages from 303881 to 303897 **Being No.190405935 for the year 2023** the said **Ambey Concrete Foundation Private Limited** for

Sanjukta Ray 4 | Page
Advocate

SANJUKTA RAY
ADVOCATE

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,

Mobile: 9830248307
Email: sanjukray@gmail.com

consideration mentioned therein sold transferred and conveyed unto and in favour of the said **Simplex Land & Housing Development Private Limited** All That piece and parcel of land containing an area of 1 decimal more or less out of its share in the Dag No.2050 in the said property absolutely and forever.

- I. That the Owner No.1 **Ambey Concrete Foundation Private Limited** and the Owner No.2 **Simplex Land & Housing Development Private Limited** thus became the full and absolute joint owners of the said property and have jointly entered into a Development Agreement by executing Development Agreement dated 27.04.2023 in favour of the Developer **Ambey Realtors LLP** for developing the land and constructing housing complexes and allied purposes for residential use in the said property which has been registered at the office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume No.1904-2023, Pages from 303540 to 303593 **Being No.190405946 for the year 2023.**
- J. Simultaneously, with the execution of the Development Agreement, the said **Ambey Concrete Foundation Private Limited** and **Simplex Land & Housing Development Private Limited** have also granted a Power of Attorney dated 27.04.2023 in favour of **Ambey Realtors LLP** authorizing them to do various acts and works envisaged in the Development Agreement which has been registered at the office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume No.1904-2023, Pages from 305176 to 305204 **Being No.190405972 for the year 2023.**

From the available records from the searches made in the Registry Offices being **D.S.R.II North 24-Parganas, A.D.S.R. Bidhannagar, Additional Registrar of Assurances Kolkata**, for the period from **2009 to 2022** in Index-II, I have found the following Deeds/entries in respect of the said property:

Sl. No.	Deeds	R.S./L.R. Dag No.	Area of land and structure	Registry Office where found
1.	Sale Deed No.-150402283 for the year 2014.	R.S. Dag No.2050	Area of land 5 Katha, 1 Chittak 14 sq.ft. Area of structure: 200 sq. ft.	ADSR, Bidhannagar
2.	Sale Deed No.-150402289 for the year 2014.	R.S. Dag No.2050	Area of land 5 Katha, 1 Chittak 14 sq.ft. Area of structure: 200 sq. ft.	ADSR, Bidhannagar
3.	Sale Deed No.-150402294 for the year 2014.	R.S. Dag No.2050	Area of land 5 Katha, 1 Chittak 14 sq.ft. Area of structure: 200 sq. ft.	ADSR, Bidhannagar
4.	Sale Deed No.-150402290 for the year 2014.	R.S. Dag No.2050	Area of land 5 Katha, 1 Chittak 14 sq.ft. Area of structure: 200 sq. ft.	ADSR, Bidhannagar

Sanjukta Ray
Advocate.

SANJUKTA RAY
ADVOCATE

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,

Mobile: 9830248307

Email: sanjukray@gmail.com

5.	Sale Deed No.- 150402295 for the year 2014.	R.S. No.2050	Dag	Area of land 5 Katha, 1 Chittak 14 sq.ft. Area of structure: 200 sq. ft.	ADSR, Bidhannagar
6.	Sale Deed No.- 150402284 for the year 2014.	R.S. No.2049	Dag	Area of land 5 Katha, 5 Chittak 8 sq.ft. Area of structure: 200 sq. ft.	ADSR, Bidhannagar
7.	Sale Deed No.- 150402286 for the year 2014.	R.S. No.2049	Dag	Area of land 5 Katha, 5 Chittak 8 sq.ft. Area of structure: 200 sq. ft.	ADSR, Bidhannagar
8.	Deed of Declaration of Boundary No.- 150400068 for the year 2019.	L.R. No.2049/2050	Dag	Area of land 10 Katha 10 Chittaks 16 sq.ft. and 25 Katha 6 Chittak 25 sq.ft.	ADSR, Bidhannagar
9.	Sale Deed No.- 190200508 for the year 2009.	R.S. No.2049	Dag	Area of land 17.6 Decimals.	A.R.A.-II, Kolkata
10.	Development or Construction Agreement No.- 190213008 for the year 2014.	R.S. No.2049	Dag	Area of land 17.6 Decimals.	A.R.A.-II, Kolkata
11.	Sale Agreement with Possession No.- 190204184 for the year 2009.	R.S. No.2048, 2049, 2050.	Dag	Super Built-up Area 5,511.12 sq.ft.	A.R.A.-II, Kolkata
12.	Deed of Amalgamation No. 20482 for the year 2022.				A.R.A.-IV, Kolkata
13.	Sale Deed No.190405935 for the year 2023.	R.S. & L.R. Dag No.2050		Area of land 1 Decimal.	A.R.A.-IV, Kolkata
14.	Development or Construction Agreement Being No.190405946 for the year 2023.	R.S. & L.R. Dag No.2049 & 2050		Area of land 54.04 Decimals.	A.R.A.-IV, Kolkata
15.	Development Power of Attorney Being No. 190405972 for the year 2023.	R.S. & L.R. Dag No.2049 & 2050		Area of land 54.04 Decimals.	A.R.A.-IV, Kolkata

From the available records and the searches made in the Registry Offices for the period 2009 to 2023, it reveals that seven companies purchased 'the said property'

Sanjukta Ray
Advocate

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,

vide separate registered Deeds of Conveyance which were registered in the office of the Additional District Sub Registrar, Bidhannagar. After purchasing 'the said property', the said seven companies got amalgamated to two companies namely **Ambey Concrete Foundation Private Limited** and **Simplex Land & Housing Development Private Limited** vide orders passed by the NCLT, Kolkata and execution of Registered Deed thereafter. The said two companies **Ambey Concrete Foundation Private Limited** and **Simplex Land & Housing Development Private Limited** thus became the absolute joint owners of 'the said property' being **ALL THAT** piece and parcel of land, hereditaments and premises containing a land area of **54.04 Decimals** more or less situate lying at and being portions of R.S. and L.R. Dag Nos. 2049 and 2050, L.R. Khatian Nos. 11778, 11779, 11780, 11781, 11783, 11784 and 11785 alongwith buildings and structures thereon all in **Mouza- Gopalpur**, J. L. No. 2, P.S.-Rajarhat, District North 24 Parganas, being Municipal Holding Nos.101, AS/319/06/03, AS/313/06/03, AS/314/06/03, AS/317/06/03, AS/316/06/03, AS/315/06/03, under **Ward No.06(O)03(N)** of Bidhannagar Municipal Corporation, 6, Block C, 101, Gopalpur and Block C, 2 No. Niranjana Pally, Sourav Ganguly Avenue, Kalikpark, Bablatata, Post Office R.Gopalpur, Kolkata - 700136 and have jointly entered into a Development Agreement dated 27.04.2023 in favour of the Developer **Ambey Realtors LLP** for developing the land and constructing housing complexes and allied purposes for residential use in the said property which has been registered at the office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume No.1904-2023, Pages from 303540 to 303593 **Being No.190405946 for the year 2023**. They have further executed a Power of Attorney in favour of **Ambey Realtors LLP** authorizing them to do various acts and works envisaged in the Development Agreement which has been registered at the office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume No.1904-2023, Pages from 305176 to 305204 **Being No.190405972 for the year 2023**.

There are several deeds/entries found in the searches made in the Registry Offices for the period 2009 to 2023, in connection with 'the said property' which are also reflected in the Deeds/Documents which have been handed over and corroborates with the deeds connected with the said property.

From the court search made in the Court of the 2nd Civil Judge Senior Division at Barasat and the Court of the Civil Judge Junior Division at Bidhannagar from 2012 to 2023 in respect of any Title Suit in the names of Bengal Ambuja Housing Limited, Regal Niwas Private Limited, Pratibha Plaza Private Limited, Simplex Plaza Private Limited, Simplex Hirise Private Limited, Simplex Complex Private Limited, Regal Plaza Private Limited, Pratibha Niketan Private Limited and Ambey Concrete Foundation Private Limited., it appears that there are no Title Suits pending till date in respect of the said companies before the above courts as per available records.

From the Bidhannagar Municipal Corporation Property Tax Receipts available, it is seen that the property has been mutated in the names of all the seven erstwhile owners and the Municipality Taxes have been paid upto 31.03.2023

Sanjukta Ray 7 | Page
Advocate

SANJUKTA RAY
ADVOCATE

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,

Mobile: 9830248307
Email: sanjukray@gmail.com

As per available Land Records from the Office of the BL&LRO, Rajarhat and the Official website of the Government of West Bengal published under the Land and Land Reforms Act, 1955, in respect of the said property, the names of the erstwhile seven owners have been duly recorded in the Record of Rights/Parcha. The land has been converted from Shali to Bastu as per Certificates of Conversion dated 17.04.2015. However, the same is yet to be reflected in the official website of the Government of West Bengal. The available information are as follows:

Sl. No.	Owner	Land Use & Proposed ROR		L.R. Dag No. & L.R. Khatian No.	Area of Land
1.	Pratibha Niketan Pvt. Ltd.	Shali	Bastu	L.R. Dag No.2049, L.R. Khatian No.11778	9 Decimals
2.	Regal Plaza Pvt. Ltd.	Shali	Bastu	L.R. Dag No.2049, L.R. Khatian No.11781	8 Decimals
3.	Pratibha Plaza Private Limited	Shali	Bastu	L.R. Dag No.2050, L.R. Khatian No.11779	8 Decimals
4.	Simplex Plaza Private Limited	Shali	Bastu	L.R. Dag No.2050, L.R. Khatian No.11780	9 Decimals
5.	Simplex Complex Private Limited	Shali	Bastu	L.R. Dag No.2050, L.R. Khatian No.11783	8 Decimals
6.	Regal Niwas Private Limited	Shali	Bastu	L.R. Dag No.2050, L.R. Khatian No.11784	9 Decimals
7.	Simplex Hirise Private Limited	Shali	Bastu	L.R. Dag No.2050, L.R. Khatian No.11785	8 Decimals

Opinion: On the basis of the searches made and the copies of documents produced before me and the available records, I hereby certify that the abovementioned said property in the names of the owners **Ambey Concrete Foundation Private Limited** and **Simplex Land & Housing Development Private Limited** is as such free from all sorts of encumbrances, charges, liabilities, liens, dispendens of any kind whatsoever and the said property is clear, free and marketable. The sale deeds/Court Orders by which the owners have acquired the property are valid and genuine. The name of the erstwhile owners (i) Regal Niwas Private Limited, (ii) Regal Plaza Private Limited, (iii) Pratibha Niketan Private Limited, (iv) Simplex Complex Private Limited, (v) Pratibha Plaza Private

Sanjukta Ray 8 | Page
Advocate

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,

Limited, (vi) Simplex Plaza Private Limited and (vii) Simplex Hirise Private Limited have been recorded in the Record of Rights/Parcha of the Land & Land Reforms.

Following receipts are enclosed:

- (1) Search Receipts from D.S.R.-II, Bidhannagar, A.D.S.R. Bidhannagar, Additional Registrar of Assurances Kolkata for the period from 2009 to 2023 in Index-II.
- (2) Court Search receipts in the names of Bengal Ambuja Housing Limited, Regal Niwas Private Limited, Pratibha Plaza Private Limited, Simplex Plaza Private Limited, Simplex Hirise Private Limited, Simplex Complex Private Limited, Regal Plaza Private Limited, Pratibha Niketan Private Limited and Ambey Concrete Foundation Private Limited from the Court of the Ld. 2nd Civil Judge Senior Division at Barasat and the Court of Ld. Civil Judge Junior Division at Bidhannagar from 2012 to 2023 in respect of pendency of any Title Suit.
- (3) Conversion Certificates dated 17.04.2015.
- (4) Property Tax Receipts of the Bidhannagar Municipal Corporation
- (5) Porcha records dated 18.08.2022.

Dated: 29.05.2023.

Yours faithfully,

Sanjukta Ray
Sanjukta Ray
Advocate.

Encl: As above.