



SKB & ASSOCIATES

Solicitor & Advocates

PRELIMINARY CERTIFICATE OF TITLE

SCRUTINY

- I. **NAME OF THE PROJECT** - GEMS BOUGAINVILLAS PHASE 8

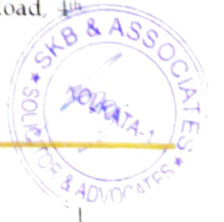
- II. **NAME AND ADDRESS OF THE PRESENT OWNERS:**
 1. **M/S CHARLES COMMERCIAL PVT. LTD.**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, P.O. - Rasapunja, P.S. - Bishnupur, District - South 24 Parganas, Pin - 700104, West Bengal having CIN U70100WB1996PTC081136 AND PAN AABCC2791A.

 2. **M/s SMJ EXIMP LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 23A, Netaji Subhas Road, 4th Floor, Room No. 06, Post Office - General Post Office, Police Station- Hare Street, Kolkata-700001 having CIN U70102WB1988PLC045113 AND PAN AAHCS2567G

 3. **M/s TIRUPATI CARRIER LIMITED**, a company incorporated under the companies Act 1956 having its registered office at Bakrahat Road, Thakurpukur, P.O. - Rasapunja, P.S. - Bishnupur, District - South 24 Parganas, Pin - 700104, West Bengal, having CIN - U63013WB2002PLC095192 & PAN - AABCT9173B.

 4. **M/s TIRUPATI ENCLAVE PVT. LTD.**, a company incorporated under the companies Act 1956 having its registered office at 23A, Netaji Subhas Road, 4th

📍 Nicco House, 2 Hare Street, 4th Floor, Kol-700 001
7, Old Post Office Street, Ground Floor, Room 6, Kol-700 001
✉ info@skbassociates.in, ☎ 033 4064 6476, 033 2248 8796
🌐 www.skbassociates.in





Cont.

Floor, Room no.- 18 Kolkata, West Bengal - 700001 having CIN - U70101WB1996PTC081139 and PAN - AABCT1390G

5. **SHIV NIKETAN LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, P.O Rasapunja, Police Station Bishnupur, Dist. South 24 Paraganas, Kolkata 700 104 having U70101WB1996PLC081121 & PAN - AAEC3891G.

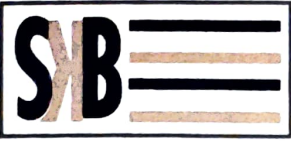
III. NAME AND ADDRESS OF THE DEVELOPER:

M/S PCB ENTERPRISE PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered office at Room No. 18, 23A, Netaji Subhas Road, 4th Floor, Post Office-General Post Office, Police Station-Hare Street Kolkata-700001 having CIN U67120WB1994PTC064863 AND PAN AABCP8195K

IV. DESCRIPTION OF THE PROPERTY/PROJECT AREA:

ALL THAT piece and parcel of contiguous and adjacent plots of Bastu vacant land **104.10 (One Hundred Four point One Zero) Decimal**, more or less, situated at Mouza-Uttar Kajirhat out of which 03 Decimal comprised in R.S. & L.R. Dag no. 51/1127 in Khatian no. 1500, 7.80 Decimal comprised in R.S. & L.R. Dag no 52 in Khatian No. 465, 44 Decimal comprised in R.S. Dag & L.R. Dag No. 65 in Khatian No.1232,854, 26.60 Decimal comprised in R.S. & L.R. Dag no. 66 in Khatian no. 285, 16.50 Decimal comprised in R.S. & L.R. Dag No.68 in khatian no. 990, 3.70 Decimal comprised in R.S. & L.R. dag No. 69 in khatian no 188,604, 2.50 Decimal comprised in R.S. & L.R. Dag No. 445 in Khatian No. 1232, J.L. No. 22, Police Station Bishnupur, within the limits of Paschim Bishnupur Gram Panchayat area, A.D.S.R Bishnupur, District South 24 Parganas





V. DEVOLUTION OF TITLE:

R.S. DAG NO. 51/1127

THAT by virtue of a registered deed of conveyance dated 14th July 2000 registered in the A.D.S.R. Bishnupur, being deed no. 2474 for the year 2000, the vendors namely Sushil Kumar Mondal, Anil Kumar Mondal, Sanatan Mondal, Kalipada Mondal sold, conveyed and transferred ALL THAT piece and parcel of Sali Land admeasuring 27 Decimals a little more or less comprised in R.S. & L.R. Dag No. 51/1127 under L.R. Khatian No. 1395, Touji No. 3,4,5, J.L. No. 22, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to Sudarshan Naskar.

THEREAFTER by a registered deed of conveyance dated 22nd December 2017 registered in A.D.S.R. Bishnupur and recorded in Book I, Vol No. 1613-2017, Pages from 134675 to 134693, being no. 6398 for the year 2017 made between Sudarshan Naskar, the Vendor therein, sold, transferred, and conveyed ALL THAT piece and parcel of Sali Land admeasuring 27 Decimals a little more or less comprised in R.S. & L.R. Dag No. 51/1127 under L.R. Khatian No. 1395, Touji No. 3,4,5, J.L. No. 22, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to SMJ Eximp Limited.

(Out of the Total 27 Decimals of Land in Dag No. 51/1127 project area is 3.00 Decimals)





R.S. DAG NO. 52

THAT by virtue of a registered deed of conveyance dated 14th July 1942 registered in the A.D.S.R. Bishnupur, being deed no. 2289 for the year 1942, the vendor namely Tarangini Devi sold, conveyed and transferred ALL THAT piece and parcel of Sali Land admeasuring 163 Decimals a little more or less comprised in R.S. & L.R. Dag No. 52 under R.S. Khatian No. 234 corresponding to L.R. Khatian No. 465, Touji No. 3,4,5, J.L. No. 22, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to Prabhod Bala Devi & Matangini Deb.

THAT THEREAFTER the said Prabhod Bala Devi died intestate leaving behind her three sons who, equally inherited her share of 81.5 Decimals comprised in R.S. & L.R. Dag No. 52 under R.S. Khatian No. 234 corresponding to L.R. Khatian No. 465, Touji No. 3,4,5, J.L. No. 22, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas

THAT by virtue of succession the said Sri. Panchugopal Naskar received 27.17 decimals of land in his share.

THAT THEREAFTER by virtue of a registered deed of conveyance dated 29th April 2014 registered in the A.D.S.R. Bishnupur and recorded in Book I, CD Volume No. 7, Pages from 2512 to 2526, being no. 02311 for the year 2014, the said Panchugopal Naskar, the vendor therein sold, conveyed and transferred ALL THAT piece and parcel of Sali Land admeasuring 27.17 Decimals a little





more or less comprised in R.S. & L.R. Dag No. 52 under R.S. Khatian No. 234 corresponding to L.R. Khatian No. 465, Touji No. 3,4,5, J.L. No. 22, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to Tirupati Enclave Pvt. Ltd.

(Out of the Total 27.17 Decimals of Land in Dag No. 52 project area is 7.80 Decimals)

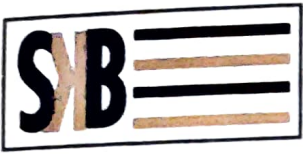
R.S. DAG NO. 65

PART I

WHEREAS by virtue of a registered deed of conveyance dated 25th March 2008 registered in the A.R.A. I Kolkata and recorded in Book I, CD Vol No. 31, Pages from 9393 to 9411, being no. 13762 for the year 2009, the vendor therein namely Prasanta Kumar Naskar, sold conveyed and transferred ALL THAT piece and parcel of Sali land admeasuring 23 Decimals comprised in R.S. Dag No. 65 corresponding to L.R. Dag No. 65, under L.R Khatian No. 523, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to D.H. Infratech Pvt. Ltd.

THAT THEREAFTER by virtue of a registered deed of conveyance dated 26th June 2014 registered in the A.D.S.R. Bishnupur and recorded in Book I, CD Vol No. 12 Pages from 2949 to 2974, being no. 3322 for the year 2014, the said D.H. Infratech Pvt. Ltd the vendor therein sold conveyed and transferred ALL THAT piece and parcel of Sali land admeasuring 23 Decimals comprised in R.S. Dag No. 65 corresponding to L.R. Dag No. 65, under L.R Khatian No. 1232, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar





Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to Charles Commercial Pvt. Ltd.

PART II

WHEREAS by a registered deed of conveyance dated 8th June 1976 registered at the A.D.S.R Bishnupur and recorded in Book No. I, Vol No. 69, Pages from 62 to 64, being deed no. 5749 for the year 1976, the vendor namely Prafulla Kumar Mondal sold conveyed and transferred ALL THAT piece and parcel of Sali land admeasuring 23 decimals comprised in R.S. & L.R. Dag No. 65 under R.S. Khatian No. 113 corresponding to L.R. Khatian No. 854, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to Sanyasi Charan Biswas

THEREAFTER by virtue of a registered deed of conveyance dated 23rd September 2015, registered at the A.D.S.R. Bishnupur and recorded in Book I, Vol No. 1613-2015, pages from 41996 to 42012, being no. 4989 for the year 2015, the said Sanyasi Charan Biswas sold, conveyed and transferred ALL THAT piece and parcel of Sali land admeasuring 23 decimals comprised in R.S. & L.R. Dag No. 65 under R.S. Khatian No. 113 corresponding to L.R. Khatian No. 854, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to Tirupati Carrier Limited.

(Out of the Total 46 Decimals of Land in Dag No. 65 project area is 44 Decimals)





R.S. DAG NO. 66

PART I

THAT Chunilal Mondal was the recorded owner of ALL THAT piece and parcel of Sali land admeasuring 32 Decimals comprised in R.S. & L.R. Dag No. 66 under L.R. Khatian No. 258, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas.

THAT THEREAFTER Chunilal Mondal died intestate leaving behind his three daughters namely Rikta Naskar, Kanak Naskar & Brihaspati Malik who inherited his property in equal shares of 10.66 Decimals.

THAT THEREAFTER by virtue of a registered deed of conveyance dated 14th January 2016, registered in the A.D.S.R. Bishnupur and recorded in Book I, Volume No. 1613-2016, Pages from 4804 to 4819, being no. 00171 for the year 2016 the said Rikta Naskar sold, conveyed and transferred ALL THAT piece and parcel of Sali land admeasuring 10.66 Decimals comprised in R.S. & L.R. Dag No. 66 under L.R. Khatian No. 258, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to Tirupati Carriers Ltd.

PART II

THAT Chunilal Mondal was the recorded owner of ALL THAT piece and parcel of Sali land admeasuring 32 Decimals comprised in R.S. & L.R. Dag No. 66 under L.R. Khatian No. 258, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram





Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas.

THAT THEREAFTER Chunilal Mondal died intestate leaving behind his three daughters namely Rikta Naskar, Kanak Naskar & Brihaspati Malik who inherited his property in equal shares of 10.66 Decimals.

THAT THEREAFTER by virtue of a registered deed of conveyance dated 14th January 2016, registered in the A.D.S.R. Bishnupur and recorded in Book I, Volume No. 1613-2016, Pages from 4754 to 4769, being no. 00167 for the year 2016 the said Kanak Naskar sold, conveyed and transferred ALL THAT piece and parcel of Sali land admeasuring 10.66 Decimals comprised in R.S. & L.R. Dag No. 66 under L.R. Khatian No. 258, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to Tirupati Carriers Ltd.

PART III

THAT Chunilal Mondal was the recorded owner of ALL THAT piece and parcel of Sali land admeasuring 32 Decimals comprised in R.S. & L.R. Dag No. 66 under L.R. Khatian No. 258, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas.

THAT THEREAFTER Chunilal Mondal died intestate leaving behind his three daughters namely Rikta Naskar, Kanak Naskar & Brihaspati Malik who inherited his property in equal shares of 10.66 Decimals.

THAT THEREAFTER by virtue of a registered deed of conveyance dated 14th January 2016, registered in the A.D.S.R. Bishnupur and recorded in Book I,





Volume No. 1613-2016, Pages from 4788 to 4803, being no. 00170 for the year 2016 the said Brihaspati Malik sold, conveyed and transferred ALL THAT piece and parcel of Sali land admeasuring 10.66 Decimals comprised in R.S. & L.R. Dag No. 66 under L.R. Khatian No. 258, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to Tirupati Carriers Ltd.

(Out of the Total 31.98 Decimals of Land in Dag No. 66 project area is 26.60 Decimals)

R.S. DAG NO. 68

DEED COULD NOT BE UNDERSTOOD

R.S. DAG NO. 69

PART I

WHEREAS the said Kinuram Mondal was the recorded owner under L.R. Khatian No. 188 of ALL THAT piece and parcel of Sali land admeasuring 2.67 Decimals comprised in R.S. Dag No. 69, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas.

THAT the said Kinuram Mondal had received all his lands by virtue of purchase and succession from his father Late Uttam Mondal.





THAT THEREAFTER by virtue of a registered deed of conveyance dated 10th December 2009 registered before the A.D.S.R Bishnupur and recorded in Book I, CD Vol No. 20, Pages from 1549 to 1558, being no. 6551 for the year 2009, the said Kinu Ram Mondal sold, conveyed and transferred ALL THAT piece and parcel of Sali land admeasuring 2.67 Decimals comprised in R.S. Dag No. 69 under L.R. Khatian No. 188, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to Shiv Niketan Limited.

PART II

THAT the said Bishnu Pada Mondal by virtue of succession from his father namely Late Jatindra Nath Mondal received ALL THAT piece and parcel of Sali land admeasuring 1.33 Decimals comprised in R.S. Dag No. 69 under L.R. Khatian No. 604, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas.

THAT THEREAFTER by virtue of a registered deed of conveyance dated 12th January 2010 registered in the A.D.S.R. Bishnupur and recorded in Book I, CD Vol No. 2, Pages from 172 to 179, being no. 00204 for the year 2010, the said Bishnu Pada Mondal sold conveyed and transferred ALL THAT piece and parcel of Sali land admeasuring 1.33 Decimals comprised in R.S. Dag No. 69 under L.R. Khatian No. 604, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to Shiv Niketan Limited.

(Out of the Total 4.00 Decimals of Land in Dag No. 69 project area is 3.70 Decimals)





R.S. DAG NO. 445

WHEREAS by virtue of a registered deed of conveyance dated 05th June 2007 registered in the office of the A.R.A. I, Kolkata and recorded in Book I, Vol No. 1, Pages from 01 to 13, being no. 07255 for the year 2007 the said Panchu Gopal Sardar, the vendor therein sold, conveyed, and transferred ALL THAT piece and parcel of Sali land admeasuring 15 Decimals be the same a little more or less, comprised in R.S. Dag No. 445 corresponding to L.R. Dag No. 445 under L.R. Khatian No. 489, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to D.H. Infratech Pvt. Ltd.

THAT THEREAFTER by virtue of a registered deed of conveyance dated 26th June 2014, registered at the A.D.S.R. Bishnupur and recorded in Book I, CD Vol No. 12, being no. 3321 for the year 2014, the said D.H. Infratech Pvt. Ltd sold, conveyed and transferred ALL THAT piece and parcel of Sali land admeasuring 15 Decimals be the same a little more or less, comprised in R.S. Dag No. 445 corresponding to L.R. Dag No. 445 under L.R. Khatian No. 1232, Touji No. 3,4,5, J.L. No. 22, R.S. No. 158, situate and lying at Mouza - Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, Registry Office - A.D.S.R Bishnupur in the District of South 24 Parganas to Charles Commercial Pvt. Ltd.

(Out of the Total 15 Decimals of Land in Dag No. 445 project area is 2.50 Decimals)





VI. OUR COMMENTS AND OBSERVATION:

- a)** *In view of the preliminary observation and scrutiny, it is certified that 1) M/s SMJ Eximp Ltd. 2) M/s Charles Commercial Pvt. Ltd. 3) Tirupati Enclave Pvt. Ltd. 4) Tirupati Carriers Limited 5) Shiv Niketan Limited are the absolute owner having clear and marketable right, title and interest with respect to the said property, however we would further require to scrutinize the chain title deeds, Affidavits of Legal Heirship, R.S. Porcha to give the final report.*
- b)** *It is further observed that the Owners have entered into a registered Development Agreement and Development Power of Attorney thereby granting all the rights for development of the said property in favour of PCB Enterprise Private Limited.*
- c)** *Hence as per the preliminary report it is certified that PCB Enterprise Private Limited has complete and absolute development rights in respect of Development of the Said Property.*

Dated – 17.12.2024

With Best Regards,



For SKB & Associates (Solicitor & Advocates)

High Court, Calcutta