

TITLE REPORT

Re.: Land measuring 9.25 (nine point two five) decimal, more or less, equivalent to 5 (five) cottah 9 (nine) chittack 27 (twenty seven) square feet, in Plot Nos. 24 and 25, comprised in R.S. Dag No.195, recorded in R.S. Khatian Nos. 117 and 118, J.L.No.25, Mouza Nayabad, situates lying at Premises Nos. 931 and 932, Nayabad Street No.8, within the limits of Ward No.109 of Kolkata Municipal Corporation, Police Station Kasba, South 24 Parganas (Said Property)

Under instructions and on behalf of my Client, I have caused searches to be made in respect of the Said Property, defined below and the details of searches are given under.

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 9.25 (nine point two five) decimal, more or less, equivalent to 5 (five) cottah 9 (nine) chittack 27 (twenty seven) square feet, in Plot Nos. 24 and 25, comprised in R.S. Dag No.195, recorded in R.S. Khatian Nos. 117 and 118, J.L.No.25, Mouza Nayabad, situates lying at Premises Nos. 931 and 932, Nayabad Street No.8, within the limits of Ward No.109 of Kolkata Municipal Corporation, Police Station Kasba, South 24 Parganas.

2. Production Of Documents Of Title

2.1 Inspection of original/certified copies of documents of title in respect of the Said Property were given and photocopies thereof were produced before us, details whereof are mentioned in Annexure A hereto.

3. Offices Where Searches Have Been Conducted

3.1 Registration Office

3.1.1 Registrar of Assurances, Kolkata

3.1.2 District Sub-Registrar, South 24 Parganas

3.1.3 Additional District Sub-Registrar, Sealdah

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For result/analysis of search conducted in the above offices, please refer to detail of Annexure B hereto.

4. **Office of the Kolkata Municipal Corporation**

For result/analysis of search conducted in the above offices, please refer to detail of Annexure C hereto.

5. **Block Land And Land Reforms Office**

For result/analysis of search conducted in the above court, please refer to detail of Annexure D hereto.

6. **Court**

For result/analysis of search conducted in the above offices, please refer to detail of Annexure E hereto.

7. **Title**

7.1 Whereas by a registered Deed of Conveyance dated 12th August, 1985, registered in the Office of the District Sub-Registrar, Alipore, South 24 Parganas, in Book No.I, Volume No. 316, at Pages 218 to 232, being Deed No.11225 for the year 1985, Amit Kumar Munshi purchased from Minati Chowdhury, All That sali land measuring 5.73 (five point seven three) decimal, more or less, equivalent to 3 (three) cottah 7 (seven) chittack 21 (twenty one) square feet, more or less including common passage and after deducting the common passage comes to All That sali land measuring 4.63 (four point six three) decimal, more or less, equivalent to 2 (two) cottah 12 (twelve) chittack 36 (thirty six) square feet, more or less, in R.S. Dag No.195, recorded in R.S. Khatian Nos. 117 and 118, Mouza Nayabad, Police Station Kasba, South 24 Parganas (Amit Kumar's Property).

7.2 And whereas by a registered Deed of Conveyance dated 12th August, 1985, registered in the Office of the District Sub-Registrar, Alipore, South 24 Parganas, in Book No.I, Volume No. 190, at Pages 241 to 254, being Deed No.11223 for the year 1985, Supriya Munshi purchased from Minati Chowdhury, All That sali land measuring 5.73 (five point seven three) decimal, more or less, equivalent to 3 (three) cottah 7 (seven) chittack 21 (twenty one) square feet, more or less, including common passage and after deducting the common passage comes to All That sali land measuring 4.62 (four point six two) decimal, more or less, equivalent to 2 (cottah) 12 (twelve) chittack 36 (thirty six) square feet, more or less, in R.S. Dag No.195, recorded

in R.S. Khatian Nos. 117 and 118, Mouza Nayabad, Police Station Kasba, South 24 Parganas (Supriya's Property).

- 7.3 And whereas by a registered Deed of Conveyance dated 29th August, 2000, registered in the Office of the District Sub-Registrar III, Alipore, South 24 Parganas, being Deed No.3946 for the year 2000, Amit Kumar Munshi sold and transferred to Anjali Nandy, Achintya Nandy and Jayanta Nandy, All That sali land measuring 4.63 (four point six three) decimal, more or less, equivalent to 2 (cottah) 12 (twelve) chittack 36 (thirty six) square feet, more or less, being Plot No.25 comprised in R.S. Dag No.195, recorded in R.S. Khatian Nos. 117 and 118, Mouza Nayabad, situates lying at Premises No.931, Nayabad Street No.8, within Ward No.109 of Calcutta Municipal Corporation, Police Station Kasba, South 24 Parganas i.e. Amit Kumar's Property.
- 7.4 And whereas by a registered Deed of Conveyance dated 29th August, 2000, registered in the Office of the District Sub-Registrar III, Alipore, South 24 Parganas, being Deed No.3947 for the year 2000, Supriya Munshi sold and transferred to Anjali Nandy, Achintya Nandy and Jayanta Nandy, sali land measuring 4.62 (four point six two) decimal, more or less, equivalent to 2 (cottah) 12 (twelve) chittack 36 (thirty six) square feet, more or less, being Plot No.24 comprised in R.S. Dag No.195, recorded in R.S. Khatian Nos. 117 and 118, Mouza Nayabad, situates lying at Premises No.932, Nayabad Street No.8, within the limits of Ward No.109 of Calcutta Municipal Corporation, Police Station Kasba, South 24 Parganas i.e. Supriya's Property.
- 7.5 And whereas Anjali Nandy, Achintya Nandy and Jayanta Nandy, thus became the absolute and joint owners of All That sali land measuring 9.25 (nine point two five) decimal, more or less, equivalent to 5 (five) cottah 9 (nine) chittack 27 (twenty seven) square feet, in Plot Nos. 24 and 25, comprised in R.S. Dag No.195, recorded in R.S. Khatian Nos. 117 and 118, J.L.No.25, Mouza Nayabad, situates lying at Premises Nos. 931 and 932, Nayabad Street No.8, within the limits of Ward No.109 of Kolkata Municipal Corporation, Police Station Kasba, South 24 Parganas (Said Property).
- 7.6 And whereas by a Deed of Conveyance dated 26th March, 2013, registered in the Office of the District Sub-Registrar III, South 24 Parganas, in Book No. I, CD Volume No.7, at Pages 2663 to 2693, being Deed No.03427 for the year 2013, Anjali Nandy, Achintya Nandy and Jayanta Nandy (through his attorney, Anjali Nandy vide POA No.00016 for the year 2013, registered in the Office of the Additional District Sub-Registrar, Sealdah), sold and transferred the Said Property to Trinity Realty Private Limited.

7.7 And whereas Trinity Realty Private Limited mutated its name in the records of Block Land & Land Reforms Officer & Additional ATM Kasba, South 24 Parganas vide R.S. Khatian No.117 and Trinity Realty Private Limited applied for conversion of the Said Property (vide Case No.55/2019) before the Office of the Block Land & Land Reforms Officer, and the same was allowed and converted to bastu vide Memo No. 17/3431/Con Certificate/BLLRO/ATM/Kasba/19 dated 19.08.2019.

7.8 And whereas Trinity Realty Private Limited mutated its name in the records of Kolkata Municipal Corporation vide Assessee No.311090824847.

8. Conclusion

8.1 Trinity Realty Private Limited, a company within the meaning of the Companies Act, 1956, having its registered office at B/32/H/16/8, Mahendra Roy Lane, Kolkata-700046 is the present owner of the Said Property.

8.2 The searches undertaken by me relate to the encumbrances created by acts of parties and recorded in public records, dues towards Municipal rates and taxes and land revenue and legal proceedings but do not extend to the charge created by operation of any law, statutory charges and default of payment of Income Tax dues and other Government dues.

8.3 Subject To my observations aforesaid, I am of the opinion that Trinity Realty Private Limited is the owner of the Said Property and have a marketable title to the same subject to the pending searches at the concerned registration offices from the year 1989 to 2001 and at B.L.&L.R.O., Kasba. Please note due to ongoing pandemic, search work at the concerned departments have been hindered and it is advisable to complete the searching at the concerned departments once the departments start functioning properly, before proceeding for the final registration of the Said Property.

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**Schedule
(Said Property)**

Land measuring 9.25 (nine point two five) decimal, more or less, equivalent to 5 (five) cottah 9 (nine) chittack 27 (twenty seven) square feet, in Plot Nos. 24 and 25, comprised in R.S. Dag No.195, recorded in R.S. Khatian Nos. 117 and 118, J.L.No.25, Mouza Nayabad, situates lying at Premises Nos. 931 and 932, Nayabad Street No.8, within the limits of Ward No.109 of Kolkata Municipal Corporation, Police Station Kasba, South 24 Parganas.

Titil Dutta

TITIL DUTTA
Advocate
High Court, Calcutta

Titil Dutta
Advocate
Date: 16.10.2020
Place: Kolkata

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