



VICTOR MOSES & CO.

Partners :
D. N. Mitra
Amit Basu
Ms. D. Ghosh
Ms. S. Bagchi
S. Roy
Amlan Mandal
Ms. Sayantika Mitra

SOLICITORS, ADVOCATES, NOTARY
AND
TRADEMARK ATTORNEYS

Temple Chambers
6, Old Post Office Street
Ground Floor
Kolkata - 700 001

REPORT ON TITLE

1. **OWNERS:** (1) **SUNRISE BUILDERS AND FINANCE PRIVATE LIMITED**, having its registered office at Premises No. 8, Camac Street, 12th Floor, Kolkata 700017.

(2) **URVASHI DISTRIBUTORS PRIVATE LIMITED**, having its registered office at 11/1/C, East Topsia Road, Plot No. 26, Kolkata-700 046.

(3) **BISWESWAR CHOWDHURI**

(4) **SMT. CHANDA CHOWDHURY**

- Both residing at Premises No. 15/1A Priyanath Mullick Road, Kolkata-700026.

2. **DESCRIPTION OF THE PROPERTY:**

ALL THAT the piece and parcel of land containing an area of 12 cottahs 12 chittacks and 25 Sq.ft. be the same a little more or less situate lying at Premises No. 15/2, Priyanath Mullick Road Post Office Bhowanipur, Police Station Bhowaipur, within the limits of Kolkata Municipal Corporation, Kolkata- 700026.

3. **COPIES OF DOCUMENTS PERUSED:**

1. Indenture of Conveyance dated the 9th day of February, 1926 made between the Trustees for the Improvement of Calcutta therein referred to as the "The Board" of the one part and one Jadu Nath Sarkar therein referred to as the Purchaser of the other part and registered at the office of the Alipore Sub-Registrar in Book No I and Being No. 2029 for the year 1926;

2. Deed of Transfer dated the 25th day of July 1985 made between State Bank of India therein referred to as the Transferor of the one part and one Amarnath Dey and Nitya Lal Dey therein

Telephones : +91 (033) 2248 1296 / 2248 4600 / 2210 2381 / Fax : +91 (033) 2248 2933

E-mail : vmoses@victormoses.in / vmoseskol@gmail.com

Delhi Office : 115, Indraprakash Building, 21, Barakhamba Road, New Delhi - 110 001

E-mail : vmosesdelhi1@gmail.com



jointly referred to as the Transferees of the other part and registered with the Registrar of Assurances Calcutta in Book No. I, Volume No. 327, Pages 337 to 344, Being No. 14881 for the year 1985;

3. Indenture of Conveyance dated the 24th day of February, 1989 made between one Amarnath Dey therein referred to as the Vendor of the one part and one Hansa Hemani Smt. Bharti Hemani, Smt. Uma Hemani, Dipika Hemani and Bhavana Hemani and ors therein jointly referred to as the Purchasers of the other part and registered with the Registrar of Assurances Calcutta in Book No.I, Volume No. 77, Pages 219 to 300 Being No. 2099 for the year 1989;

4. Indenture of Conveyance dated the 24th day of February, 1989 made between the said Nitya Lal Dey therein referred to as the Vendor of the One Part and one Smt. Hansa Hemani and ors. therein jointly referred to as the Purchasers of the Other Part and registered with the Registrar of Assurances, Calcutta in Book No.I, Volume No.77, Pages 301 to 310, Being No.2100 for the year 1989

5. Indenture of Conveyance dated the 22nd day of July, 1994 made between the said Hansa Himani and others therein jointly referred to as the Vendors of the one part and one Sunrise Builders and Finance Private Limited therein referred to as the Purchaser of the other part and registered at the office of the Additional District Sub-Registrar Alipore, South 24-Parganas in Book No.I, Volume No. 61, Pages 243 to 280 Being No. 2183 for the year 1984;

6. Bengali Kobala (Deed of Conveyance) dated the 17th day of January 2003 made between one Ashim Sarkar therein referred to as the Vendor of the one part and one Bisweshwar Chowdhury and Smt. Chhanda Chowdhury therein jointly referred to as the Purchasers of the other part and registered at the office of the Additional District Sub-Registrar Alipore South 24-Parganas in Book No. I, Volume No. 183, Pages 29 to 29 Being No. 02679 for the year 2003;

7. Indenture of Conveyance dated the 26th day of March, 2010 made between one Smt. Sabitri Biswas therein referred to as the Vendor of the one part and one Urvashi Distributors Private Limited therein referred to as the Purchaser of the other part and



registered at the office of the Additional Registrar of Assurance-I Kolkata in Book No.I, Volume No. 10, Pages 3374 to 3390 Being No. 03828 for the year 2010;

8. Development Agreement dated the 15th day of March, Two Thousand and Twenty One (2021) made between the said Bisweswar Chowdhury and Smt. Chhanda Chowdhury therein jointly referred to as the Owners of the One Part and one Utopia Developers Private Limited therein referred to as the Developer of the Other Part and registered at the office of the District Sub-Registrar-III South 24-Parganas in Book No. I, Volume Number 1603-2021, Pages 61424 to 61470 Being No. 160302051 for the year 2021 and

9. Development Agreement dated the 25th day of March, Two Thousand and Twenty One (2021) made between the said Sunrise Builders and Finance Private Limited and Urvashi Distributors Private Limited therein jointly referred to as the Owners of the One Part and the said Utopia Developers Private Limited therein referred to as the Developer of the Other Part and registered at the office of the District Sub-Registrar-III South 24-Parganas in Book No. I, Volume Number 1603-2021, Pages 79778 to 79830 Being No.160302738 for the year 2021.

4. SEARCHES MADE:

a) Index-II at the offices of i] Registrar of Assurances, Kolkata, ii] District Registrar Alipore and iii] Sub-Registrar Alipore between the years 1987 and 2024 in respect of Premises No. 15/1A, 15/1B and 15/2, Priyanath Mullick Road;

b) In the Court of the Learned 4th Civil Judge (Senior Division) at Alipore and in the Court of Learned 4th Civil Judge [Junior Division] at Alipore in the names of Sunrise Builders and Finance Private Limited, Urvashi Distributors Private Limited, Bisweswar Chowdhury and Smt. Chhanda Chowdhury between the years 2012 and 2023;

c) At the office of the Kolkata Municipal Corporation;

d) Registrar of Companies, West Bengal;



- e) At the office of the Land Acquisition Collector Kolkata
- f) At the office of the Kolkata Metropolitan Development Authority
- g) At the office of the Thika Controller Kolkata

5. SCOPE LIMITATION:

The scope of our report is limited by the following general parameters.

We have assumed that the documents provided to us:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the Owners relating to such issue;
- c) have not been superseded by any other document not made available to us for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to us and the conformity of such copies or extracts submitted to us with that of the original documents.

To the extent possible, we have relied upon documents and records provided by the representative of the Owners abovenamed and this Report is being prepared solely based on those. Valuation and physical verification of the land are not part of our scope of work as such no physical verification of the said Property have been made by us.

We have taken due care for preparation of this report, however, we, shall not be responsible, or in any way held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report made relying upon any representations made by the Client or otherwise;



The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client or any other person should (or should not) consummate any transaction.

This report is addressed to and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent.

6. DEVOLUTION OF TITLE:

15/2, Priyanath Mullick Road

A. By a registered Indenture of Conveyance dated the 22nd day of December, 1925 one Madhab Chandra Ghosh purchased All That the piece and parcel of land containing an area of 7 cottahs 8 chittacks 36 sq.ft. be the same a little more or less lying situate at and being Plot No.87/2 of the Surplus land in Improvement Scheme No. V formed out of the portion of old Premises Nos.102A and 102B, Beltala Road and 147, Russa Road (South), being part of Holding Nos.374 and 379, Sub-Division M, Division-VI, of Dihi Panchannagram, Police Station-Bhowanipore, within the limits of the then Calcutta Municipal Corporation, Ward No.72, District the then 24-Parganas (hereinafter referred to as the said **1st premises**) from The Trustees for the Improvement of Calcutta and became seized and possessed absolutely and forever..

B. The said 1st premises was subsequently numbered by the then Calcutta Municipal Corporation as premises No.15/2, Priyanath Mullick Road.

C. The said Madhab Chandra Ghosh who during his lifetime was a Hindu, governed by the Dayabhaga School of Hindu Law died on 26th September, 1964 after making and publishing his Last Will and Testament dated the 17th day of June, 1961 whereby and whereunder he



appointed State Bank of India as the Sole Executor and Trustee under the said Last Will and Testament and gave devised and bequeathed All That the said **1st Premises** in favour of Amarnath Dey and Nitya Lal Dey absolutely and forever.

D. The said State Bank of India being the Executor applied for and obtained probate issued on 18th day of March, 1975 of the said Last Will and Testament of the said Madhab Chandra Ghosh from the Hon'ble High Court at Calcutta and as such became the trustee of the said **1st Premises**.

E. In terms of the Last Will and Testament of Madhab Chandra Ghosh the said State Bank of India executed a Deed of Transfer dated the 25th day of July, 1985 in favour of the said Amarnath Dey and Nitya Lal Dey and duly registered the same with Registrar of Assurances, Calcutta in Book No.I, Volume No.327, Pages 337 to 344, Being No.14881 for the year 1985 in respect of the said **1st Premises**.

F. Thus the said Amarnath Dey and Nitya Lal Dey jointly became seized and possessed of and/or otherwise well and sufficiently entitled to All That the said **1st Premises** absolutely and forever.

G. By an Indenture of Conveyance dated the 24th day of February, 1989 made between the said Amarnath Dey therein referred to as the Vendor of the One Part and one Smt. Hansa Hemani, Smt. Bharti Hemani, Smt. Uma Hemani, Dipika Hemani and Bhavana Hemani therein jointly referred to as the Purchasers of the Other Part and registered with Registrar of Assurances, Calcutta in Book No.I, Volume No.77, Pages 291 to 300, Being No.2099 for the year 1989 the said Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the said Purchasers All That his undivided $\frac{1}{2}$ part or share of the said **1st Premises** absolutely and forever.

H. By another Indenture of Conveyance dated the 24th day of February, 1989 made between the said Nitya Lal Dey therein referred to as the Vendor of the One Part and one Smt. Hansa Hemani, Smt. Bharti



Hemani, Smt. Uma Hemani, Dipika Hemani and Bhavana Hemani therein jointly referred to as the Purchasers of the Other Part and registered with the Registrar of Assurances, Calcutta in Book No.I, Volume No.77, Pages 301 to 310, Being No.2100 for the year 1989 the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the said Purchasers All That his undivided $\frac{1}{2}$ part or share of the said 1st Premises absolutely and forever.

I. Thus the said Smt. Hansa Hemani, Smt. Bharti Hemani, Smt. Uma Hemani, Dipika Hemani and Bhavana Hemani jointly became seized and possessed of and/or otherwise well and sufficiently entitled to All That the said **1st Premises** absolutely and forever.

J. By a Deed of Declaration dated the 22nd day of July, 1994 executed by the said Smt. Hansa Hemani, Smt. Bharti Hemani, Smt. Uma Hemani, Dipika Hemani and Bhavana Hemani and registered at the office of the Additional District Sub-Registrar, Alipore in Book No.I, Being No.2131 for the year 1994 the declarants therein declare themselves as the sole and absolute Owners of the said **1st Premises**.

K. By an Indenture of Conveyance dated the 22nd day of July, 1994 made between the said Smt. Hansa Hemani, Smt. Bharti Hemani, Smt. Uma Hemani, Smt. Dipika Hemani and Smt. Bhavana Hemani therein jointly referred to as the Vendors of the One Part and one Sunrise Builders and Finance Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar, Alipore, South 24-Parganas in Book No.I, Volume No.61, Pages 243 to 280, Being No.2183 for the year 1994, the Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser All That the said **1st Premises** absolutely and forever.

L. Thus the said Sunrise Builders and Finance Private Limited became the absolute Owner of the said **1st Premises** free from all encumbrances, charges, liens, lispentence, acquisitions, requisitions of whatsoever nature.



II. 15/1B, Priyanath Mullick Road

M. By a registered Indenture of Conveyance dated the 9th day of February, 1926 one Jadu Nath Sarkar purchased All That the piece and parcel of land containing an area of 5 cottahs 6 chittacks 10 sq.ft. be the same a little more or less lying situate at and being Plot No.87/1 of the Surplus land in Improvement Scheme No.V formed out of the portion of old Premises Nos.102A and 102B, Beltala Road and 147, Russa Road (South), being part of Holding Nos.374 and 379, Sub-Division M, Division-VI, of Dihi Panchannagram, Police Station-Bhowanipore, within the limits of the then Calcutta Municipal Corporation, Ward No.72, District the then 24-Parganas (hereinafter referred to as the Mother premises) from The Trustees for the Improvement of Calcutta and became seized and possessed absolutely and forever.

N. The said Jadu Nath Sarkar divided the said Mother Premises in two parts and thus All That the piece and parcel of land containing an area of 2 cottahs 10 chittacks 40 sq.ft. be the same a little more or less being the divided and demarcated portion of the said Mother Premises numbered as Premises No.15/1B, Priyanath Mullick Road (hereinafter referred to as the **said 2nd premises**).

O. The said Jadu Nath Sarkar who during his lifetime was a Hindu, and governed by Dayabhaga School of Hindu Law died intestate on 4th April, 1938 leaving him surviving his widow Smt. Ashima Sarkar and two unmarried daughters namely Smt. Priti Sudha Sarkar and Smt. Smriti Sudha Sarkar, who had a limited interest in the said 2nd premises, two married daughters namely Smt. Shanti Roy Choudhury, Smt. Bhakti Sudha Basu, who didn't have any right title and interest on the said 2nd premises and two sons namely Jitendranath Sarkar and Jibendranath Sarkar who upon his death jointly became entitled to All That the said **2nd Premises** absolutely and forever.

P. The said Smt. Ashima Sarkar who during her lifetime was a Hindu, and governed by Dayabhaga School of Hindu Law died on 23rd February, 1946 after making and publishing her last Will and Testament dated 12th



December, 1945 duly registered with the office of the District Sub-Registrar, Alipore in Book No.III, Volume No.5, Pages 49 to 50, Being No.65 for the year 1945 whereby and where under she appointed one Subodh Chandra Basu and Jitendranath Sarkar as the joint Executors under the said last Will and Testament and give devised and bequeath All That the said **2nd Premises** in favour of her younger daughter Smt. Smriti Sudha Sarkar (Pal) absolutely and forever.

Q. The said Subodh Chandra Basu and Jitendranath Sarkar jointly applied for and obtained probate of the said last Will and Testament from the Learned Court of District Delegate, Alipore under Act 39 Case No.15 of 1946 issued on 14th day of November, 1946 and as such the said Smt. Smriti Sudha Sarkar (Pal) became the owner of All That the said **2nd Premises** absolutely and forever.

R. The said Smt. Smriti Sudha Sarkar (Pal) who during her lifetime was a Hindu and governed by Dayabhaga School of Hindu Law died intestate on 10th May, 1983 leaving her surviving her husband Jyoti Prasad Pal and only son Anil Kumar Pal as his heirs and legal representatives who upon her death became jointly entitled to All That the said **2nd Premises** each having undivided 1/2nd shares.

S. The said Anil Kumar Pal who during his lifetime was a Hindu, and governed by Dayabhaga School of Hindu Law died intestate on 19th August, 1995 leaving him surviving his father Jyoti Prasad Pal as his heir and legal representative who upon his death became entitled to All That his undivided ½ part or share in the said **2nd Premises**.

T. The said Jyoti Prasad Pal who during his lifetime was a Hindu and governed by Dayabhaga School of Hindu Law died on 10th February, 2003 after making and publishing his last Will and Testament dated 3rd September, 1999 whereby and where under he appointed one Smt. Sabitri Biswas as the Sole Executrix under the said last Will and Testament and give devised and bequeath All his properties including the said **2nd Premises** in favour of the said Smt. Sabitri Biswas absolutely and forever.



U. The said Smt. Sabitri Biswas duly applied for and obtained probate of the said last Will and Testament from the Learned Court of District Delegate, Alipore under Act 39 Case No.183 of 2003 issued on 23rd day of December, 2003 and as such the said Smt. Sabitri Biswas (Sil) became owner of All That the said **2nd Premises** absolutely and forever.

V. By a Deed of Conveyance dated the 26th March, 2010 made between the said Smt. Sabitri Biswas (Sil) therein referred to Vendor of the One Part and the one Urvashi Distributors Private Limited therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurance-I, Kolkata in Book No.I, CD Volume No.10, Pages 3374 to 3390, Being No.03828 for the year 2010 the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser All That the said **2nd Premises** absolutely and forever.

W. One Ashim Sirkar filed a Title Suit being No. 3528 of 2010 before the Learned 4th Civil Judge (Junior Division) at Alipore against the said Urvashi Developers Private Limited and the said Smt. Sabitri Biswas (Sil) praying for the cancellation of the said Deed of Conveyance dated the 26th March, 2010, Being No. 03828 for the year 2010 and to declare the same as null and void.

X. By a Memorandum of Settlement dated the 19th day of June, 2012 made between the said Ashim Sirkar therein referred to as the Party of the First Part and the said Urvashi Developers Private Limited therein referred to as the Party of the Second Part whereby and where under the Parties therein agreed to settle the said Title Suit being No. 3528 of 2010 mutually by and between them at and for the consideration and on the Terms and condition contained therein. In terms of the said Memorandum the parties jointly filed a compromise petition before the Learned Court in the said suit.

Y. By a Deed of Declaration dated the 19th day of June, 2012 made between the said Ashim Sirkar therein referred to as the First party of One Part and the one Urvashi Distributors Private Limited therein referred to as the Second Party of the Other Part and registered at the



office of District Sub-registrar-I, South 24 Parganas in Book No. I, CD Volume No.10, Pages 887 to 903, Being No. 02223 for the year 2012, the said Ashim Sirkar disclaimed all his right, title, interest and claims whatsoever nature in respect of the said **2nd Premises** at and for the consideration and on the terms and conditions mentioned therein.

Z. Thus the said Urvashi Distributors Private Limited became the absolute owner of All that the said **2nd Premises** free from all encumbrances, charges, liens, lispense, trusts of whatsoever nature.

Premises No. 15/1A, Priyanath Mullick Road

AA. One Jibendranath Sarkar and Jitendra Nath Sarkar were jointly and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All that piece and parcel of land containing an area of 2 cottahs and 8 chittacks be the same a little more or less situate lying at Premises No. 15/1A, Priyanath Mullick Road Kolkata. (hereinafter referred to as the said **3rd Premises**).

BB. The said Jibendranath Sarkar who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 31st December, 1968 leaving him surviving his widow Smt. Rita Sarkar, as his only heiress and legal representative who upon his death became entitled to All That his undivided $\frac{1}{2}$ part or share in the said **3rd Premises**.

CC. The said Smt. Rita Sarkar filed a suit for partition being Title Suit No.46 of 1969 before the Learned Court of 4th Sub-Judge at Alipore, 24-Parganas against Jitendranath Sarkar for division and demarcation of All the properties of Jadu Nath Sarkar the predecessor in title of the said Jibendranath Sarkar and Jitendranath Sarkar along with the said **3rd Premises**.

DD. By a decree dated 19th day of April, 1986 the Learned Court of 4th Sub-Judge, Alipore, 24-Parganas was pleased to allow the compromise petition filed by the parties in the said suit and the said premises



devolved upon the said Jitendranath Sarkar absolutely and forever in terms of the said compromise decree.

EE. The said Jitendranath Sarkar who during his lifetime was a Hindu, and governed by Dayabhaga School of Hindu Law died intestate on 14th May, 1999 leaving him surviving his only son Ashim Sarkar, as his only heir and legal representative who upon his death became entitled to All That the said **3rd Premises** absolutely and forever.

FF. By a Bengali Kobala (Deed of Conveyance) dated the 3rd Magh, 1409 corresponding to 17th January, 2003 made between the said Ashim Sarkar therein referred to Vendor of the One Part and one Bisweshwar Chowdhury and Smt. Chhanda Chowdhury therein jointly referred to as the Purchasers of the Other Part and registered at the office of Additional District Sub-Registrar, Alipore in Book No.I, Volume No.183, Pages 272 to 295, Being No.2679 for the year 2003, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers All That the said **3rd Premises** absolutely and forever.

GG. By a Development Agreement dated the 15th day of March, Two Thousand and Twenty One (2021) made between the said Bisweshwar Choudhury and Smt. Chhanda Chowdhury therein jointly referred to as the Owners of the One Part and one Utopia Developers Private Limited therein referred to as the Developer of the Other Part and registered at the office of the District Sub-Registrar-III South 24-Parganas in Book No. HH. Volume Number 1603-2021, Pages 61424 to 61470 Being No. 160302051 for the year 2021, the said Owners jointly therein on the terms and conditions mentioned therein appointed the Promoter to develop and promote the said 3rd Premises by constructing a multistoried residential-cum-commercial building comprising of several independent Units, car parking spaces and other constructed areas thereon and to commercially exploit the same.

HH. By another Development Agreement dated the 25th day of March, Two Thousand and Twenty One (2021) made between the said Sunrise Builders And Finance Private Limited and Urvashi Distributors Private



Limited therein jointly referred to as the Owners of the One Part and the said Utopia Developers Private Limited therein referred to as the Developer of the Other Part and registered at the office of the District Sub-Registrar-III South 24-Parganas in Book No. I, Volume Number 1603-2021, Pages 79778 to 79830 Being No.160302738 for the year 2021, the said Owners jointly therein on the terms and conditions mentioned therein appointed the Promoter to develop the said 1st and 2nd Premises by constructing a multistoried residential-cum-commercial building comprising of several independent Units, car parking spaces and other constructed areas thereon and to commercially exploit the same.

II. After the registration of the Development Agreements dated the 15th day of March, Two Thousand and Twenty One (2021) and 25th day of March, Two Thousand Twenty One (2021) the Promoter had applied for amalgamation of the said 1st, 2nd and 3rd Premises in the concerned department of the Kolkata Municipal Corporation and based upon such application the said 1st, 2nd and the 3rd premises got amalgamated and came to be known as Premises No.15/2, Priyanath Mullick Road Kolkata-700026 (hereinafter referred to as the **said Premises**).

7. RESULT OF THE SEARCHES:

a) Registration Offices:

i) From the Index-II searches made at the office of the Registrar of Assurances it appears that the pages are torn and partly torn for the years 1987 to 1994 and 2000 Book not available for the year 1999 therefore no search could be carried out during the aforementioned years.

ii) From the Index-II searches made at the office of the District Registrar Alipore, it appears that the pages are torn and partly torn for the years 1987 to 1995, 1999 and 2000 therefore no search could be carried out during the aforementioned years.

iii) From the Index-II searches made at the office of the District Registrar Alipore, it appears that the pages are torn and partly torn for the years 1999 to 2001 volumes for years 1987, 1990 to 1992 and 1995



are transferred therefore no search could be carried out during the aforementioned years

b) Courts:

It appears that no money suit, title suit, money execution case, title execution case has been filed or pending against the said Sunrise Builders and Finance Limited, Urvashi Distributors Private Limited and Bisweshwar Chowdhury and Smt. Chhanda Chowdhury in the aforesaid Courts regarding Premises Nos 15/2, 15/1B and 15/1A Priya Nath Mullick Road respectively.

c) Kolkata Municipal Corporation:

From the searches made at the office of the Kolkata Municipal Corporation, it appears that no sum is due and payable to the Kolkata Municipal Corporation against the Assessee No.110722500349.

d) Registrar of Companies West Bengal:

From the searches made at the office of the Registrar of Companies, West Bengal it transpires that presently no charge has been created in respect of and over the "Said Premises" in question by the Sunrise Builders and Finance Private Limited and Urvashi Developers Private Limited.

e) Land Acquisition Collector Kolkata:

From the searches made at the office of the Land Acquisition Collector Kolkata it transpires that Premises No. 15/2, 15/1A and 15/1B or any part of the said Premises has not been acquired by the said Authority.

f) At The Office Of The Thika Controller Kolkata:

From the searches made at the office of the Thika Controller Kolkata it transpires that Premises No. 15/2, 15/1A and 15/1B or any part of the said Premises has been affected by Thika Tenancy.



g) At The Office Of The Kolkata Metropolitan Development Authority:

From the searches made at the office of the Kolkata Metropolitan Development Authority (KMDA) it transpires that Premises No.15/2, 15/1A and 15/1B or any part of the said Premise has not been acquired by the said Authority.

8. CERTIFICATION:

Considering the abovementioned documents, papers and searches, we are of the view that the title of the "Said Premises" in question appears to be marketable and the Owners have marketable title to the same.

Dated this 5th day of March, 2024.

**For-VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES**


**(D.N. MITTRA)
PARTNER**

