



HILI DAS ASSOCIATES
Advocates

REPORT ON TITLE



I. GLOSSARY	
Subject Property or Said Property	ALL THAT piece and parcel of <i>Housing Complex</i> land totally measuring about 09 Cottahs 04 Chitaks 05 Square Feet (equivalent to about 15.3 Decimals and equivalent to about 619.21 Square Meter) comprising in R S/L R Dag No - 344 in Mouza - Mahishbathan, under L R Khatian No. - 1659, 1661 and 1662 respectively and in R S/L R Dag No. - 852, in Mouza - Thakdari, under L R Khatian No - 998, 999 and 948 respectively, J L No - 18 & 19, in District 24 Parganas under jurisdiction of presently Police Station - Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. - 28, Kolkata - 700102
Owners	<p>(1) MR. SANJIT PRAMANIK (having PAN - CAFPP5057D, Aadhar No. - 9123 0657 2309, Mobile No. - 9804696132), son of Late Anil Pramanik, by Nationality Indian, residing at Thakdari, Kolkata - 700102, Post Office - Krishnapur, Police Station - New Town, District - North 24 Parganas, West Bengal, India,</p> <p>(2) MR. ASIT PRAMANIK (having PAN - ALGPP2985G, Aadhar No. - 8471 1070 8101, Mobile No. - 8981577153), son of Late Anil Pramanik, by Nationality Indian, residing at Thakdari, Kolkata - 700102, Post Office - Krishnapur, Police Station - New Town, District - North 24 Parganas, West Bengal, India, AND</p> <p>(3) MR. RANJIT PRAMANIK (having PAN - DISPP1958K, Aadhar No. - 7971 6973 1647, Mobile No. - 9804696132), son of Late Anil Pramanik, by Nationality Indian, residing at Thakdari, Kolkata - 700102, Post Office - Krishnapur, Police Station - New Town, District - North 24 Parganas, West Bengal, India,</p>
Client/ Developer	M/s. KARMA BUILDER (having PAN - AAXFK5482F), a Partnership Firm incorporated under the Partnership Act, 1932, having its office at Ramkrishna Pally, Post Office - Gourangonagar, Police Station - New Town, Kolkata - 700159, West Bengal, India and represented by its Partners (1) MR. KAJAL KUMAR MALLICK (PAN - ALVPM1173C, Aadhar No. - 3408 3316 0287, Mobile No. - 9681868699), son of Late Nilkamal Mallick, residing at Jyotinagar, Post Office - Gourangonagar, Police Station - Newtown, Kolkata - 700162, West Bengal, India, AND (2) MR. SWAPAN KUMAR DAS (PAN - AHOPD3494Q, Aadhar No. - 6314 6745 9814, Mobile No. - 9874310375), son of Mr. Amar Chandra Das, residing at Ramkrishna Pally, Post Office - Gourangonagar, Police Station - Newtown, Kolkata-700159, West Bengal, India, AND (3) MISS. ANUSHKA GHOSH (PAN - EKDPG5393B, Aadhar No. - 9191 4981 1638, Mobile No. - 9123347539), daughter of Mr. Jayanta Ghosh, residing at AA - 100, Adarsha Pally, Post Office - Gouranganagar, Police Station - New Town, Kolkata - 700159, West Bengal, India,
Disclosed Documents	The photocopied copies of the title deeds and other documents relating to the Subject Property, as per list contained in Appendix I, made available to us from time to time for our verification and preparation of this Report.
HDA	M/s, Hili Das Associates, Advocates, having its office at 2, Harisg Sikdar Path, Kolkata - 700012, West Bengal, INDIA.
Report	This legal due diligence report prepared by HDA in respect of the said Property on the basis of the information, Disclosed Documents and instructions supplied to us by the Client and the searches and/or investigations caused to be conducted and/or information made available at various Government Offices and Courts, as detailed in this Report.



II. INTRODUCTION

- 2.1 We have been instructed by the Client, to carry out a legal due diligence with respect to the Subject Property.
- 2.2 This Report has been prepared exclusively for the use of the Client. We have been asked to compile this written report summarizing key legal issues arising from our legal due diligence.
- 2.3 This Report constitutes a title report in relation to the Subject Property only. This Report does not attempt to comment on the credentials of the Owners, Developer or any of them.
- 2.4 This Report should be read in full. However, the issues set out within each topic highlight briefly the matters which we believe may be of particular concern or interest to the Client.
- 2.5 This Report has been prepared pursuant to a due diligence exercise carried out in the August, 2023 to September, 2023. The scope of our assignment does not extend to updating the due diligence report for events and circumstances occurring after the dates on which the due diligence exercise was carried out.
- 2.6 We have, while carrying out the searches and title investigation, not undertaken searches of any other public registers in the course of our enquiries, except those specifically indicated in this Report.
-



III. DEVOLUTION OF TITLE

- 3.1 We commenced our legal due diligence exercise by a review of the Disclosed Documents made available to us by the Client. Apart from the Disclosed Documents, no other documents have been provided to us.
- 3.2 It appears from the Disclosed Documents that:-

DERIVATION OF TITLE OF THE PLOT NO. - C/2 OUT OF PLOT OF LAND NO. - 1

1. One Anil Kumar Pramanik, son of Dilliswar Pramanik was the recorded owner and seized, possessed and well sufficiently entitled to ALL THAT piece and parcel of *Sali* (Agricultural) land measuring about 43 Decimal comprising in R.S/L.R Dag No. - 344, under Krishi. Khatian No. - 19, J.L. No. - 18, in Mouza - Mahishbathan, in District North 24 Parganas under jurisdiction of presently Police Station - Salt Lake Electronic Complex and presently under Bidhannagar Municipal Corporation Ward No. 28 alongwith other properties.
2. Afterward as per Revision Survey and L.R Settlement that abovementioned R.S/L.R Dag No. - 344 was restructured and allotted a total area measuring about 3 Acres instead of 3.44 Acres (previously). Said Anil Kumar Pramanik was allotted and became the recorded owner and seized, possessed and well sufficiently entitled to ALL THAT piece and parcel of *Sali (Agricultural)* land measuring about 31.62 Decimal comprising in R.S/L.R Dag No. - 344, under Krishi. Khatian No. - 19, J.L. No. - 18, in Mouza - Mahishbathan, in District North 24 Parganas under jurisdiction of presently Police Station - Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. - 28, hereinafter referred to as the said "Plot of Land No. - 1", alongwith other properties.
3. After demise of said Anil Kumar Pramanick on 03.06.2013, as he died intestate, his wife namely, Ashoka Pramanick, his three sons namely, Sanjit Pramanick, Asit Pramanick and Ranjit Pramanick and his only daughter Kajal Pramanick, inherited and became the joint owners of the said Plot of Land No. - 1 along with other properties in equal proportion free from all encumbrance and liabilities as per The Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law by which said Anil Kumar Pramanick was governed till his death.
4. Thereafter said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanik, mutated their names in respect of the said Plot of Land No. - 1 in the record of the concerned BL&LRO and they were assigned L.R Khatian No. 1658, 1659, 1660, 1661, 1662 and were continuing to pay khajna, all outgoings in respect of the said Plot of Land No. - 1 regularly.
5. As per the L.R. Record of Right said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanik became the undivided owner of said Plot of Land No. - 1 in following proportion:

Name	L.R. Khatian	Land Share in the R.S/L.R Dag No. - 344	Land own in the R.S/L.R Dag No. - 344 (in Decimal)
Kajal Pramanik	1658	0.0211	6.33
Asit Pramanik	1659	0.0211	6.33
Ashoka Pramanik	1660	0.0211	6.33



Ranjit Pramanik	1661	0.0211	6.33
Sanjit Pramanik	1662	0.0210	6.30
T O T A L			31.62

6. Said Ashoka Pramanick, Sanjit Pramanick, Asit Pramanick, Ranjit Pramanick and Kajal Pramanick together with other co-sharer in R.S/L.R Dag No. – 344 alongwith other Dags in the same Mouza and others, for better use and commercially exploiting the said R.S/L.R Dag No. – 344 alongwith other Dags in the same Mouza and others, introduced a Plotting Project by dividing, demarcating and delineating the land in the said Dags into several plots of land and several common ways, pathways and common passages to access the Plots in the said Plotting Project in better possible manner.
7. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanik were jointly allotted several Plots of different measurements together with the undivided share in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project.
8. By virtue of a **Gift Deed dated 21.12.2016** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2015, Pages 69725 to 69744, Being No. – 150401954, for the year 2016, said Kajal Pramanik out of love and affection gifted undivided **06 Decimal** of land out of her share in the said **Plot of Land No. - 1** comprised in abovementioned several allotted Plots and common ways, pathways and common passages to access the allotted Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project to her three brothers namely Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik jointly in equal proportion.
9. By virtue of a **Gift Deed dated 05th August 2021** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2021, Pages 84375 to 84405, Being No. – 150401891, for the year 2021, said Kajal Pramanik out of love and affection gifted undivided **.33 Decimal** of land being the residual of her share in the said **Plot of Land No. – 1** comprised in abovementioned several allotted Plots and common ways, pathways and common passages to access the allotted Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project to her three brothers namely Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik jointly in equal proportion.
10. After execution and registration of abovementioned Two Deed of Gift the Owners/Vendors herein became the undivided owner of said **Plot of Land No. – 1** in following proportion comprised in abovementioned several allotted Plots and common ways, pathways and common passages to access the allotted Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project:

Name	L.R. Khatian	Land own in the R.S/L.R Dag No. – 344 (in Decimal)
Asit Pramanik	1659	8.44
Ashoka Pramanik	1660	6.33
Ranjit Pramanik	1661	8.44
Sanjit Pramanik	1662	8.41
T O T A L		31.62



11. After execution and registration of abovementioned Two Deed of Gift said Sanjit Pramanick, Asit Pramanick and Ranjit Pramanick did not inserted/rectified their gifted portions in their respective Record of Right in the concerned BL&LRO office record.
12. By virtue of a **Sale Deed dated 06th Day of August, 2021** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2021, Pages 87932 to 87969, Being No. – 150401965, for the year 2021, said Ashoka Pramanick, Sanjit Pramanick, Asit Pramanick and Ranjit Pramanick sold **ALL THAT** piece and parcel of **Sali (Agricultural)** land measuring about **06 Cottahs 11 Chitaks 24 Square Feet (equivalent to about 11.10 Decimal)** being **Plot No. - C/1** out of the said **Plot of Land No. - 1** together with the undivided proportional share of land measuring about **2.9 Decimal** of land out of the said **Plot of Land No. – 1** comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the **Plot No. - C/1** in the said Plotting Project, **IN TOTAL 14 Decimal** (about 3.5 Decimal each) of land out of the said **Plot of Land No. – 1** to one Samar Nath Mitra for a valuable consideration.
13. Subsequently, by virtue of a **Gift Deed dated 13th Day of August 2021** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2021, Pages 88568 to 88599, Being No. – 150401982, for the year 2021, said Ashoka Pramanick out of love and affection gifted undivided about **2.83 Decimal** of land being the residual of her share in the said **Plot of Land No. – 1** comprised in abovementioned several Plots to her three sons namely Sanjit Pramanick, Asit Pramanick and Ranjit Pramanick.
14. After execution and registration of abovementioned Three Gift Deeds and One Sale Deed, said Sanjit Pramanick, Asit Pramanick and Ranjit Pramanick became the undivided owner of **ALL THAT** piece and parcel of **Sali (Agricultural)** land measuring about **07 Cottahs 07 Chitaks 05 Square Feet (equivalent to about 12.3 Decimal)** being part of **Plot No. - C/2** out of the said **Plot of Land No. - 1** together with the undivided proportional share of land measuring about **5.32 Decimal** of land out of the said **Plot of Land No. – 1** comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the **Plot No. - C/2** in the said Plotting Project, **IN TOTAL 17.62 Decimal** of land out of the said **Plot of Land No. – 1** in following manner:

Name	L.R. Khatian	Land own in the R.S/L.R Dag No. – 344 (in Decimal)
Asit Pramanick	1659	5.88
Ranjit Pramanick	1661	5.87
Sanjit Pramanick	1662	5.87
TOTAL		17.62

15. After execution and registration of abovementioned Two Deed of Gift and One Sale Deed said Owners herein did not rectified their respective holding in respect of the said **Plot of Land No. – 1** in the record of concerned BL&LRO and were continuing to pay khajna, all outgoings in respect of the said **Plot of Land No. – 1** regularly.

DERIVATION OF TITLE OF THE PLOT NO. - C/2 OUT OF PLOT OF LAND NO. – 2

16. Said Anil Kumar Pramanick, son of Dilliswar Pramanick was the recorded owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel of **Sali (Agricultural)** land measuring about **21.5064 Decimal** comprising in R.S/L.R Dag No.



- 852, under L.R Khatian No - 428, J.L. No. - 19, in Mouza - Thakdari, in District 24 Parganas under jurisdiction of presently Police Station – Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. – 28, hereinafter referred to as the said "Plot of Land No. – 2", alongwith other properties.

17. After demise of said Anil Kumar Pramanick on 03.06.2013, as he died intestate, his wife namely, Ashoka Pramanick, his three sons namely, Sanjit Pramanick, Asit Pramanick and Ranjit Pramanick and his only daughter Kajal Pramanick, inherited and became the joint owners of the said Plot of Land No. – 2 along with other properties in equal proportion free from all encumbrance and liabilities as per The Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law by which said Anil Kumar Pramanick was governed till his death.
18. Said Ashoka Pramanick, Sanjit Pramanick, Asit Pramanick, Ranjit Pramanick and Kajal Pramanick became the undivided owner of said Plot of Land No. – 2 in following proportion:

Name	Land own in the R.S/L.R Dag No. – 852 (in Decimal)
Kajal Pramanick	4.3013
Asit Pramanick	4.3013
Ashoka Pramanick	4.3013
Ranjit Pramanick	4.3013
Sanjit Pramanick	4.3012
TOTAL	21.5064

19. Said Ashoka Pramanick, Sanjit Pramanick, Asit Pramanick, Ranjit Pramanick and Kajal Pramanick did not mutate their names in respect of the said Plot of Land No. – 2 in the record of the concerned BL&LRO and were continuing to pay khajna, all outgoings in respect of the said Plot of Land No. – 2 in the name of Anil Kumar Pramanick regularly.
20. Said Ashoka Pramanick, Sanjit Pramanick, Asit Pramanick, Ranjit Pramanick and Kajal Pramanick together with other co-sharer in L.R Dag No. – 343 & 344 in Mouza – Mahishbathan AND in L.R Dag No. – 852 in Mouza – Thakdari for better use and commercially exploiting the said two Dags introduced a Plotting Project by dividing, demarcating and delineating the land in the said two Dags into several plots of land and several common ways, pathways and common passages to access the Plots in the said Plotting Project in better possible manner.
21. Said Ashoka Pramanick, Sanjit Pramanick, Asit Pramanick, Ranjit Pramanick and Kajal Pramanick were jointly allotted several Plots of different measurements together with the undivided share in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project.
22. By virtue of a Gift Deed dated 21.12.2016 duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2016, Pages 69745 to 69763, Being No. – 150401955, for the year 2016, said Kajal Pramanick out of love and affection gifted undivided 02 Cottah 10 Chitaks 28 Square Feet (equivalent to about 4.4 Decimals) of land out of her share in the said Plot of Land No. – 2 comprised in abovementioned several Plots to her three brothers namely Sanjit Pramanick, Asit Pramanick and Ranjit Pramanick.



23. By virtue of a **Gift Deed dated 13th Day of August 2021** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No - 1, Volume No 1504-2021, Pages from 88568 to 88599, Being No - 150401982, for the year 2021, said Ashoka Pramanick out of love and affection gifted undivided **4.3013 Decimal** of land being her entire share in the said **Plot of Land No. - 2** comprised in abovementioned several Plots to her three sons namely Sanjit Pramanick, Asit Pramanick and Ranjit Pramanick.
24. After execution and registration of abovementioned Two Deed of Gift the Owners herein became the undivided owner of said **Plot of Land No. - 2** in following proportion comprised in several Plots of different together with the undivided share in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project:

Name	Land own in the Plot of Land No. - 2 (in Decimal)
Asit Pramanick	7.1688
Ranjit Pramanick	7.1688
Sanjit Pramanick	7.1688
TOTAL	21.5064

25. After execution and registration of abovementioned Two Deed of Gift said Owners herein did not mutate their names in respect of the said **Plot of Land No. - 2** in the record of concerned BL&LRO and were continuing to pay khajna, all outgoings in respect of the said **Plot of Land No. - 2** in the name of Anil Kumar Pramanick regularly.

COMPOSITION OF THE PLOT NO. - C/2

26. The **Plot of Land No. 1** and **Plot of Land No - 2** are contiguous to each other. The allotted plot being **Plot No. - C/2** in the said Plotting Project is comprised of in following manner:
- (a) **ALL THAT** piece and parcel of **Sali (Agricultural)** land measuring about **07 Cottahs 07 Chitaks 05 Square Feet (equivalent to about 12.3 Decimal)** being part of **Plot No. - C/2** out of the said **Plot of Land No. - 1** together with the undivided proportional share of land measuring about **5.32 Decimal** of land out of the said **Plot of Land No. - 1** comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the **Plot No. - C/2** in the said Plotting Project, **IN TOTAL 17.62 Decimal** of land out of the said **Plot of Land No. - 1, AND**
- (b) **ALL THAT** piece and parcel of **Sali (Agricultural)** land measuring about **01 Cottah 13 Chitaks (equivalent to about 03 Decimal)** being part of **Plot No. - C/2** out of the said **Plot of Land No. - 2** together with all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the **Plot No. - C/2** in the said Plotting Project.
27. The Owners herein are the joint owners of the allotted plot being **Plot No. - C/2** in the abovementioned Plotting Project measuring about **09 Cottahs 04 Chitaks 05 Square**



Feet (equivalent to about 15.3 Decimal and equivalent to about 619.21 Square Meter) in following manner:

Name	L.R Khatian of Plot of Land No. - 1	Portion of Land out of the Plot of Land No. - 1 in Plot No. - C/2 (In Decimal)	L.R Khatian of Plot of Land No. - 2	Portion of Land out of the Plot of Land No. - 2 in Plot No. - C/2 (In Decimal)
Asit Pramanick	1659	4.1	428	01.00
Ranjit Pramanick	1661	4.1		01.00
Sanjit Pramanick	1662	4.1		01.00
TOTAL		12.3		03.00

together with the undivided proportional share of land measuring about 5.32 Decimal of land out of the said Plot of Land No. - 1 comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plot No. - C/2 in the said Plotting Project, hereinafter referred to as the said "Property".

28. The Owners herein rectified their respective L.R Khatians being 1659, 1661 and 1662 in respect of the said 12.3 Decimal in Mouza - Mahishbathan in the record of the concerned BL&LRO and was continuing to pay khajna, all outgoings in respect of the said 12.3 Decimal land regularly. Subsequently, they converted the nature of their said 12.3 Decimal land from Sali (Agricultural) to Housing Complex vide Memo No. CON/670/BLLRO/RAJ/23 dated 27.06.2023, Memo No. CON/688/BLLRO/RAJ/23 dated 27.06.2023, and Memo No. CON/673/BLLRO/RAJ/23 dated 27.06.2023, respectively duly issued by the BL&LRO, Rajarhat, North 24 Parganas.
29. The Owners herein mutated their name in respect of the said 3 Decimal in Mouza - Thakdari in the record of the concerned BL&LRO and was assigned L.R Khatian No. - 998, 999 and 948 respectively and was continuing to pay khajna, all outgoings in respect of the said 3 Decimal land regularly. Subsequently, they converted the nature of their said 3 Decimal land from Sali (Agricultural) to Housing Complex vide Memo No. CON/672/ BLLRO/RAJ/23 dated 27.06.2023, Memo No. CON/675/ BLLRO/RAJ/23 dated 27.06.2023, and Memo No. CON/674/ BLLRO/RAJ/23 dated 27.06.2023, respectively duly issued by the BL&LRO, Rajarhat, North 24 Parganas.
30. For the better benefit and enjoyment of their respective plots of land in the said Property, the Owners herein each of them mutually agreed to amalgamate their respective plots of lands in the said Property into a SINGLE PREMISES/PLOT, and for that they have agreed to exchange their respective portions OR plots of land in the said Property amongst themselves by this mutual Deed of Amalgamation for creating undivided title to all of them upon the said entire Property. The Owners herein admit that they are getting undivided share in the said entire Property proportional to the share of their respective plot of land in the said Property by executing a Deed of Amalgamation dated 1st Day of September, 2023.

IV. SEARCHES MADE AND OBSERVATION ON SEARCHES

4.1 Registration Offices

We had appointed our associates to carry out searches from 1990 to December, 2023 and to detect entries in Index – II Registers maintained property description wise at the concerned three registration offices, viz., A.D.S.R, Bidhannagar (Salt Lake City), D.S.R, North 24-Parganas, Registrar of Assurances, Kolkata.

HDA Comment:

While causing to be made searches in the Index – II Registers, as aforesaid, no other deed except those mentioned above is found. Apart from said abovementioned deeds we found another Two Deeds as follows:

- (a) **Gift Deed dated 21.12.2016** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2015, Pages 69725 to 69744, Being No. – 150401954, for the year 2016.
- (b) **Gift Deed dated 21.12.2016** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2016, Pages 69745 to 69763, Being No. – 150401955, for the year 2016
- (c) **Gift Deed dated 05th August 2021** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2021, Pages 84375 to 84405, Being No. – 150401891, for the year 2021.
- (d) **Sale Deed dated 06th Day of August, 2021** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2021, Pages 87932 to 87969, Being No. – 150401965, for the year 2021.
- (e) **Gift Deed dated 13th Day of August 2021** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2021, Pages 88568 to 88599, Being No. – 150401982, for the year 2021.
- (f) **Joint Venture Development Agreement dated 13th Day of August, 2021**, duly registered in the office of the Additional District Sub Registrar, Bidhannagar Office and duly recorded in Book No. - I, Volume No. – 1504-2021, Pages – 88733 to 88798, Being No. - 150401986, for the year 2021, executed by and between the Owners and the Developer/Client herein in respect of the Said Property.
- (g) **General Power of Attorney dated 13th Day of August, 2021** duly registered in the office of the A.D.S.R Bidhannagar and duly recorded in Book No. - I, Volume No. – 1504-2021, Pages – 90923 to 90966, Being No. - 150401989, for the year 2021, executed by the Owners herein in favour of the nominees and partners of the Developer Firm in respect of the development of the Said Property.

The Deeds (a) to (g) are pretty obvious and correctly related.

4.2 Office of the Land Acquisition Collector, North 24 Parganas

We had appointed associates to make enquiry and/or conduct search at the aforesaid office to ascertain details of any proposal or plan for acquisition and/or requisition affecting the Said Property in question.

HDA Comment:

While carrying out searches at the aforesaid office, inspection of registers and records it was revealed that there was no such proposal or plan for acquisition or requisition of the Said Property or part thereof.



4.3 Courts

We had appointed associates to make enquiry and/or conduct search at the the Civil Courts having jurisdiction in respect of the Said Property for any Title Suit and Money Suit in respect of the Said Property

HDA Comment:

While carrying out searches at the Civil Courts in jurisdiction of the Said Property, upon inspection of registers and records reveals that there is no suit is pending in respect of the Said Property or any part thereof.

4.4 Bidhannagar Municipal Corporation

We had appointed associates to make enquiry and/or conduct search at the aforesaid office to ascertain the details of the Said Property and taxes and other outgoings.

HDA Comment:

While carrying out searches at the aforesaid office, upon inspection of registers and records reveals that the record of the Said Property is in the name of the Owners herein and no taxes are due.

4.5 Block Land & Land Reforms Office

We had appointed our associates to carry out enquiries at the aforesaid office to obtain relevant information in respect of the Said Property.

HDA Comment:

Enquiries were made at the said office and L.R record shows the Said Property is in the name of the Owners herein and the khazna is cleared upto date.

V. CONCLUSION

It appears from the searches made and documents produced that the title of the Owners in respect of the Said Property are free from all encumbrances and liabilities.



Subhabrata Das, Advocate
High Court at Calcutta
En. No. WB/1114/2001
For Hili Das Associates
Advocates

Dated this 9th day of January, 2024



Appendix 1

List of Disclosed Documents (Photocopied)

1. Abovementioned Sale Deeds and Gift Deeds
 2. Abovementioned Joint Venture Development Agreement
 3. Abovementioned Power of Attorney
 4. Abovementioned Deed of Amalgamation
 5. R.S Porcha
 6. L.R Porcha
 7. Khazna
 8. Conversion Certificates
 9. KYC of all the parties
-