

Amarendra Nath Sengupta

Advocate

Address: HB 109, Sector 3, Salt Lake,

Kolkata 700106

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**TITLE REPORT AND BRIEF HISTORY OF THE LAND AT PREMISES NO: 20,
CANAL STREET, P.S. ENTALLY, WARD NO:- 055, KOLKATA-700014**

NAME OF THE TITLE HOLDER

KIC RESOURCES LIMITED (PAN AABCK1521G) a company within the meaning of the Companies Act 1956 having CIN: U70109WB1991PLC053497, having its registered offices at Premises No. 35/1A, Garcha Road, Post Office Ballygunge and Police Station Gariahat, Kolkata-700 019.

DESCRIPTION OF THE PROPERTY

ALL THAT land measuring an area of 16 Katha be the same a little more or less lying and situated at municipal Premises No. 20, Canal Street, P.S. Entally, Ward no:- 055, Kolkata-700014, under the Kolkata Municipal Corporation and is butted & bounded in the following manner :-

On the North: Partly by Municipal land and partly by Premises No. 19, Canal Street.

On the South: Premises No. 9, Convent Road,

On the East: Partly by Premises No. 19, Canal Street and partly by Canal Street,

On the West: Premises No. 9, Convent Road.

DOCUMENTS EXAMINED AND VERIFIED

- A. Deed of Conveyance dated 28th June, 2011 duly registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in Book No. 1, CD Volume No.13, Pages from 4946 to 4970 and Being No.05622 for the year 2011 Deed of Conveyance dated 31st July 2017 registered in the office of the Additional Registrar of Assurances-II, Kolkata in Book No. 1, Volume No. 1902-2017, Pages from 111547 to 111591, Being No. 03113 for the year 2017**

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- B. Deed of Conveyance dated 26th August, 2011 duly registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in Book No. 1, CD Volume No.17, Pages from 7229 to 7270 and Being No.07866 for the year 2011
- C. Tax Receipts
- D. Mutation certificate

DEVOLUTION OF TITLE

1. WHEREAS one Annapurna Debbya, wife of Late Binoy Gopal Mukherjee, a resident of P-105, C.I.T. Road, Scheme No. 52, within Police Station Entally, Kolkata- 700 014, by a registered deed of conveyance dated 28th November, 1941, registered in the Office of the Sub-Registrar at Sealdah and recorded in Book No. 1, Volume No. 51, Pages 211 to 225, Being No. 2665, for the year 1941, purchased from the erstwhile Owner Ramesh Chandra Dutta. ALL THAT two storied brick built dwelling house hereditaments and premises together with a piece or parcel of rent redeemed land or ground thereunto belonging containing by estimation 16 Cottahs, more or less, appertaining to Division-IV, Sub-Division- "E", Holding No. 15, Touzi No. 2883, Khasmahal Dihi Panchannagram, Sub-Registration Office at Sealdah, 24-Parganas, lying and situated at and being Municipal Premises no. 20, Canal Street, within Police Station Entally, Ward no. 55, Kolkata- 700 014 at a consideration mentioned therein.
2. AND WHEREAS the aforesaid Annapurna Debbya during her lifetime made and published her Last Will and Testament dated 2nd July, 1971 in favour of her five married daughters namely, (1) Smt. Premamoyee Bandyopadhyay, wife of Sudhir kumar Bandyopadhyay, (2) Smt. Snehamoyee Gangopadhyay, wife of Kashipati Gangopadhyay, (3) Smt. Bhakti Bandyopadhyay, wife of Indu Bhusan Bandyopadhyay, (4) Smt. Sulatabandyopadhyay, wife of Bidyut Kanti Bandyopadhyay, (5) Smt. Suchitra Gangopadhyay, wife of Prasanta Gangopadhyay and two daughter-in-laws namely, (1) Smt. Debjani Mukhopadhyay, wife of Swami Charan Mukhopadhyay and (2) Smt. Gopa

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Mukhopadhyay, wife of Guru Charan Mukhopadhyay as beneficiaries of the property, lying and situate at Premises no. 20, Canal Street, within Police station Entally, Kolkata- 700 014, each having 1/7th share with a right to collect rents only after the demise of the Executor of the Will.

3. AND WHEREAS the aforesaid Annapurna Debbye while publishing her last Will and Testament dated 2nd July, 1971 appointed her elder son Swami Charan Mukhopadhyay as Executor to apply for and obtained Probate of the said Will dated 2nd July, 1971 from a competent Court.
4. AND WHEREAS it was specifically mentioned in the said Will dated 2nd July, 1971 that (1) in the event of death of Premamoyee Bandyopadhyay, being the eldest daughter of the Testatrix, her two sons namely (i) Sridhar Bandyopadhyay and (ii) Srikanta Bandyopadhyay will jointly inherit 1/7th share of their mother's share in the property. (2) In the event of death of Snehamoyee Gangopadhyay, being the second daughter of Testatrix, her son Bijan Kumar Gangopadhyay will inherit 1/7th share of his mother's share in the property. (3) In the event of death of Bhakti Bandyopadhyay, being the third daughter of Testatrix, her son Debasish Bandyopadhyay will inherit 1/7th share of his mother's share in the property. (4) In the event of death of Sulata Bandyopadhyay being the fourth daughter of Testatrix her three sons namely (i) Indranil Banyopadhyay, (ii) Prasyumna Bandyopadhyay and (iii) Saikat Bandyopadhyay will jointly inherit 1/7th share of their mother's share in the property. (5) In the event of death of Suchitra Gangopadhyay, being the Fifth daughter of the Testatrix, her son Prabal Gangopadhyay will inherit 1/7th of his mother's share in the property. (6) In the event of death of elder daughter-in-law namely Debjani Mukherjee, her only son Dipankar Mukhopadhyay will inherit 1/7th share of his mother's share in the property and (7) In the event of death of younger daughter-in-law namely Gopa Mukherjee, her only son Dipayan Mukhopadhyay will inherit 1/7th share of the property.

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- AS
5. AND WHEREAS it was further mentioned in the said Will dated 2nd July, 1971 that after demise of the aforesaid Executor, the ten grandsons of the Testatrix as mentioned in the said Will, namely (1) Sridhar Bandyopadhyay, (2) Srikanta Bandyopadhyay, (3) Bijon Kumar Gangopadhyay, (4) Debasish Bandopadhyay, (5) Indranil Bandyopadhyay, (6) Pradyumna Bandopadhyay, (7) Saikat Bandyopadhyay, (8) Probal Gangopadhyay, (9) Dipankar Mukhopadhyay and (10) Dipayan Mukhopadhyay will be the absolute joint owners to the extent of their respective shares having exclusive right to sell, transfer, gift etc. in respect of the aforesaid property being Premises No. 20, Canal Street, P. S. Entally, Kolkata 700014.
 6. AND WHEREAS the aforesaid Annapurna Debbya died testate on 26th February, 1976 leaving behind her two sons namely (1) Swami Charan Mukherjee and (2) Guru Charan Mukherjee and five married daughters namely Premamoyee Bandyopadhyay, Snehamoyee Gangopadhyay, Bhakti Bandyopadhyay, Sulata Bandyopadhyay and Suchitra Bandyopadhyay.
 7. AND WHEREAS prior to taking probate of the Last Will And Testament dated 2nd July, 1971, the aforesaid Swami Charan Mukherjee being the Executor of the Will died on 13th May, 1998.
 8. AND WHEREAS after the demise of the aforesaid Swami Charan Mukherjee, the four daughters of the Testatrix namely Snehamoyee Gangopadhyay, Bhakti Bandyopadhyay, Sulata Bandyopadhyay and Suchitra Bandyopadhyay applied for Letters of Administration before the Court of Learned Judge, Special Court, E. C. Court and Additional District Judge, Alipore, South 24 Parganas to give effect the last Will and Testament of Annapurna Debbya dated 2nd July, 1971.
 9. AND WHEREAS the said Learned Court by an order dated 1st July, 1998 granted Letters of Administration of the estate of the deceased in terms of the said Will.

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10. AND WHEREAS the names of the beneficiaries who have acquired right title and interest by virtue of the aforesaid Last Will and Testament dated 2nd July, 1971 and the Letters of Administration dated 1st July, 1998, duly mutated in the Register of the Books and Records of the Assessment Department of the Kolkata Municipal Corporation in respect of the property lying and situate at Premises No. 20, Canal Street, P. S. Entally, Kolkata 70014.
11. AND WHEREAS by virtue of the aforesaid Will and Testament dated 2nd July, 1971 as recited hereinabove, (1) Sridhar Banerjee, (2) Srikanta Banerjee, (3) Bijan Kumar Ganguly, (4) Debashis Banerjee, (5) Indranil Banerjee, (6) Pradyumna Banerjee (7) Saikat Banerjee (8) Prabal Ganguly and (9) Dipayan Mukherjee who acquired undivided 6/7th share and Dipankar Mukherjee acquired undivided 1/7th share in the said property lying and situate at Premises No. 20, Canal Street, P. S. Entally, Kolkata 70014.
12. That by a Deed of Conveyance dated 28th June, 2011 duly registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, CD Volume No.13, Pages from 4946 to 4970 and Being No.05622 for the year 2011, the said Dipankar Mukherjee sold transferred conveyed assigned and the Debjani Mukherjee assured and confirmed the sale unto and in favour of KIC Resources Limited All That undivided 1/7th share of the said property lying and situate at Premises No. 20, Canal Street, P. S. Entally, Kolkata 70014.
13. That by another Deed of Conveyance dated 26th August, 2011 duly registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, CD Volume No.17, Pages from 7229 to 7270 and Being No.07866 for the year 2011, the said (1) Sridhar Banerjee, (2) Srikanta Banerjee, (3) Bijon Kumar Ganguly, (4) Debashis Banerjee, (5) Indranil Banerjee, (6) Pradyumna Banerjee (7) Saikat Banerjee (8) Prabal Ganguly

- and (9) Dipayan Mukherjee sold transferred conveyed assigned and the Sulata Banerjee, Saikat Banerjee, Suchitra Ganguly, Gopa Mukherjee assured and confirmed the sale unto and in favour of KIC Resources Limited All That undivided 6/7th share of the said property lying and situate at Premises No. 20, Canal Street, P. S. Entally, Kolkata 70014.
14. That by virtue of the said aforesaid two deeds the said KIC Resources Limited becomes the absolute owner of said property lying and situate Premises No. 20, Canal Street, P.S. Entally, Kolkata 700014 and have duly caused mutation of its name in the record of the Kolkata Municipal Corporation.
15. That KIC Resources Limited has applied and obtained a plan sanctioned by the Kolkata Municipal Corporation bearing Building permit no. 2013060013 dated 13.05.2013 subsequently re-validated on dated 13.05.2018 consisting of independent residential apartments and the car parking spaces within the said Project and the Common Areas and Common Facilities and Amenities thereto upon the said Premises.

LIABILITIES OF ENCUMBRANCES

Registration Offices where the searches had been conducted

AS
Search of the records in respect of ALL THAT piece and parcel of land measuring total area of 16 Katha be the same a little more or less lying and situated at municipal Premises No. 20, Canal Street, P.S. Entally, Ward no:- 055, Kolkata-700014, under the Kolkata Municipal Corporation in the office of ARA, Kolkata, from 2010 to 2023, DSR III, Alipore from 2010 to 2023, ADSR Sealdah from 2010-2023 revealed no adverse entries.

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CERTIFICATE-

This is to certify that one Mr Ranjan Roy, a bonafide Searcher, made necessary searches at the records of the Index I & Index No-II, in the aforesaid registry offices for the period of 13(Thirteen) years i.e.from 2010 to 2023 in respect of the aforesaid property.

During this period of searching in the said Registration Office, the said searcher has found that there is neither any adverse entry of Sale of land except the Agreements, Power of attorney as mentioned hereinbefore.

Searches conducted in various Courts shows that there is no adverse order and the present Owner Company is free and entitle to Sale and / or develop the said Property in any manner whatsoever and howsoever.

On the basis of the papers obtained from the offices of Public record and those supplied by the representative of the Owner, it appears that the above mentioned present owner hold, occupy and have good, clear and a fair marketable title over the freehold property mentioned in the caption.

Amarendra nath Sengupta
Regd no: - 658/92
ADVOCATE

Office of the SOUTH 24-PARGANAS (D.S.R. - III)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 03-07-2023

Serial No of Application 1603008452/2023 Search No 1603008452/2023
 Search for the Years From 2010 To 2023 Record Available From 23/02/2009 onwards
 Property to be Searched District: South 24-Parganas, PS: Entaly, . Premises: 20, Road: Canal Street
 From whom Received A SEN

Fees Paid under Articles F1(i) 2/- F1(ii) 13/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Entaly, Municipality: KOLKATA MUNICIPAL CORPORATION., Premises: 20, Road: Canal Street, . Ward: 055	Property Type: Land Transaction: [0901] Declaration, Declaration relating to Immovable property	Plot No: Khatian: 00000/00	Area of Land: 26.40000000 decimal (16 Katha)
Deed Details :		Deed No: I-160307399/2023, Query No: 16032001275843/2023, Serial No: 1603007595/2023, Page: 208070 - 208080, Date of Registration: 26/05/2023, Date of Completion: 26/05/2023,		
2	District: South 24-Parganas, PS: Entaly, Municipality: KOLKATA MUNICIPAL CORPORATION., Premises: 20, Road: Canal Street, . Ward: 055	Property Type: Land Transaction: [0901] Declaration, Declaration relating to Immovable property	Plot No: Khatian: 00000/00	Area of Land: 26.40000000 decimal (16 Katha)
Deed Details :		Deed No: I-160308529/2023, Query No: 16032001552919/2023, Serial No: 1603008831/2023, Page: 239824 - 239835, Date of Registration: 15/05/2023, Date of Completion: 15/05/2023,		
3	District: South 24-Parganas, PS: Entaly, Municipality: KOLKATA MUNICIPAL CORPORATION., Premises: 20, Road: Canal Street, . Ward: 055, Floor No : 5, Flat No : 5D	Property Type: Apartment Transaction: [0143] Sale, Sale agreement without possession	Plot No: Khatian: 0	Flat/Apartment: 1350 sq.ft.
Deed Details :		Deed No: I-160300393/2023, Query No: 16032001103064/2023, Serial No: 1603006453/2023, Page: 186486 - 186541, Date of Registration: 12/05/2023, Date of Completion: 16/05/2023,		
4	District: South 24-Parganas, PS: Entaly, Municipality: KOLKATA MUNICIPAL CORPORATION., Premises: 20, Road: Canal Street, . Ward: 055, Floor No : 0	Property Type: Apartment Transaction: [0143] Sale, Sale agreement without possession	Plot No: Khatian: 0	Covered Garage: 135 sq.ft.
Deed Details :		Deed No: I-160306393/2023, Query No: 16032001103064/2023, Serial No: 1603006453/2023, Page: 186486 - 186541, Date of Registration: 12/05/2023, Date of Completion: 16/05/2023,		
5	District: South 24-Parganas, PS: Entaly, Municipality: KOLKATA MUNICIPAL CORPORATION., Premises: 20, Road: Canal Street, . Ward: 055, Floor No : 3, Flat No : 3C	Property Type: Apartment Transaction: [0143] Sale, Sale agreement without possession	Plot No: Khatian: 0	Flat/Apartment: 1501 sq.ft.
Deed Details :		Deed No: I-160306394/2023, Query No: 16032001105080/2023, Serial No: 1603006452/2023, Page: 186979 - 187032, Date of Registration: 12/05/2023, Date of Completion: 16/05/2023,		
6	District: South 24-Parganas, PS: Entaly, Municipality: KOLKATA MUNICIPAL CORPORATION., Premises: 20, Road: Canal Street, . Ward: 055, Floor No : 0, Flat No : CP 4	Property Type: Apartment Transaction: [0143] Sale, Sale agreement without possession	Plot No: Khatian: 0	Covered Garage: 135 sq.ft.
Deed Details :		Deed No: I-160306394/2023, Query No: 16032001105080/2023, Serial No: 1603006452/2023, Page: 186979 - 187032, Date of Registration: 12/05/2023, Date of Completion: 16/05/2023,		

Ward 055, Floor No : 4, Flat No : 4D

Details :

Deed No: I-160307188/2023, Query No: 16032001181276/2023, Serial No: 1603006928/2023, Page: 204896 - 204949, Date of Registration: 23/05/2023 of Completion: 24/05/2023.

8 District: South 24-Parganas, PS: Entaly, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 20, Road: Canal Street, , Ward: 055, Floor No : 0, Flat No : CP 8

Property Type: Apartment Transaction: [0143] Sale, Sale agreement without possession

Plot No: Khatian: 0

Covered Garag sq.ft.

Deed Details :

Deed No: I-160307188/2023, Query No: 16032001181279/2023, Serial No: 1603006928/2023, Page: 204896 - 204949, Date of Registration: 23/05/2023 of Completion: 24/05/2023.

9 District: South 24-Parganas, PS: Entaly, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 20, Road: Canal Street, , Ward: 055, Floor No : 6, Flat No : 6C

Property Type: Apartment Transaction: [0143] Sale, Sale agreement without possession

Plot No: Khatian: 0

Flat/Apartment: sq.ft.

Deed Details :

Deed No: I-160307400/2023, Query No: 16032001153963/2023, Serial No: 1603007641/2023, Page: 210848 - 210898, Date of Registration: 26/05/2023, of Completion: 29/05/2023.

10 District: South 24-Parganas, PS: Entaly, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 20, Road: Canal Street, , Ward: 055, Floor No : 0, Flat No : CP 4

Property Type: Apartment Transaction: [0143] Sale, Sale agreement without possession

Plot No: Khatian: 0

Covered Garage: sq.ft.

Deed Details :

Deed No: I-160307400/2023, Query No: 16032001153963/2023, Serial No: 1603007641/2023, Page: 210848 - 210898, Date of Registration: 26/05/2023, D of Completion: 29/05/2023.

11 District: South 24-Parganas, PS: Entaly, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 20, Road: Canal Street, , Ward: 055, Floor No : 5, Flat No : 5C

Property Type: Apartment Transaction: [0143] Sale, Sale agreement without possession

Plot No: Khatian: 0

Flat/Apartment: 150 sq.ft.

Deed Details :

Deed No: I-160307787/2023, Query No: 16032001154389/2023, Serial No: 1603007945/2023, Page: 222518 - 222571, Date of Registration: 02/06/2023, Da of Completion: 05/06/2023.

12 District: South 24-Parganas, PS: Entaly, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 20, Road: Canal Street, , Ward: 055, Floor No : 0, Flat No : CP 9

Property Type: Apartment Transaction: [0143] Sale, Sale agreement without possession

Plot No: Khatian: 0

Covered Garage: 13 sq.ft.

Deed Details :

Deed No: I-160307787/2023, Query No: 16032001154389/2023, Serial No: 1603007945/2023, Page: 222518 - 222571, Date of Registration: 02/06/2023, Da of Completion: 05/06/2023.



Office of the SEALDAH (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1558

Application: 04-07-2023

Serial No of Application
Search for the Years
Property to be Searched
From whom Received

1606003523/2023
From 2010 To 2023
District: South 24-Parganas, PS: Entaly, . Premises: 20, Road: Canal Street
A Sen

Search No
Record Available

1606003523/2023
From 06/11/2008 onwards

Fees Paid under Articles

F1(i) 2/- F1(ii) 13/-

Search Result: No Record Found

(Mr Amitava Ghosal)
A.D.S.R. SEALDAH
OFFICE OF THE A.D.S.R. SEALDAH



Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 05-07-2023

Serial No of Application: 1901018506/2023 Search No: 1901018506/2023
 Search for the Years: From 2010 To 2023 Record Available: From 10/11/2008 onwards
 Property to be Searched: District: South 24-Parganas, PS: Entaly., Premises: 20, Road: Canal Street
 From whom Received: A Sen
 Fees Paid under Articles: F1(i) 2/- F1(a) 13/-

Search Result:

Sl.No. Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1 District: South 24-Parganas, PS: Entaly, KOLKATA MUNICIPAL CORPORATION, Premises: 20, Road: Canal Street, Holding: 15	Property Type: Land Transaction: Sale, Sale Document	Plot No: Khatian: 00000/00	Area of Land: 2 Katha, 4 Chatak, 25 Sq. Ft. (2 Katha, 4 Chatak, 25 Sq Ft) Area of Structure: 1071 Sq Ft

Deed Details :

2 District: South 24-Parganas, PS: Entaly, KOLKATA MUNICIPAL CORPORATION, Premises: 20, Road: Canal Street, Ward: 55
 Deed No: I-190105822/2011, Query No: 1901011588 /2011, Serial No: 190104961/2011, Page: 4946 - 4970, Date of Registration: 30/06/2011, Date of Completion: 01/07/2011, Date of Delivery: 07/07/2011
 Property Type: Land
Transaction: Sale, Sale Document
Plot No: Khatian: 00000/00
Area of Land: 13 Katha, 11 Chatak, 20 Sq. Ft. (13 Katha, 11 Chatak, 20 Sq Ft)
Area of Structure: 6426 Sq Ft

Deed Details :

3 District: South 24-Parganas, PS: Entaly, KOLKATA MUNICIPAL CORPORATION, Premises: 20, Road: Canal Street, Ward: 55
 Deed No: I-190107866/2011, Query No: 1901016619 /2011, Serial No: 190106261/2011, Page: 7229 - 7270, Date of Registration: 07/09/2011, Date of Completion: 08/09/2011, Date of Delivery: 09/09/2011
 Property Type: Land
Transaction: Declaration, Declaration relating to immovable property
Plot No: Khatian:
Area of Land: 11515.7 Sq. Ft. (11515.7 Sq Ft)

Deed Details :

4 District: South 24-Parganas, PS: Entaly, KOLKATA MUNICIPAL CORPORATION, Premises: 20, Road: Canal Street, Ward: 55
 Deed No: I-190102431/2012, Query No: 1901005661 /2012, Serial No: 190102206/2012, Page: 7130 - 7137, Date of Registration: 21/03/2012, Date of Completion: 22/03/2012, Date of Delivery: 23/03/2012
 Property Type: Land
Transaction: Declaration, Declaration relating to immovable property
Plot No: Khatian:
Area of Land: 16 Katha, (16 Katha)

Deed Details :

5 District: South 24-Parganas, PS: Entaly, KOLKATA MUNICIPAL CORPORATION, Premises: 20, Road: Canal Street, Ward: 55
 Deed No: I-190100521/2013, Query No: 1901001534 /2013, Serial No: 190100494/2013, Page: 11004 - 11012, Date of Registration: 21/01/2013, Date of Completion: 21/01/2013, Date of Delivery: 24/01/2013
 Property Type: Land
Transaction: Declaration, Declaration relating to immovable property
Plot No: Khatian:
Area of Land: 16 Katha, (16 Katha)

Deed Details :

Deed No: I-190101245/2013, Query No: 1901003264 /2013, Serial No: 190101169/2013, Page: 3899 - 3908, Date of Registration: 12/02/2013, Date of Completion: 14/02/2013, Date of Delivery: 18/02/2013



(Mr Pradipta Kishore Guha)
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OFFICE OF THE A.R.A. - I KOLKATA

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