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Rama Paul

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KOLKATA-700 027

Residence Chamber
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Kolkata-700 031
7-9 A.M. & 8-10 P.M.

Ref. _____

Date _____

Title Report

Reference: An area of land measuring of 04 Cottah 01 Chittaks and 37 Sqft of land by virtue of a Deed of Conveyance, vide Book No. 1 – 09722 of 2011, KMC Premises No. 3536 Nayabad, District 24 Parganas South, West Bengal under Kolkata Municipal Corporation.

PRESENT OWNER: BRINDABAN ENCLAVE PVT. LTD.

MY REPORT IS AS FOLLOWS:

I have gone through the purchase deeds, link deeds, 'Record of Rights', and apart from it, I have caused necessary searches in the office of 'District Registrar Office', Sub Registrar Office' and 'Additional Sub Registrar office' etc. Besides it, I have also caused necessary searches in the respective Government offices i.e. LA Department, KMDA Department etc. and also searched in the competent court of law for any Pending Title suit or Money Suit in respect of the above premises and thereafter made this 'Title Report' based on these documents.

WHEREAS one **SHRI BISWA SEKHAR MONDAL** and **SHRI SASANKA SEKHAR MONDAL**, legal heirs of one **PRAVASH CHANDRA MONDAL**, since deceased who became the absolute owners in respect of the property marked as "CHA" AND "CAA" of Sali land as delineated in the plan annexed with the reports submitted by the Ld. Pleader Commissioner in respect of a "Suit for Partition and Declaration" being the T.S. No-16 of

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1941 filed by the "Suburban Agricultural Diary & Fishery Company Limited" was pending before the Ld. Court of 3rd Sub Judge at Alipur where the said Ld. Court passed the final decree in the Order No - 546 dated 14th July, 1971.

AND WHEREAS while the said **SHRI SASANKA SEKHAR MONDAL** had been enjoying the right, title, interest and possession in respect of his allotted share of 09 Bighas 15 Kattahs as per the said final decree passed by the said Ld. Court appertaining to R.S. Dag No. - 191 under R. S. Khatian No. - 131 sold, conveyed and transferred the said land measuring more or less 09 Bighas 15 Kattah to one 1) **SHRI NRISINGHA CHAKRABORTY** son of Late Dharmadas Chakraborty, 2) **SMT. SMRITI DUTTA**, wife of Shri Mati Dutta, 3) **SMT. BALLARI GHOSH**, wife of Shri Ashim Kumar Ghosh, 4) **SMT. PRABHA DEB ROY**, wife of Shri Jatin Deb Roy, by virtue of 'Deed of Conveyance' which was registered in the office of the A.D.S.R. Scaldah on 14/10/1988 and duly recorded in Book No. 1, Volume No. - 32, Pages in written 407 to 428, Being no. 1299 and for the year 1988.

AND WHEREAS while the said 1) **SHRI NRISINGHA CHAKRABORTY**, son of Late Dharmadas Chakraborty, 2) **SMT. SMRITI DUTTA**, wife of Shri Mati Dutta, had been enjoying the right, title, interest and possession in respect of 08 Annas share in the said landed property measuring more or less 09 Bighas 15 Kattahs appertaining to R. S. Dag no- 191 under R. S. Khaitan No. 131 in Mouza - Nayabad, executed a registered Power of Attorney for sake of convenience to transfer their ownership in respect of the aforesaid property, where they duly nominated, constituted and appointed one **SHRI DEBDULAL MAJUMDER**, son of Shri Paresh Chandra Majumder as their "**LAWFUL ATTORNEY**" which was registered in the office of D.S.R. - Alipore on 18/02/1089 and duly recorded in Book no. - IV, Volume No. 2, Pages in written 144 to 148, Deed No. - 91 and for the year 1989.

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AND WHEREAS while the said **SMT. PRABHA DEB ROY** wife of Shri Jatin Deb Roy had been enjoying the right, title, interest and possession in respect of 04 Annas share in the said landed property measuring more or less 09 Bighas 15 Kattahs appertaining to R. S. Dag No. - 191 under R. S. Kahtian no. - 131 in Mouza - Nayabad, executed a registered Power of Attorney for the sake of convenience to transfer her ownership in respect of the aforesaid property, where she duly nominated, constituted and appointed one **SHRI DEBDULAL MAJUMDER** son of Shri Paresh Chandra Majumder as "**LAWFUL ATTORNEY**" which was registered in the office of IV, Volume no- 21, Pages in written 31 to 36, Deed No - 950 and for the year 1988.

AND WHEREAS while the said **SMT BALLARI GHOSH** wife of Shri Ashim Kumar Ghosh had been enjoying the right, title, interest and possession in respect 04 Annas share in the said landed property measuring more or less 9 Bighas 15 Kattahs appertaining to R. Dag No. 191 under R.S. Khatian no - 131 in Mouza - Nayabad, executed a registered Power of Attorney for the sake of convenience to transfer her ownership in respect of the aforesaid property, where she duly nominated, constituted and appointed one **SHRI DEBDULAL MAJUMDER** son of Shri Paresh Chandra Majumder as "**LAWFUL ATTORNEY**" which was registered in the office of A.D.S.R. Alipore on 09/02/1989 and Duly recorded in Book no - IV, Volume No - 3, Pages in written 169 to 174, Deed No. - 108 and for the year 1989.

AND WHEREAS while the said 1) **SHRI NRISINGHA CHAKRABORTY** son of Late Dharmadas Chakraborty, 2) **SMT. SMRITI DUTTA**, wife of Shri Mati Dutta, 3) **SMT BALLARI GHOSH**, wife of Shri Ashim Kumar Ghosh, 4) **SMT. PRABHA DEB ROY**, wife of Shri Jatin Deb Roy had been, jointly, enjoying the right, title, interest and possession in respect of their 09 Bighas 15 Kattahs appertaining to R.S. Dag no - 191 under R.S. Katian no - 131 sold, conveyed and transferred a demarcated portion of land measuring more or less 40 Kattah 01 Chittaks 32 Square feet through their constituted attorney **SHRI DEBDULAL MAJUMDER** son of Shri Paresh Chandra Majumder, to one **M/S. M. M.**

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CONSTRUCTION, represented by its sole Proprietor, **SHRI ARINDAM MAJUMDER**, son of Shri Arabinda Majumder, the Vendor herein by virtue of 'Deed of Conveyance' which was registered in the office of the D. S.R. - III, Alipore on 11/01/2007 and duly recorded in Book no. - I, Volume no - 10, written in pages from 4532 to 4552 being no. 05374 and for the year 2010.

AND WHEREAS while the said 1) **SHRI NRISINGHA CHAKRABORTY**, son of Late Dharmadas Chakraborty, 2) **SMT. SMRITI DUTTA**, wife of Shri Mati Dutta, 3) **SMT BALLARI GHOSH**, wife of Shri Ashim Kumar Ghosh, 4) **SMT. PRABHA DEB ROY**, wife of Shri Jatin Deb Roy had been enjoying the right, title, interest and possession in respect of their remaining land out of the said total land of 09 Bighas 15 Kattahs appertaining to R.S. Dag no - 191 under R.S. Katian no - 131 sold, conveyed and transferred a demarcated portion of land measuring more or less 22 Kattah 03 Chittaks 06 Square feet by their constituted attorney **SHRI DEBDULAL MAJUMDER**, son of Shri Paresh Chandra Majumder, to one **M/S. M. M. CONSTRUCTION**, represented by its sole proprietor **SHRI ARINDAM MAJUMDER**, son of Shri Arabinda Majumder, by virtue of 'Deed of Conveyance' which was registered in the office of the D. S.R. - III, Alipore on 11/01/2007 and duly recorded in Book no. - I, Volume no - 10, written in pages from 4645 to 4663 being no. 05378 and for the year 2010.

AND WHEREAS since such purchase the said **M/S. M.M.CONSTRUCTION**, has been enjoying the right, title, interest and possession of specifically demarcated land measuring about 62 Kattah 04 Chittaks 38 Square Feet of landed property comprising in R. S. Dag no - 191 under R. S. Katian no - 131 in Mouza - Nayabad, upon mutating its name in respect of the schedule property before the authority of B.L. & L.R.O. vide Mutation Reference No - 1703 / 2010 and 1736 / 2010 respectively without any interference from others.

AND WHEREAS while the said **M/S. M.M.CONSTRUCTION**, has been enjoying the right, title, interest and possession in respect of the said demarcated land measuring more or

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less 62 Kattah 04 Chittaks 38 Square feet of landed property appertaining to R. S. Dag No - 191 under R. S. Khatian no - 131 in Mouza - Nayabad, a portion of land measuring more or less 05 Kattah 14 Chittaks 35 Sft merged with the K. M. C. Road development work and thus net become reduced into more or less 56 Kattah 06 Chittaks 03 Sqft and thereafter since a considerable period **M/S M.M.CONSTRUCTION** has been enjoying the right, title, interest and possession as absolute owner in respect of the demarcated land measuring about **56 Kattah 06 Chittaks 03 Sft** of landed property appertaining to R. S. Dag no - 191 under R. S. Khatian no 131 in Mouza - Nayabad.

AND WHEREAS while the said **M/S. M. M.CONSTRUCTION**, has been enjoying the right, title, interest and possession in respect of the said demarcated land measuring about **56 Kattah 06 Chittaks 03 Sft** appertaining to R. S. Dag no - 191 under R. S. Khatian no 131 in Mouza - Nayabad, made a scheme plan and divided its whole land measuring about **56 Kattah 06 Chittaks 03 Sqft**, (hereinafter referred to as the 'Total Land') into separate demarcated plots of various sizes for the purpose of transfer the same to the various intending purchasers.

AND FURTHER WHEREAS in pursuance to sell by virtue of a 'Deed of Conveyance' being Deed No. 09722 dated 04.11.2011 registered at the office of Additional Registrar of Assurances - I, Kolkata and recorded in Book No. - I, Volume No. - 21, written in pages from 6521 to 6541 for the year 2011, said M/s. M. M. Construction, therein called and referred to as the Vendor, of the One Part, sold, conveyed and transferred **ALL THAT** piece and parcel of land total measuring **04 (Four) Cottahs 01 (One) Chittaks 37 (Thirty One) Sft.** (be the same little more or less) out of the aforesaid total land lying and situated in Mouza - Nayabad, P. S. - Purba Jadavpur, J. L. No. 25, R. S. No. - 102, Touzi No. 56, R.S. Dag No. 191, R. S. Khatian No. 131, Kolkata Municipal Corporation Ward No. 109, within the District of South 24 Parganas, West Bengal Together with all rights of easements Quasi-

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easement, appurtenances appendages and right of ways water connection, sewer, drain,
surface and/or overhead of the soil and butted and bounded as therein stated, to M/S.
BRINDABAN ENCLAVE PRIVATE LIMITED, Vendor herein, therein called and
referred to as the 'Purchaser' of the Other Part for the consideration and in the premises
stated therein.

AND WHEREAS While the aforesaid Vendor had been enjoying the right, title, interest
and possession in respect of the property measuring more or less **04 (Four) Cottahs 01
(One) Chittaks 37 (Thirty One) Sft.**, morefully mentioned in the **FIRST SCHEDULE**,
hereunder and mutated its name before the authority of B. L. & L. R. O. under R. S. Dag
No. 205 under **Memo No. 18/mut/407/BLLRO/ATM/Kasba dated 24.01.2012** in respect
of the schedule property and also mutated before Kolkata Municipal Corporation under
Assessee No. 311090871205 and it has been paying its taxes regularly in respect of
Schedule Premises No. 3536, Nayabad, Kolkata - 700 099.

AND WHEREAS the said owner, **M/s. Brindaban Enclave Private Limited**, executed a
registered Boundary declaration in respect of the subject property, admeasuring, physically
by an area of **274.779 Sq. Mtr** ; and the said Boundary Declaration was registered in the
office of **D. S. R. - V, Alipore, South 24 Parganas** on **28.06.2019**, and duly recorded in
Book No. - I, Volume No. **1630-2019**, written in pages from **54952 to 54964**, bearing Deed
No. **163001469** for the year **2019**.

AND WHEREAS thus, post Boundary Declaration net area remained **271.517 Sq. Mtr.**
with the Vendor.

AND WHEREAS the said Vendor has undertaken the construction of the building on the
plot of land owned by the said Vendor, particulars of which are described in First Schedule
hereunder written and hereinafter called the said land and has obtained a building plan
duly sanctioned from Kolkata Municipal Corporation bearing **Sanction No. 2019120135**
Dated 01.11.2019.

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AND WHEREAS the Vendor decided to undertake the development of the said Property by causing new building and/or buildings to be constructed at the said Property and for the purpose of undertaking the development of the said Property and the Vendor decided that the Developer will undertake the development of the said Property and accordingly by a **'JOINT DEVELOPMENT AGREEMENT'** dated 06.01.2016, registered at the Office of Additional Registrar of Assurances - I, Kolkata, being Deed No. - 00091 for the year 2016, registered in Book No. - I, Volume No. 1901-2016, written in Page No. 6506 to 6538 entered between **M/s. Brindaban Enclave Private Limited**, Vendor herein, therein referred to as the Owner of the One Part and **M/s. Nortech Property Private Limited**, the Developer herein therein referred to as the Developer of the Other Part and Vendor granted the exclusive right of development in respect of the said Property unto and in favour of the

Developer herein for the consideration and subject to the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the said **'JDA'**).

AND WHEREAS Vendor has executed a Registered Development **'POWER OF ATTORNEY'** on 21.01.2016, in favour of the Developer vide Deed No. - 00504 for the year 2016, registered in Book No. - IV, Volume No. 1903-2016, written in Page No. 19290 to 19316, granting the several powers therein stated, for the execution of the construction works and selling and transferring of the Flats/ Units/ Car Parking Spaces, Store Rooms to the intending buyers, in terms of the said **'Joint Development Agreement'** dated 06.01.2016.

My Report is as under:

The said land is free from all encumbrances and its Title is absolutely clear and marketable in nature. I did not find any entry for the same.

I did not find any Sale Deed, Transfer Deed, Gift Deed, and Mortgage Deed for the said Land during my searches.

Encl: Search Receipt.

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