



Dated: 04/07/2022

**REPORT ON TITLE**

**Ref: Title investigation in respect of All That piece and parcel of Land admeasuring 10 (Ten) Cottahs, 11 (Eleven) Chittacks and 5 (Five) Sq. Ft., Mouza Nayabad, J.L. No. 25, Tauzi No. 56, in R.S. Dag No. 194, R.S. Khatian No. 131, present L.R. Khaitan No. 2760, presently Municipal Premises No. 3453, Nayabad, Assessee No. 311090868826, Ward no. 109, Kolkata Municipal Corporation, Police Station Panchasayar, Kolkata 700 094, District 24 Parganas South, West Bengal.**

Report on Title in respect of the Said land brief particulars whereof are given in the description of properties hereunder written.

**Name of the Title Holder/Owner : KEMIA APARTMENTS LIMITED**

**Description of the Property:**

All That piece and parcel of Land admeasuring 10 (Ten) Cottahs, 11 (Eleven) Chittacks and 5 (Five) Sq. Ft., Mouza Nayabad, J.L. No. 25, Tauzi No. 56, in R.S. Dag No.194, R.S. Khatian No. 131, present L.R. Khaitan No. 2760, presently Municipal Premises No. 3453, Nayabad, Assessee No. 311090868826, Ward no. 109, Kolkata Municipal Corporation, Police Station Panchasayar, Kolkata 700 094, District 24 Parganas South, West Bengal, **TOGETHER WITH** all yards, areas, sewers, drains water, water courses paths, passages, rights, lights, liberties, privileges easements, appendages, and appurtenances, whatsoever thereunto belonging or in anywise appertaining thereto.

**Documents Supplied:**

1. The Xerox copy of General Power of Attorney dated 7<sup>th</sup> November, 1988, made between Shrimati Lilamoyee Ghosh principal and Sri Amit Kumar Ghosh attorney holder and registered with the A.D.S.R. Alipore, south 24 Parganas, Kolkata in, in Book No. I, Volume No. 23, Pages 135 to 142, Being No. 0931 for the year 1988.
2. The Xerox copy of Deed of Bengali Kobala dated 1<sup>st</sup> October, 1999, made between Smt. Lilamoyee Ghosh and Sri Amit Kumar Ghosh of the One Part and Sri Prabir Nag & 11 Others of the Other Part and registered with the D.S.R.-III Alipore, South 24 Parganas, Kolkata recorded in Book No. I, Volume No. 104, Pages 330 to 349, Being No. 4073 for the year 1999.
3. The Xerox copy of General Power of Attorney dated 2<sup>nd</sup> September, 2011, made between Sri Tapan Saha principal and Sri Satyendra Deb Ray attorney holder and





registered with the S.R. Sadar, West Tripura, Agartala, in Book No. IV, Volume No. 7, Pages 15 to 18, Being No. 467 for the year 2011.

4. The Xerox copy of General Power of Attorney dated 4<sup>th</sup> June, 2010, made between Smt. Shipra Roy principal and Sri Satyendra Debray attorney holder and registered with the S.R. Sadar, West Tripura, Agartala, in Book No. IV, Volume No. 6, Pages 259 to 262, Being No. 475 for the year 2010.
5. The Xerox copy of General Power of Attorney dated 4<sup>th</sup> June, 2010, made between Sri. Manik Dhar principal and Sri Satyendra Debray attorney holder and registered with the S.R. Sadar, West Tripura, Agartala, in Book No. IV, Volume No. 6, Pages 263 to 266, Being No. 476 for the year 2010.
6. The Xerox copy of Deed of Declaration dated 21<sup>st</sup> April, 2011, declare Sri Prabir Nag & 11 Others and registered with the D.S.R.-III Alipore, south 24 Parganas, Kolkata recorded in Book No. I, CD Volume No. 6, Pages 6288 to 6297, Being No. 3096 for the year 2011.
7. The Xerox copy of Deed of Sale dated 14<sup>th</sup> September, 2011, made between Sri Manik Dhar & 2 Others and Sri Prabir Kumar Nag & 8 others and registered with the D.S.R.-III, Alipore, South 24 Parganas, recorded in Book No. I, CD Volume No. 15, Pages 4719 to 4741, Being No. 7325 for the year 2011.
8. The Xerox copy of Deed of Cancellation of Registered Development Agreement dated 6<sup>th</sup> May, 2018, made between Sri. Prabir Kumar Nag & 10 Others of the One Part and Messers Bac Associates others of the Other Part and registered with the D.S.R.-V, Alipore, South 24 Parganas, recorded in Book No. I, Volume No. 1630-2018, Pages 39530 to 39566, Being No. 1176 for the year 2018.
9. The Xerox copy of Original registered Agreement for Sale dated 06.05.2018, registered at D.S.R.- V, Alipore South 24 Parganas and recorded into Book No. I. Volume No.1630-2018, at Pages 39567 to 39625, Deed No.163001177 for the year 2018.
10. The Xerox copy of Deed of Bengali Kobala dated 14<sup>th</sup> October, 1988, made between Sri Sosanko Sekhar Mondal and Smt. Lilamoyee Ghosh and another and registered with the A.D.S.R. Sealdah, recorded in Being No. 1301 for the year 1988.
11. The Xerox copy of deed of conveyance dated 14.01.2022, registered at D.S.R.-V, Alipore South 24 Parganas and recorded into Book No. I.





Volume No.1630-2022, at Pages 34542 to 34611, Deed No.461 for the year 2022.

12. Xerox copy of Municipal Tax Receipts in respect of the Said Premises (Assessee No. 311090868826).
13. Xerox copy of Mutation Certificates.
14. Xerox copy of Death Certificate of Dr. Mrinalkanti Choudhury dated 09.10.2012
15. Xerox copy of Legal heirs Certificate of Mrinal Kanti Chowdhury
16. Xerox copy of R.S. Parcha.
17. Xerox copy of B.L.& L.R.O mutation certificate (11 Pic)
18. Xerox copy of Conversation certificate (11 Pic.)
19. Xerox copy of ULC permission

We have carefully and thoroughly gone through Xerox copies of the abovementioned documents and whereas the Owner being seized and possessed and/or owned the above Said Land.

**REGISTRY OFFICES SEARCHING REPORT:**

This is to certify that the search has been caused in Index - II of the Registrar of Assurances, Kolkata, D.R. and A.D.S.R. Alipore, from the year 1993 to 02/06/2022 in respect of the Said Land by our searcher.

And also search was caused in Index-I and volumes in the records of the Registrar of Assurances, Kolkata, D.R. and S.R. Alipore, **in the following names**

Manik Dhar, son of Late S.N. Dhar  
Smt. Sipra Roy, wife of Pran Krishna Roy  
Tapon Saha, son of Late Hira Lal Saha  
Prabir Kumar Nag, son of Late Jogendra Kumar Nag  
Debabrata Roy, son of Late Bipin Bihari Roy  
Ajit Debbarma, son of Late Mahendra Chandra Debbarma  
Atul Saha, son of Amulya Chandra Saha  
Swapna Sinha (Baidya), wife of Bimal Kumar Baidya  
Gopa Bhattacharya, wife of Ranjit Kumar Bhattacharya  
Sudha Saha, wife of Samar Roy  
Tripti Roy (Majumder), wife of Snehasish Majumder





**From the year 1999 to 2022**

Mrinal Kanti Choudhury, son of Late Bhubaneshwar Choudhury

**From the year 1999 to 2012**

Anuradha Choudhury, wife of Late Mrinal Kanti Choudhury

Abhishek Choudhury, son of Late Mrinal Kanti Choudhury

Manashwini Choudhury, daughter of Late Mrinal Kanti Choudhury

**From the year 2012 to 2022**

**KEMIA APARTMENTS LIMITED**

From the year 01/01/2022 to 26/04/2022, in respect of the Said Land by our searcher.

During the period of search in respect of the Said Land as per records available in the office of the Registrar of Assurances, Kolkata, D.R. and A.D.S.R. Alipore, we have found so many entries and verified all the volumes of the said entries and find that there was three entries being deed Nos. 3416 of 2015, 2262 of 2019 & 4761 of 2011, which were doubtful and as such we have obtained certified copy of the said deeds but same is not adversely effected.

**COURT SEARCHING REPORT:**

We have also caused search in Civil Courts having jurisdiction in respect of the Said Land for last 12 years (i.e. 2012 to till 31.05.22), whether any Title Suit or Money Suit has been filed by or against, following persons:

Manik Dhar, son of Late S.N. Dhar

Smt. Sipra Roy, wife of Pran Krishna Roy

Tapon Saha, son of Late Hira Lal Saha

Prabir Kumar Nag, son of Late Jogendra Kumar Nag

Debabrata Roy, son of Late Bipin Bihari Roy

Ajit Debbarma, son of Late Mahendra Chandra Debbarma

Atul Saha, son of Amulya Chandra Saha

Swapna Sinha (Baidya), wife of Bimal Kumar Baidya

Gopa Bhattacharya, wife of Ranjit Kumar Bhattacharya

Sudha Saha, wife of Samar Roy

Tripti Roy (Majumder), wife of Snehasish Majumder

Anuradha Choudhury, wife of Late Mrinal Kanti Choudhury

Abhishek Choudhury, son of Late Mrinal Kanti Choudhury

Manashwini Choudhury, daughter of Late Mrinal Kanti Choudhury

**And KEMIA APARTMENTS LIMITED**

From the year 01/01/2022 to 26/04/2022





During the search we have found two entries in the name of Smt. Sipra Roy one T.S. No. 37 of 2018 (pending) & another T.S. No. 485 of 2015 (dismissed), and found one entry being T.S. No. 257 of 2013 (dismissed) in the name of Prabir Kumar Nag, and found one entry being T.S. No. 269 of 2014 (Dismissed) in the name of Gopa Bhattacharya, and found one entry being T.S. No. 1223 of 2015 (dismissed) in the name of Tripti Roy (Majumder). We have also search the case record of the above said Five cases and its appears that above suit are not related to above said land.

#### LAND ACQUISITION COLLECTOR SEARCHING REPORT :-

We have officially applied before The State Public Information Officer (the 1<sup>st</sup> Land Acquisition Collector, Kolkata) Under Section 6 of the "The Right To Information Act, 2005" and we get the information from the said authority through their letter dated 04.07.2022, vide Memo no. LA/Ptm. No. 2022/25960/P, the above said Land is not enlisted in the overlapping register.

#### KMC SEARCHING REPORT:-

It appears from the record of the Assessment Collection department, Kolkata Municipal Corporation that-

There is a due of the Property Tax for sum of Rs. 20,493/- for the financial year 2022-2023.

On careful inspection of the record available, papers in Xerox it is found that the present owner is **KEMIA APARTMENTS LIMITED**, of the Said Land Together With all yards, areas, sewers, drains water, water courses paths, passages, rights, lights, liberties, privileges easements, appendages, and appurtenances, whatsoever thereunto belonging or in anywise appertaining thereto.

From the above observation and from the search made in we doth hereby certify that the right, title and interest of the Title holder/owner in respect of the Said Land is free from all encumbrances and **KEMIA APARTMENTS LIMITED**, has marketable title in the Said Land.

#### Encl:

- 1) Search Receipts.
- 2) Field Note of Search
- 3) Court Search report.
- 4) L.A Search Report
- 5) KMC Search Report
- 6) Three Certified copy of deed above said

