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- 4) WANG SHIA YEAN, daughter of Wang Jen Hua, residing at 47, South Tangra Road, Police Station Tiljala, Kolkata - 700 046;
- 5) HOU YU FEI, daughter of Hou Miao Hua, residing at 47, South Tangra Road, Police Station Tiljala, Kolkata - 700 046;
- 6) LI WEI LOONG, son of Li Tai Choi, residing at 113F, Matheswartalla Road, Police Station Tiljala, Kolkata - 700 046;
- 7) CHIU TING LING, daughter of Chiu Ching Chin, residing at 92A, Matheswartalla Road, Police Station Tiljala, Kolkata - 700 046;
- 8) LI TAI CHOI, son of Li Chin Cheng, residing at 119/2B, Matheswartalla Road, Police Station Tiljala, Kolkata - 700 046; and
- 9) LIAO MEI YING, daughter of Late Liao Hsi Jui, residing at 47, Matheswartalla Road (formerly South Tangra Road), Police Station Tiljala, Kolkata-700 046 and
- 10) LI WEI SHING, son of Li Tai Pao, residing at 47, Matheswartalla Road (formerly South Tangra Road), Police Station Tiljala, Kolkata-700 046;

I have caused necessary online searches in the official record of Additional Sub Registry Office at Sealdah for the period from 2008 to 2023 AND in the District Registry Office at Alipore for a period from 2008 to 2023 and ARA I Kolkata for a period from period 2008 to 2023 and have inspected the Title Deed and all other relevant documents in respect of the aforesaid Property.

My report is as follows :

- A. By and under an Indenture dated 28th November 1997 registered in the office of DSR III Alipore, in Book I, Deed No.4539 for the year 1997 Li Wei Keong purchased from Partha Some and Mahua Some All That piece and parcel of Sali land measuring 4 cottahs 8 chittaks in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No.11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mou7za-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) District South 24- Parganas. The above land was subsequently mutated in the name of Li Wei Keong and re-numbered as Premises No.1277, Survey Park, Kolkata under Assessee No. 31-109-13-3910-2.

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- B. By an Indenture dated 28th November 1997 and registered in the office of DSR III Alipore, in Book I, Deed No.4532 for the year 1997 Li Tai Yu purchased from Partha Some and Mahua Some All That piece and parcel of Sali land measuring 5 cottahs, in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No.11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mouza-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) District South 24-Parganas. The above land was subsequently mutated in the name of Li Tai Yu and re-numbered as Premises No.1279, Survey Park, Kolkata under Assessee No. 31-109-13-3912- 6.
- C. By an Indenture dated 28th November 1997 and registered in the office of DSR III Alipore, in Book I, Deed No. 4533 for the year 1997 Li Tai Pao purchased from Partha Some and Mahua Some All That piece and parcel of Sali land measuring 5 cottahs in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No.11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mouza-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) District South 24-Parganas. The above land was subsequently mutated in the name of Li Tai Pao and renumbered as premises No.1274, Survey Park, Kolkata under Assessee No. 31- 109-13-3907-2.
- D. By an Indenture dated 28th November 1997 and registered in the office of DSR III Alipore in Book I, Deed No.4536 for the year 1997 Wang Shia Yean purchased from Partha Some and Mahua Some All That piece and parcel of Sali land measuring 5 cottahs in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No.11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mouza-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) District South 24-Parganas. The above land was subsequently mutated in the name of Wang Shia Yean and renumbered as Premises no. 1280, Survey Park, Kolkata under Assessee No. 31- 109-13-3913-8.
- E. By an Indenture dated 28th November 1997 and registered in the office of DSR III Alipore in Book I, Deed No.4537 for the year 1997 Hou Yu Fei purchased from Partha Some and Mahua Some All That piece and parcel of Sali land measuring 5 cottahs in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No.11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mouza-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) District South 24-Parganas. The above land was subsequently mutated in the name of Hou Yu Fei and renumbered as Premises no. 1281, Survey Park, Kolkata vide Assessee No. 31-109- 13-3914-0.



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- F. By an Indenture dated 28th November 1997 and registered in the office of DSR III Alipore in Book I, Deed No.4538 for the year 1997 Li Wei Loong purchased from Partho Some and Mahua Some All That piece and parcel of Sali land measuring 5 cottahs in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No.11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mouza-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) District South 24-Parganas. The above land was subsequently mutated in the name of Li Wei Loong and renumbered as Premises No.1276, Survey Park, Kolkata vide Assessee No. 31-109- 13-3909-6.
- G. By an Indenture dated 28th November 1997 and registered in the office of DSR III Alipore in Book I, Deed No.4535 for the year 1997 Chiu Ting Ling purchased from Partha Some and Mahua Some All That piece and parcel of Sali land measuring 4 cottahs in R.S. Dag No.1002 under C.S. Khatian No.10, R.S. Khatian No.11 (under Khanda Khatian Nos.484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mouza-Rajapur, J.L. No.23, R.S. no.14, Police Station Kasba (previously Tollygunge) District South 24-Parganas. Subsequently by a Deed of Declaration dated 31st May 2001 made by Partha Some and Mahua Some (therein referred to as "the Declarants") and registered in the office of DSR III Alipore, South 24 Parganas in Book I, Deed No.3519 for the year 2001 the boundary of the plot purchased by Chiu Ting Ling as mentioned in the Schedule of the Deed No.4535 for the year 1997 and as shown in the map annexed in the Deed was amended. The above land was mutated in the name of Chiu Ting Ling and renumbered as Premises No.1278, Survey Park, Kolkata under Assessee No.31-109-13-3911-4.
- H. By an Indenture dated 28th November 1997 and registered in the office of DSR III Alipore in Book I, Deed No.4530 for the year 1997 Li Chin Cheng purchased from Partha Some and Mahua Some All That piece and parcel of Sali land measuring 4 cottahs 0 chittaks 18 square feet, in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No.11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mouza-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) District South 24- Parganas. Subsequently by a Deed of Declaration dated 6th July 2001 made by Partha Some and Mahua Some (therein referred to as "the Declarants") and registered in the office of DSR III Alipore, South 24 Parganas in Book I, Deed No.3524 for the year 2001 the boundary of the plot purchased by Li Chin Cheng as mentioned in the Schedule of the Deed No.4530 for the year 1997 and as shown in the map annexed in the Deed was amended.

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- a) The said Li Chin Cheng died intestate on 9th June, 2000 and thereupon the said land devolved upon his heirs being his wife Liao Mei Ying and three sons (Li Tai Choi, Li Tai Yu, Li Tai Pao) jointly, each of them being entitled to land measuring 1 cottah 4.5 square feet more or less.
- b) By a Deed of Gift dated 7th March 2012 and registered in the office of DSR III Alipore in Book I, Volume No. 6, Page Nos. 8563 to 8575, Deed No.2720 for the year 2012, Liao Mei Ying transferred by way of gift in favour of Li Tai Pao All That piece and parcel of Sali land measuring 1 cottah 4.5 square feet more or less with R.T.S in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No.11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mouza-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) District South 24-Parganas.
- c) By another Deed of Gift dated 7th March 2012 and registered in the office of DSR III Alipore in Book I, Volume No. 6, Page Nos. 6875 to 6887, Deed No.2670 for the year 2012, Li Tai Choi transferred by way of gift in favour of Hou Yu Fei All That piece and parcel of Sali land measuring 1 cottah 4.5 square feet more or less with R.T.S in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No.11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mouza-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) District South 24-Parganas.
- d) By still another Deed of Gift dated 7th March 2012 and registered in the office of DSR III Alipore in Book I, Volume No. 6, Page Nos. 8530 to 8542, Deed No.2719 for the year 2012, Li Tai Yu transferred by way of gift in favour of Hou Yu Fei All That piece and parcel of Sali land measuring 1 cottah 4.5 square feet more or less with R.T.S in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No.11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mouza-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) District South 24-Parganas.
- e) Accordingly the land measuring 4 Cottahs 18 Square Feet purchased by Li Ching Cheng is now owned by Li Tai Pao and Hou Yu Fei in equal shares.

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- I. By an Indenture dated 28th November 1997 and registered in the office of DSR III Alipore in Book I, Deed No.4531 for the year 1997 Li Tai Choi purchased from Partha Some and Mahua Some All That piece and parcel of Sali land measuring 5 cottahs in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No.11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mouza-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) District South 24-Parganas. Subsequently by a Deed of Declaration dated 31st May 2001 made by Partha Some and Mahua Some (therein referred to as "the Declarants") and registered in the office of DSR III Alipore, South 24 Parganas in Book I, Deed No.3523 for the year 2001 the boundary of the plot purchased by Li Tai Choi as mentioned in the Schedule of the Deed No.4531 for the year 1997 and as shown in the map annexed in the Deed was amended. The above land was mutated in the name of Li Tai Choi and renumbered as Premises No.1273, Survey Park, Kolkata under Assessee No. 31-109-13-3906-0.
- J. By an Indenture dated 28th November 1997 and registered in the office of DSR III Alipore in Book I, Deed No.4534 for the year 1997 Liao Mei Ying purchased from Partha Some and Mahua Some All That piece and parcel of Sail land measuring 5 cottahs in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No.11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538 in Mouza-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) District South 24-Parganas. Subsequently by a Deed of Declaration dated 31st May 2001 made by Partha Some and Mahua Some by their Constituted Attorney Subir Dutta (therein referred to as "the Declarants") and registered in the office of DSR III Alipore, South 24 Parganas in Book I, Deed No.3520 for the year 2001 the boundary of the plot purchased by Liao Mei Ying as mentioned in the Schedule of the Deed No.4534 for the year 1997 and as shown in the map annexed in the Deed was amended. The above land was mutated in the name of Liao Mei Ying and renumbered as Premises No.1275, Survey Park, Kolkata under Assessee No. 31- 109-13-3908-4.
- K. By a Deed of Gift dated 28.06.2017 made by and between Li Tai Pao therein referred to as the Donor and Li We Shing therein referred to as the Donee and registered at the Office of the Additional Registrar of Assurance I at Kolkata in Book No. 1, Volume No. 1901-2017, Pages 133962 to 133982, Being Deed No. 190104132 for the year 2017 the Donor (being the father of the Donee) duly gifted 1 (one) Cottah of land being portion of premises No. 1274 Survey Park, Kolkata to the Donee therein which the Donee duly accepted. By virtue of the aforesaid Donee became entitle to the said 1(one) Cottahs of land being portion of premises No. 1274 Survey Park, Kolkata.



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- L. By another Deed of Gift dated 28th June, 2017 made by and between (i) Li Tai Yu, (ii) Li Tai Pao and (iii) Li Tai Choi therein collectively referred to as the Donors of the One Part and Liao Mei Ying therein referred to as the Donee of the Other Part and registered with the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. 1, Volume No. 1901-2017, Pages 133983 to 134011 Being Deed No. 190104133 for the year 2017 the Donors out of natural love and affection (their mother being the Donee) duly gifted 6 Chittacks of land to her. By virtue of the aforesaid Donee became entitle to the said 6 Chittacks of land from the land owned by her husband.
- M. By a Development Agreement dated 29th June, 2017 made by and between (1) **LI WEI KEONG alias Kiang**, (2) **LI TAI YU**, (3) **LI TAI PAO**, (4) **WANG SHIA YEAN**, (4) **WANG SHIA YEAN**, (5) **HOU YU FEI**, (5) **HOU YU FEI**, (6) **LI WEI LOONG**, (7) **CHIU TING LING**, (7) **CHIU TING LING**, (8) **LI TAI CHOI**, (9) **LIAO MEI YING**, (10) **LI WEI SHING**, therein collectively referred to as the Owners and **MESSRS. GALANT BUILDERS PRIVATE LIMITED** therein referred to as the **DEVELOPER**, duly registered in the Office of the Additional Registrar of Assurance - I, Kolkata in Book No. I, Volume No. 1901-2017, Pages No. 130477 to 130561 having Being No 04022 of year 2017, in respect to **ALL THAT** the piece and parcel of land together measuring about 2 Bighas 8 cottahs 0 chittacks 18 square feet more or less and comprising of (i) land measuring about 4 cottahs 8 chittacks in premises No.1277, Survey Park (Purbalok), Kolkata - 700075, (ii) land measuring about 5 cottahs in premises No.1279, Survey Park (Purbalok), Kolkata - 700075, (iii) land measuring about 5 cottahs in premises No.1274, Survey Park (Purbalok), Kolkata-700075, (iv) land measuring about 5 cottahs in premises No.1280, Survey Park (Purbalok), Kolkata-700075, (v) land measuring about 5 cottahs in premises No.1281, Survey Park (Purbalok), Kolkata - 700075, (vi) land measuring about 5 cottahs in premises No.1276, Survey Park (Purbalok), Kolkata - 700075, (vii) land measuring about 4 cottahs in premises No.1278, Survey Park (Purbalok), Kolkata - 700075, (viii) land measuring about 4 cottahs 8 Chittacks 18 square feet in R.S. Dag No. 1002 (ix) land measuring about 5 cottahs in premises No.1273, Survey Park (Purbalok), Kolkata-700075, and (x) land measuring about 5 cottahs in premises No.1275, Survey Park (Purbalok), Kolkata-700075, all in R.S. Dag No. 1002 under C. S. Khatian No. 10, R.S. Khatian No. 11 (under Khanda Khatian Nos. 484, 531, 487, 528, 502, 499, 505, 491, 496, 525, 534, 493 and 538) in Mouza-Rajapur, J.L. No. 23, R.S. no. 14, Police Station Kasba (previously Tollygunge) within Ward no. 109 of the Kolkata Municipal Corporation, District 24 Parganas (South).

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- N. The Owners have delegated the power to the Promoter which are duly executed and registered on 30th June, 2017 before Additional Registrar of Assurance III, Kolkata in Book No. IV, Volume No. 1903-2017, Page 92861 to 92913, Being No. 03427 for the year 2017.
- O. Subsequent to the said Development Agreement the Owners amongst themselves executed several Gift Deeds and/or Conveyances for adjustment of the certain area in respect of the said premises. However all the parties agreed that the Owners will remain the same and the Developer will sale and distribute the net sale proceeds to the Owners mentioned in the Development Agreement. These deeds were executed for the Owner's internal arrangement.
- P. The said Owners being acquired total land measuring about 2 Bighas 8 cottahs 0 chittacks 18 square feet more or less and comprising of (i) land measuring about 4 cottahs 8 chittacks in premises No.1277, Survey Park (Purbalok), Kolkata - 700075, (ii) land measuring about 5 cottahs in premises No.1279, Survey Park (Purbalok), Kolkata - 700075, (iii) land measuring about 5 cottahs in premises No.1274, Survey Park (Purbalok), Kolkata - 700075, (iv) land measuring about 5 cottahs in premises No.1280, Survey Park (Purbalok), Kolkata-700075, (v) land measuring about 5 cottahs in premises No.1281, Survey Park (Purbalok), Kolkata - 700075, (vi) land measuring about 5 cottahs in premises No.1276, Survey Park (Purbalok), Kolkata - 700075, (vii) land measuring about 4 cottahs in premises No.1278, Survey Park (Purbalok), Kolkata - 700075, (viii) land measuring about 4 cottahs 8 Chittacks 18 square feet in R.S. Dag No. 1002 (ix) land measuring about 5 cottahs in premises No.1273, Survey Park (Purbalok), Kolkata - 700075, and (x) land measuring about 5 cottahs in premises No.1275, Survey Park (Purbalok), Kolkata-700075, and the said all Premises are situated contiguous to each other. On the application of the Owners Kolkata Municipal Corporation duly amalgamated all the above plots and allotted one single holding No. 1275 Survey Park. The Developer in the name of the Owners duly apply for and obtain a sanction Building Plan in respect of amalgamated new premises No.1275, Survey Park (Purbalok), Kolkata-700075.
- Q. The plan which has been sanctioned by Kolkata Municipal Corporation has granted the commencement certificate to develop the Project vide approval dated 31.03.2023 bearing B.S.NO.2022120582.



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Awani Kumar Roy

Advocate

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Ph. : 033 2248-4216, 4006-1172
E-mail : awanikumarroy@yahoo.co.in

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The said (1) LI WEI KEONG alias Kiang, (2) LI TAI YU; (3) LI TAI PAO; (4) WANG SHIA YEAN; (5) HOU YU FEI; (6) LI WEI LOONG; (7) CHIU TING LING; (8) LI TAI CHOI, (9) LIAO MEI YING and (10) LI WEI SHING; after purchasing the aforesaid property become the absolute owners of the aforesaid area of 2 Bighas 8 Cottahs 0 Chittacks 18 Sq.ft. of land as mentioned above.

I hereby Opined that the above mentioned land of (1) LI WEI KEONG alias Kiang, (2) LI TAI YU; (3) LI TAI PAO; (4) WANG SHIA YEAN; (5) HOU YU FEI; (6) LI WEI LOONG; (7) CHIU TING LING; (8) LI TAI CHOI, (9) LIAO MEI YING and (10) LI WEI SHING at present are free from all sorts of encumbrances, charges, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

As per information furnished I also hereby opined that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the any other authority and is fit for equitable mortgage.

The receipts for the relevant online searches are enclosed herewith.

Thanking you,

Yours faithfully,


(AWANI KUMAR ROY)

Encl : As above.