

LEGAL DUE DILIGENCE REPORT

In respect of

Re: ALL THAT land measuring 3 Kathas 3 Chittacks 28 Sq. ft. be the same a little more or less situate and being Plot No. 14 of the Surplus lands in Improvement Scheme XXXIII formed out of a portion of old Premises No. 23, Lake Road, being a part of Holding No. 90, at present premises no. 21, Jadunath Sarkar Road, P.S.- Tollygunge, Kolkata- 700029, Ward No. 87, within the limits of Kolkata Municipal Corporation West Bengal ["said Property"].

For

CHANDAN CHATTERJEE
["Client"]



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Date: 15.10.2022

Kind attention: Mr. Chandan Chatterjee

Dear Sir

Re: Legal Due Diligence Report of ALL THAT land measuring 3 Kathas 3 Chittacks 28 Sq. ft. be the same a little more or less situate and being Plot No. 14 of the Surplus lands in Improvement Scheme XXXIII formed out of a portion of old Premises No. 23, Lake Road, being a part of Holding No. 90, at present premises no. 21, Jadunath Sarkar Road, P.S.- Tollygunge, Kolkata- 700029, Ward No. 87, within the limits of Kolkata Municipal Corporation West Bengal ["said Property"].

1. DOCUMENTS PROVIDED:

The documents provided by you in respect of the said Property are more fully described in Schedule 1 in this Report.

2. DEVOLUTION OF TITLE:

From the perusal of the documents described in Clause 1 above and the other deeds/documents obtained from registry offices from time to time, we have drawn a devolution which is described in Schedule 2 hereto.

3. SEARCHES:

The details of the searches conducted as on date are more fully described in Schedule 3 of this Report.

4. OPINION:

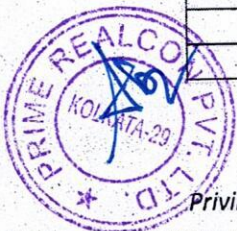
We have drawn our opinion of the said property which is mentioned in Schedule - 5 herein.

5. DISCLAIMER:

We also draw your attention to Schedule - 5 of this report which sets out our limitation of liability, qualification used and assumptions we have made in compiling this report.

SCHEDULE - 1 (LIST OF PHOTOCOPIES OF DOCUMENTS PROVIDED)

Sl. No.	Details of Documents
1.	Copy of indenture dated 18.12.1935 executed between Trustees for the Improvement of Calcutta (Vendor) and Sailendra Nath Majumdar (Purchaser) was duly registered with DSR-Alipore and recorded in Book- I, vol- 16, pages from 91 to 93, being no. 193 for the year 1936
2.	Copy of the corporation tax bills of the year 1960, 1966, 1979 and 1985.
3.	Copy of the death certificate of Amiya Rani Majumdar and Mohan Majumdar.



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4.	Copy of KMC tax receipt dated November, 2022
5.	Copy of NOC from KMC against assessee no. 110870900077.

SCHEDULE - 2
(DEVOLUTION OF TITLE)

1. One Trustees for the Improvement of Calcutta was the owner of land measuring an area of 3 Kathas 3 Chittacks 28 Sq. ft. be the same a little more or less situate and being Plot No. 14 of the Surplus lands in Improvement Scheme XXXIII formed out of a portion of old Premises No. 23, Lake Road, being a part of Holding No. 90, P.S.- Tollygunge, Kolkata- 700029 (herein referred to as the "said property")
2. Trustees for the Improvement of Calcutta while being entitled to the said property sold transferred and conveyed the same unto and in favour of Sailendra Nath Majumdar by an indenture dated 18.12.1935 was duly registered with DSR- Alipore and recorded in Book- I, vol-16, pages from 91 to 93, being no. 193 for the year 1936.
3. Sailendra Nath Majumdar while in absolute possession and enjoyment of the said property died intestate leaving behind him surviving his wife namely Amiya Rani Majumdar, two sons namely Mohan Majumdar, Sujit Majumdar and one daughter namely Bulbul Ghose as his only legal heir and heiress who inherited the property left by Sailendra Nath Majumdar.
4. Thereafter among the legal heirs of Sailendra Nath Majumdar, two of them namely Amiya Rani Majumdar and Mohan Majumdar died intestate leaving behind their following legal heirs :

Owner	Legal heir	Relation of the legal heir with the owner
Amiya Rani Majumdar	Mohan Majumdar	Son
	Sujit Majumdar	Son
	Bulbul Ghose	Daughter
Mohan Majumdar	Swagata Majumdar	Wife
	Souradeep Majumdar	Son

5. Thus the said property of Sailendra Nath Majumdar are inherited by the following present owners : Sujit Majumdar, Bulbul Ghose, Swagata Majumdar and Souradeep Majumdar.

SCHEDULE - 3
(SEARCHES)

Searches were carried out on the website of the Directorate of Registration and Stamp Revenue at the office of the Registrars, Courts and Municipal Corporation having the jurisdiction of the property and the detail report thereof is as follows:



1. Registration office searches:

Searches have been carried out at the office of the i) Addl. Registrar of Assurance- Kolkata, ii) District Sub- Registrar- South 24 Parganas and iii) Addl. District Sub- Registrar, Alipore in its Index – II records for the period of 30 years from the year 1992 till 15.10.2022 and during this period there were no entries/transactions found recorded in respect of the said property.

Searches were also carried out at the above office in its Index – I records for the period of 30 years from the year 1992 till 15.10.2022 and during this period of search there were no entries/transactions found recorded in the names of Mohan Majumdar, Amiya Rani Majumdar, Bulbul Ghosh, Sujit Majumdar, Swagata Majumdar and Souradeep Majumdar.

2. Litigation Search:

Applications were made at the office of the i) 3rd Civil Judge (Jr. Division) at Alipore and ii) 8th Civil Judge (Sr. Division) at Alipore seeking information in regard to pending Title suits and Money Suits, if any, exists in the period of last 12 years from 2011 till 20.09.2022 against the following owners :

i. Before the 3rd Civil Judge (Jr. Division) at Alipore

Application were filed at the office of the above court seeking information in regard to any pending Title Suit and/or Money Suit in the names of Mohan Majumdar, Amiya Rani Majumdar, Bulbul Ghosh, Sujit Majumdar, Swagata Majumdar & Souradeep Majumdar during the period of last 12 (twelve) years from 2011 till 20.09.2022 and from the information slips obtained it is observed there are no pending Title Suit and Money Suit against any of them.

ii. Before the 8th Civil Judge (Sr. Division) at Alipore

Application were filed at the office of the above court seeking information in regard to any pending Title Suit and/or Money Suit in the names of Mohan Majumdar, Amiya Rani Majumdar, Bulbul Ghosh, Sujit Majumdar, Swagata Majumdar & Souradeep Majumdar during the period of last 12 (twelve) years from 2011 till 20.09.2022 and from the information slips obtained it is observed there are no pending Title Suit and Money Suit against any of them.

iii. Calcutta High Court, Appellate Side.

Searches were carried out on the official portal website of the above court seeking information about any pending Suits, if any, exists in the names of Mohan Majumdar, Amiya Rani Majumdar, Bulbul Ghosh, Sujit Majumdar, Swagata Majumdar & Souradeep Majumdar during the period of last 12 (twelve) years from 2011 till 20.09.2022 and from the information available online it is observed there are no pending Suits against them.



3. Land Acquisition Department:

Applications have been made to the SPIO of the above office u/s 6 of RTI seeking information in regard to any suit pending by or against the Kolkata Municipal Corporation in respect of the said property and from the reply obtained we have observed that no suits are pending before Hon'ble High Court, Calcutta, Ld. Sealdah Court, Ld. Alipore Court and Ld. City Civil Court, Calcutta.

4. Kolkata Metropolitan Development Authority:

Applications have been made to the SPIO of the above office u/s 6 of RTI seeking information in regard to the scheme of road widening, acquisition, requisition, road alignment either approved, sanctioned, proposed, prescribed or to be approved, sanctioned, proposed and prescribed on the said property and the said application has been forwarded to the Deputy Chief Valuar of the KIT Wing and the reply to those applications are still awaited.

5. Kolkata Municipal Corporation (Law Department):

Applications have been made to the SPIO in the Law Department of the above office u/s 6 of RTI seeking information in regard to any pending suits or proceedings pending by or against the KMC in respect of the said property and from the information available it appears that there are no pending suits or proceedings in respect of the said property.

6. Kolkata Municipal Corporation [Assessment and Collection (Revenue- South) Department]:

Applications have been made to the SPIO in the Assessment and Collection Department of the above office u/s 6 of RTI seeking information in regard to the quarterly amount of rates and taxes and any outstanding dues in respect of the said property, and from the reply obtained we have observed that Assessee Number – 110870900077 have no relation with Premises No. 21, Lake Terrace and 23, Lake Road. In respect of Premises No. 21, Jadunath Sarkar Road we have observed that amt. 573/- is due for 1/2022, amt. 573 is due for 2/2022, amt. 573 is due for 3/2022 and amt. 573 is due for 4/2022 and the name and number of the road have not been changed. Moreover, from the official portal <https://www.kmcgov.in/KMCPortal/jsp/AssessmentReport> we have also observed that the last GR Quarter was conducted on 1/2017, hence GR is due on 1/2023.

7. Kolkata Municipal Corporation (Executive Engineer, Chief valuer & Surveyor's Department):

Applications have been made to the SPIO in the Chief Valuer and Surveyor's Department of the above office u/s 6 of RTI seeking information in regard to latest survey report in respect of the said property and from the replies obtained it appears that there is pending tax in regard to the said property and the information sought for will be provided only on payment of the existing tax.

8. Kolkata Thika Tenancy:

Applications have been made before the APIO and Officer - In - Charge of the Tangra Regional Office u/s 6 of RTI seeking information that whether any return has been filed in regard to the

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said property or not and from the information available it appears that no return has been submitted in form 'A' in respect of the said property.

SCHEDULE - 4
(OPINION)

OPINION

Based on the documents provided to us and searches carried out we are of the opinion that the said property has a good and clear marketable title and is free from all encumbrances.

SCHEDULE - 5
(DISCLAIMER)

We have assumed the following in giving the Report hereinabove:-

1. We have assumed the capacity of all natural persons, genuineness of all signatures, the conformity and the authenticity of all documents provided as original, and the conformity of the copies or extracts provided to us with that of the original documents. We have also assumed the genuineness of the contents and authority of the sender in respect of the e-mail messages and their attachments received by us.
2. We have assumed that the documents provided to us in connection with any particular issue are the only documents relating to such issue.
3. Where such documents/records were not available for review, we have relied upon the veracity of statements made.
4. Valuation and physical verification of the said Property are not part of my scope of work, hence we have not examined the value or conducted any physical search/verification of the said Property nor have we examined the issues of physical possession.
5. The decision of proceeding with or consummating any transaction on the basis of this Report lies solely with Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to Client or any other person should (or should not) consummate any transaction.
6. This Report is only a limited to the searches conducted/to be conducted by the agents as mentioned hereinabove and should not be treated as report on the title of said Property and this Report is based on the photocopies of documents as supplied to us and the search reports conducted/ to be conducted by the agents as mentioned hereinabove.
7. Please note that the process of searches in the registry offices and/or governmental offices and/or court is often not reliable since the records are not updated/maintained properly and/or not provided for inspection. We do not opine on the validity, adequacy or completeness of such search reports. We have not done searches at any other government offices and/or revenue and/or tax departments and/or municipal body therefore we cannot comment whether any revenue, attachment proceeding and tax dues are pending or not with respect to the said

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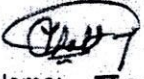
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Property.

8. It has been assumed that there are no facts or circumstances in existence and no events have occurred and /or brought to my notice which has rendered the title documents and/or other documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any party.
9. To the extent that this Report contains or refers to reports, memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, lists, information, opinions or advice.
10. We also make it clear that my liability is only limited to the extent of the professional fees received for rendering such Report. We also advise you to make local inspection and enquire with regard to the possession and occupants of the said Property.

For SAMYAKK ATTORNEYS

 For Samyakk Attorneys
Name: JOEY CHATTERJEE
Partner

Place: Kolkata

Date: 15.10.2022



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