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**TITLE REPORT AND BRIEF HISTORY OF THE LAND AT PREMISES NO: 5A
RAJA RAJ KRISHNA STREET, P.S. BURTOLLA, KOLKATA 700006**

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 09 Katha 07 Chattak 06 Sft. be the same a little more or less lying and situated at municipal Premises No:-5A, Raja Raj Krishna Street, P.S.:- Burtolla, Ward no:- 011, BR.- II, Kolkata-700006, under the Kolkata Municipal Corporation and is butted & bounded in the following manner :-

On the North: By Madhab Das Lane.

On the South: By Raja Raj Krishna Street.

On the East: By the Premises No: 4B Raja Rajkrishna Street.

On the West: By the Premises No: 5B Raja Raj Krishna Street.

DOCUMENTS EXAMINED AND VERIFIED

- A. 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. 03114 for the year 2017 Declaration dated 1st December, 1966 .**
- B. 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**
- C. Tax Receipts**
- D. Mutation certificate**

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DEVOLUTION OF TITLE

1. That by virtue of a deed of Partition dated 9th December 1968 executed and registered in the office of the Registrar of Assurances at Calcutta and recorded in Book No. 1, Volume No. 199, Pages 1 to 42, Being No. 5707 for the year 1968 one Kartick Chandra Das since deceased became the sole and absolute owner in respect of the land measuring 9 cottahs 5 chittacks and 39 sq. ft. be the same a little more or less out of total land measuring about 18 cottahs 11 chittacks and 15 sq. ft. lying and situate at premises No. 5, Raja Raj Krishna Street, P.S. Burtolla, Kolkata 700006.
2. That during his lifetime the said Kartick Chandra Das now deceased by a Deed of Settlement dated 2nd March, 1970 registered in the office of the Registrar of Assurances at Calcutta and recorded in Book no. 1, Volume no. 51, Pages 236 to 241 Being no. 883 for the year 1970 allotted the North East plot of land with structure measuring about 5 Cottahs 1 Chittack 16 Sq.ft. i.e. 334.94 Sq.Mtrs. more or less lying and situated at Premises no. 5A, Raja Raj Krishna Street, KMC Ward no. 11, P.S. Burtolla, Kolkata 700 006 in favor of his elder son Krishna Kanta Das and the South East portion of the said plot of land with structure measuring about 4 Cottahs 5 Chittacks and 35 Sq.ft. i.e. 291.82 Sq.Mtrs. more or less allotted to his younger son Bikash Kumar Das.
3. That the said Bikash Kumar Das and Krishna Kanta Das by virtue of the said Deed of Settlement dated 2nd March, 1970 registered in the office of the Registrar of Assurances at Calcutta and recorded in Book No. 1, Volume no. 51, Pages 236 to 241 Being no. 883 for the year 1970 became the absolute owner of the plot of land with structure measuring about 4 Cottahs 5 Chittacks and 35 sq.ft. i.e. 291.82 Sq. mtrs. and 5 Cottahs 1 Chittack 16 Sq.ft. i.e. 334.94 mtrs more or less respectively lying and situate on the South East portion and South West portion respectively of the said premises no. 5A, Raja Raj Krishna Street, KMC Ward No. 11, P.S. Burtolla, Kolkata – 700006.

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4. That the said Bikash Kumar Das by a Deed of Lease dated 28.05.1977 registered in the office of the Registrar of Assurances at Calcutta and recorded in Book No.1, Volume No. 94, pages 247 to 267, Being No. 2353 for the year of 1977 leased out his land with structure measuring about 4 Cottahs 5 Chittacks and 35 Sq.ft. i.e. 334.94 Sq. meter more or less in favour of (i) Sri Bibhuti Bhusan Goswami (ii) Smt. Reene Roy Chowdhury and (iii) Sri Pradip Sur for a period of 51 years containing several terms and conditions as recorded in the said Deed of Lease empowering with the right to construct Theater Hall and/or residential flat at and being the South East portion of premises no. 5A, Raja Raj Krishna Street, Ward No. 11, Kolkata-700006.
5. That the said Krishna Kanta Das by a Deed of Lease dated 28.05.1977 registered in the office of the Registrar of Assurances at Calcutta and recorded in Book No.1, Volume No. 96, pages 226 to 246, Being no. 2352 for the year of 1977 leased out his land with structure measuring about 5 Cottahs 1 Chittacks and 16 Sq.ft. i.e. 291.82 Sq. meter more or less in favour of (i) Sri Bibhuti Bhusan Goswami (ii) Smt. Reene Roy Chowdhury and (iii) Sri Pradip Sur for a period of 51 years containing several terms and conditions as recorded in the said Deed of Lease empowering with the right to construct Theater Hall and/or residential flat at and being the South West portion of premises no. 5A, Raja Raj Krishna Street, Ward No. 11, Kolkata-700006.
6. That upon taking delivery of possession of the aforesaid lease hold property from Bikash Kumar Das and Krishna Kanta Das the aforesaid Bibhuti Bhusan Goswami, Smt. Reene Roy Chowdhury and Shri Pradip Sur formed a Partnership Firm under the name and style of NATARAJ ENTERPRISE with intend to construct and run a Theater Hall and/or Cinema Hall on the aforesaid Lease Hold property.
7. The aforesaid NATARAJ ENTERPRISE by a Memorandum of Agreement dated 28th day of May,1977 executed and registered with the Office of the Registrar of Assurances at Calcutta and recorded in Book No. IV, Volume no. 44, Pages 277 to 286, Being No. 2592 for the year 1977 authorized and

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- empowered M/S. SAYAK a registered cultural organization authorized themselves to be the in charge and having exclusive management right to run the proposed Theater Hall and/or Cinema Hall for show purpose to public for 51 years.
8. That by a 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. 03114 for the year 2017 the said Bikash Kumar Das as Vendor with the consent and the approval of the said NATARAJ ENTERPRISE AND M/S SAYAK, as the Confirming Party No. 1 and 2 sold transferred conveyed assured unto the KIC Resources Limited, All That piece and parcel of land measuring 4 Cottahs 5 Chittacks and 39 Sq. ft. of land together with structure standing thereon lying and situate on the South East portion of the Premises No. 5A, Raja Raj Krishna Street, P.S. Burtolla, Kolkata 700006 free from all encumbrances, charges, liens, and/or lispentence whatsoever.
 9. The aforesaid Krishna Kanta Das died intestate on 24.01.2003 leaving behind him his wife Smt. Puspa Rani Das, two sons namely Rajjyoti Das and Debojyoti Das and one daughter Smt. Rita Dutta as his heirs and successors.
 10. That by way of inheritance, the aforesaid Smt. Puspa Rani Das, Rajjyoti Das, Debojyoti Das and Smt. Rita Dutta have become the joint owners in respect of the property measuring about 5 Cottahs 1 Chittacks 16 Sq.ft. more or less lying and situate on the North East portion of premises no. 5A, Raja Raj Krishna Street, P.S. Burtolla, Kolkata 700006 left by said Late Krishna Kanta Das, each having undivided 1/4th share of the property left by Late Krishna Pada Das .
 11. That by a 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 the said Smt. Puspa Rani Das, Rajjyoti Das, Debojyoti Das and Smt. Rita Dutta as Vendors with the consent and the approval of the said NATARAJ ENTERPRISE AND M/S SAYAK, as the Confirming Party No. 1 and 2 sold

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transferred conveyed assured unto the KIC Resources Limited All That piece and parcel of land measuring 5 Cottahs 1 Chittacks and 16 Sq. ft. of land together with structure standing thereon lying and situate on the South East portion of the Premises No. 5A, Raja Raj Krishna Street, P.S. Burtolla, Kolkata 700006 free from all encumbrances, charges, liens, and/or lispence whatsoever.

12. Thus virtue of two registered Deeds of Conveyances dated 31st July 2017 registered in the office of the Additional Registrar of Assurances-II, Kolkata and recorded in Book No. 1, Volume No. 1902-2017 Pages from 111547 to 111591 and Pages from 111488 to 111546, Being No. 03113 and 03114 respectively for the year 2017, KIC Resources Limited has become the Owner of the land measuring an area of 09 Katha 07 Chattak 06 Sft. be the same a little more or less lying and situated at municipal Premises No:-5A, Raja Raj Krishna Street, P.S.:- Burtolla, Ward no:- 011, BR.- II, Kolkata-700006.
13. That being the Owner of the property, KIC Resources Limited has caused mutation of its name in the records of the Kolkata Municipal Corporation.
14. Thereafter the said KIC Resources Limited amalgamated two assessee numbers of the same premises No. 5A, Raja Raj Krishna Street, Kolkata Municipal Corporation and known as Premises No. 5A, Raja Raj Krishna Street, P. S. Burtolla, Kolkata 700006.
15. That KIC Resources Limited has applied and obtained a plan sanctioned by the Kolkata Municipal Corporation bearing Building permit no.2022020054 dated 13.12.2022 consisting of Ground plus four storied building with independent residential apartments and the car parking spaces whether open or covered within the said Project and the Common Areas and Common Facilities and Amenities thereto upon the said Premises.

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LIABILITIES OF ENCUMBRANCES

Registration Offices where the searches had been conducted

Search of the records in respect of ALL THAT piece and parcel of land measuring total area of ALL THAT land measuring an area of 09 Katha 07 Chattak 06 Sft. be the same a little more or less lying and situated at municipal Premises No:-5A, Raja Raj Krishna Street, P.S.:- Burtolla, Ward no:- 011, BR.- II, Kolkata-700006, under the Kolkata Municipal Corporation in the office of ARA, Kolkata, from 2002 to 2023 revealed no adverse entries .

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 21(Twenty One) years i.e.from 2002 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
Rajd. No:- 658/92

ADVOCATE

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

Date of Application: 03-07-2023

Serial No of Application 1902018435/2023 Search No 1902018435/2023
 Search for the Years From 2002 To 2023 Record Available From 10/11/2008 onwards
 Property to be Searched District: Kolkata, PS: Burtola, , Premises: 5A Road: Raja Rajkrishna Street
 From whom Received A SEN
 Fees Paid under Articles F1(i) 2/- F1(ii) 21/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Kolkata, PS: Burtola, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 5A Road: Raja Rajkrishna Street,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: Khatian: 00000/00	Area of Land: 8.38979172 decimal (5 Katha, 1 Chatak, 16 Sqft) Area of Structure: 2000 Sq Ft
Deed Details :		Deed No: I-190203113/2017, Query No: 19020001274385/2017, Serial No: 1902002890/2017, Page: 111488 - 111546, Date of Registration: 14/09/2017, Date of Completion: 23/09/2017, Date of Delivery: 23/10/2017		
2	District: Kolkata, PS: Burtola, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 5A Road: Raja Rajkrishna Street, , Ward: 11	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: Khatian: 00000/00	Area of Land: 4.90417380 decimal (2140 Sqft) Area of Structure: 1000 Sq Ft
Deed Details :		Deed No: I-190203114/2017, Query No: 19020001274520/2017, Serial No: 1902002891/2017, Page: 111547 - 111591, Date of Registration: 14/09/2017, Date of Completion: 23/09/2017, Date of Delivery: 23/10/2017		



(Mr Satyajit Biswas)
 A.R.A. - II KOLKATA
 OFFICE OF THE A.R.A. - II KOLKATA