

BIPLAB MAJUMDER

ADVOCATE

"JATI PURA CLASSIC" Flat No-5/2, 4th Floor, B-7/266 Kalyani, Nadia-741235.
Bar Association Room No. 16, High Court, Calcutta
Mobile:- 9831906630/9330654304

Date: 18.09.2020

REPORT ON TITLE

Re: Holding No-57/225/FGH(P), Ghosh Para Road, Kalyani, P.S.- Kalyani, under previously Kanchrapara gram Panchayat Presently Kalyani Municipality Word No-20, sub registry office, A.D.S.R.O. Kalyani, Dist- Nadia-741235

1] OWNERS:

(1) SMT. MAYA RANI GHOSH, wife of Shri Paresh Chandra Ghosh, by faith Hindu, by Occupation Business, by Nationality Indian, residing at Manashatala Lane, Kumarpara, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24-Parganas PIN - 743145, (2) Smt. MONTI GHOSH, wife of Anup Ghosh, are by faith Hindu, by Nationality- Indian, by Occupation business, residing at Mansatala, Lana, Kumorpara, P.O- Kanchrapara, P.S-Bijpur, Dist- 24 Parganas (N) Pin- 743145.

2] DESCRIPTION:

ALL THAT piece and parcel of land measuring 12 cottah 15 chatak 23 sq.ft. more or less situated within Mouza - 57 No. Gram Kanchrapara, L.R. Khatian No. 1007 and 1561, R.S., C.S & L.R Dag No. 225, BLOCK "CM" of "SONAR BHUBAN" being Holding No-57/225/FGH(P), Ghosh Para Road, Kalyani, P.S.- Kalyani, under previously Kanchrapara gram Panchayat Presently Kalyani Municipality Word No-20, sub registry office, A.D.S.R.O. Kalyani, Dist- Nadia-741235, butted and bounded by:-

ON THE NORTH :- 6' wide Road

ON THE SOUTH :- Bagher Khal

ON THE EAST :- Block E of Sonar Bhuban

ON THE WEST :- Land of Anup Ghosh

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3] Copies Of Documents Perused:

Sl. No.	Date of document	Type of document	Whether original/ certificate/ true coy/ Photostat examined	Details of registration with Sub Registrar
1)	01.02.2006	Sale Deed No 449 Of 2006	Original	This sale deed dated 01.02.2006 Registered with A.D.S.R. Kalyani, Nadia.
2)	01.03.2006	Sale Deed No 906 Of 2006	Original	This sale deed dated 01.03.2006 Registered with A.D.S.R. Kalyani, Nadia.
3)	20.03.2006	Sale Deed No 1155 Of 2006	Original	This sale deed dated 20.03.2006 Registered with A.D.S.R. Kalyani, Nadia.
4)	19.06.2015	Gift Deed no 130302422 of 2015	Original	This sale deed dated 19.06.2015 Registered with A.D.S.R. Kalyani, Nadia.
5)	21.03.2017	Development Power of Attorney No 1221 Of 2017.	Original	This Development Power of Attorney dated 21.03.2017 Registered with A.D.S.R. Kalyani, Nadia.
6)	21.03.2017	Development Agreement being no-130301219 of 2017.	Original	This Development Agreement dated 21.03.2017 Registered Before Notary Public, Kalyani, Nadia.
7)	23.03.2017	Unregistered Agreement for Sale.	Original	Not Applicable.
8)	06.09.2016 & 28.07.2020	Sanction Plan issued by Kalyani Municipality.	Original	Not Applicable.
9)	18.05.2020	Tax receipt issued by Kalyani Municipality.	Original	Not Applicable.
10)	25.08.2015	Dag Information of Maya Rani Ghosh.	Original	Not Applicable.
11)	25.08.2015	Dag Information of Monty Ghosh.	Original	Not Applicable.

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4) Searches Made:

- a) Index-I at the offices of ADSR, Kalyani, Nadia from 2008 to 2020; (Due to some unknown government order relating to containment of Covid-19, which as impacted of the ADSR –Kalyani, DSR NADIA, RA-Kolkata offices for physical searching service therefore this report made on basis of available record from the online portal)
- b) Index-II at the offices of ADSR, Kalyani, Nadia from 2008 to 2020; (Due to some unknown government order relating to containment of Covid-19, which as impacted of the ADSR –Kalyani, DSR NADIA, RA-Kolkata offices for physical searching service therefore this report made on basis of available record from the online portal)
- c) In the Courts of Learned Civil Judge at Kalyani, Nadia in the name of Smt Maya Rani Ghosh & Smt Monty Ghosh from 2009 to July 2012; (Due to containment of Covid-19, which as impacted in the Sub Divisional Court, at Kalyani & District court in Nadia's offices for physical searching service therefore this report made on basis of available record from the online portal)
- d) At the office of the Kalyani Municipality.
- e) Sanction letter of term loan of Rs 2 Core by Allahabad Bank presently known as Indian Bank, Industrial Branch, Kalyani, Nadia dated 09.03.2018.

5) DEVOLUTION:

WHEREAS Sri Pradip Kumar Mukhopadhyay was owner of ALL THAT piece and parcel of land measuring 21 decimal situated in Dag No. C.S., R.S and L.R 225 Khatian no 215/3 at Mouza 57 No. Kanchrapara and Sri Pranab Kumar Mukhopadhyay was the recorded owner of ALL THAT piece and parcel of land measuring 26 decimal situated in Dag No. C.S., R.S. and L.R. 225, Khatian No. 637, at Mouza 57 No. Kanchrapara and Sri Prabir Kumar Mukhopadhyay was the recorded owner of ALL THAT piece and parcel of land measuring 20 decimal situated in Dag No. C.S., R.S. and L.R. 225, Khatian No. 637, at Mouza 57 No. Kanchrapara and as per the L.R. Settlement Record aforesaid Mukhopadhyay Brothers became the absolute owners total area of land measuring 67 decimal, under Police Station Kalyani, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Dist. Nadia.

WHEREAS Sri Paresh Chandra Ghosh purchased ALL THAT piece and parcel of land measuring 6 Cottahs 14 Chhataks or 11.36 decimal out of 67 decimal from aforesaid Mukhopadhyay Brothers, by a registered Deed of Sale being No. I-449 (Dated: 01/02/2006) Date of Execution and Registration 11/05/2004, bind in Book No. I, Volume No. 10, Page No. 33 to 40, for the year 2006, of the Office of Additional District Sub-Registrar at Kalyani. Dist. Nadia and Sri Paresh Chandra Ghosh also purchased another plot of land measuring 6 Cottahs 5 Chhataks 42 sq.ft. or 10.53 decimal out of 67 decimal from aforesaid Mukhopadhyay Brothers, by a registered Deed of Sale being No. 1- 1155 Date of Execution and Registration 11/05/2004 bind in Book No. I, Volume No. 24, Page No. 141 to 148, for the year 2006, of the said Office and by virtue of the aforesaid two sale Deeds, Sri Paresh Chandra Ghosh became the absolute owner of ALL THAT piece and parcel of land measuring 13 Cottahs 3 Chhataks 42 sq.ft. or 21.89 decimal.

WHEREAS Sri Anup Ghosh purchased ALL THAT piece and parcel of land measuring 8 Cottahs 1 Chhatak 32 sq.ft. or, 13.40 decimal out of 67 decimal from aforesaid Mukhopadhyay Brothers, by a

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registered Deed of Sale being No. 1- 906 (Dated: 01/03/2006) Date of Execution and Registration 11/05/2004, bind in Book No. 1, Volume No. 19, Page No. 133 to 140, for the year 2006, of the Office of Additional District Sub-Registrar at Kalyani, Dist. Nadia.

WHEREAS aforesaid Sri Paresh Chandra Ghosh and Sri Anup Ghosh became the absolute joint owner of ALL THAT total area of land measuring 21 Cottahs 5 Chhataks 29 sq.ft. or 35.29 decimal.

AND WHEREAS, Sri Paresh Chandra Ghosh gifted an area of land measuring 12 Cottahs 15 Chhataks 23 sq.ft. or 9338 sq.ft. or 17.47 sq.ft. in favour of the Smt Maya Rani Ghosh & Smt Monty Ghosh i.e. in favour of them by a registered Deed of Gift being No. I- 2422, Date of Execution and Registration 08/06/2015, bind in Book No. I, CD Volume No. 1303-2015. Pages from 11925 to 11948, for the year 2015, of the Office of Additional District Sub-Registrar at Kalyani, Dist. Nadia.

AND WHEREAS, by virtue of the aforesaid Deed of Gift being No. 1- 2422, for the year 2015, they are become the absolute legal owner of ALL THAT the schedule above mentioned property and thereafter they have recorded our names in local Kalyani Municipality vide amalgamated new Holding No. 57/225/FGH(P) and we have recorded the said plot of land in HAL L.R. Settlement Record vide Khatian No. 1007 and 1561 and the said property is in actual physical KHAS possession of the present Owners i.e Smt Maya Rani Ghosh & Smt Monty Ghosh.

AND WHEREAS the aforesaid Present Owners i.e. Smt. Maya Rani Ghosh and Smt. Monti Ghosh, jointly agreed with the Developer P M ENTERPRISE, having its Office Address at B-12/123(Shop), Kalyani central park, P.O. Kalyani, P.S. Kalyani, Dist. North Nadia, represented by the Proprietor: SMT. MAYA RANI GHOSH to construct the multistoried building on their schedule below land by a registered Agreement for Development vide No. I-1219/17, Date of Execution and Registration 21/03/17, bind in Book No. I, CD Volume No. 1303, Pages from 21338 to 31358 for the year 2017, of the Office of Additional District Sub-Registrar at Kalyani and also nominate, constitute and appoint P M ENTERPRISE, having its Office Address at Kumarpara, Monoshatala Lane, P.O. - Kanchrapara, P.S- Bizpur, Dist- North 24-Parganas, West Bengal, Pin-743145 and also at B-12/23(Shop), Kalyani central park, P.O. Kalyani, P.S. Kalyani, Dist. Nadia-741235, represented by the Proprietress: SMT. MAYA RANI GHOSH, as their lawful constituted Attorney, by a registered Development Power of Attorney, being No. I- 1221/17, Date of Execution and Registration 21/03/217, bind in Book No. I, CD Volume No. 1303, Pages from 21244 to 21258, for the year 2017, of the Office of Additional District Sub-Registrar at Kalyani, Dist. Nadia.

AND WHEREAS the Developer as self and for and on behalf of the owners is desirous of developing ALL THAT piece and parcel of land measuring 12 Cottahs 15 Chhataks 23 sq.ft. or 9338 sq.ft. or 17.47 sq.ft. by constructing multistoried building in accordance with the Sanctioned Building Plan vide No. (4), Dated: 29/09/2016. by the competent Authority of Kalyani Municipality which is fully described in the Schedule written above.

6) Result Of Searches:

From the Index-I searches made against the aforesaid names during the aforementioned period at the office of A.D.S.R- Kalyani, the following entries were found:-

1. 130300593/2020.
2. 130300066/2020.
3. 130300842/2019.
4. 130301326/2019.

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5. 130301786/2019.
6. 130301326/2019.
7. 130301927/2019.
8. 130302251/2019.
9. 130302948/2019.
10. 130304243/2019.
11. 130304599/2019.
12. 130305108/2019.
13. 130305005/2018.
14. 130304640/2017.
15. 130300598/2016.
16. 130302094/2016
17. 130302174/2016
18. 130302600/2016

From the searches made in the suit register of the court of Ld. Additional District Judge, Sub Divisional Court at Kalyani against the abovementioned name during the abovementioned period it transpires that no money suit, money execution case, title suit and title execution case has been filed in the abovementioned Courts during the aforementioned period.

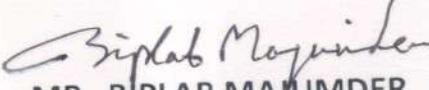
From the searches made in the office of the Land Acquisition Collector, it transpires that presently, the land is not affected by any acquisition or requisition proceedings.

From the searches made at the office of the Assessor-Collector, Kalyani Municipality it appears that presently, the land is not affected by any Municipal act violation or requisition proceedings.

7) CONCLUSION:

In view of the above and based on the aforesaid searches, we do hereby certify that the said property is presently mortgaged before Allahabad Bank presently known as Indian Bank, Industrial Branch, Kalyani, Nadia.

Dated this 18th day of September, 2020.


MR BIPLAB MAJUMDER

Advocate