

TITLE REPORT ON MUNICIPAL PREMISES NO. 10, BRAUNFELD  
ROW, KOLKATA-700027, DISTRICT 24 PARGANAS (SOUTH),  
UNDR KOLKATA MUNICIPAL CORPORATION BEING MUNICIPAL  
WARD NO. 78.

CLIENT : MOONLIFE HOUSING PRIVATE LIMITED

## **TITLE REPORT**

**Ms. Sulena Kumari Jha**  
Advocate  
High Court, Calcutta

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Dated: 11th October, 2019.

Title Report on Municipal Premises No. 10, Braunfeld Row, Kolkata 7000027, District 24 Parganas (South), under Kolkata Municipal Corporation being Municipal Ward No. 78.

CLIENT: MOONLIFE HOUSING PRIVATE LIMITED.

Under instructions from and on behalf of my Client, I have caused searches to be made in respect of the Said Property (defined below) with the concerned authorities and have perused all connected records and the details of such searches and my opinion on the title of the Owner is appended hereunder:

A. The following document of title are produce me :-

- 1.1 Photocopy of Conveyance Deed, registered in the office of the Additional Registrar of Assurances- I, Kolkata (Annexure A).
- 1.2 Photocopy of Sanction Plan issued by the Kolkata Municipal Corporation. (Annexure B).

1. DEFINITIONS:

1.1 Said Property: Title Report on Municipal Premises No. 10, Braunfeld Row, Kolkata 7000027, District 24 Parganas (South), under Kolkata Municipal Corporation being Municipal Ward No. 78, West Bengal, particulars of which are detailed below as follows:

1.2 OWNER: "THE OWNER" shall mean

- 1.2.1 M/S MOONLIFE HOUSING PRIVATE LIMITED a private limited Company incorporated under the Companies Act, 1956, having its registered office at 55, Canning Street, Block B, Room No. 35, Police Station Hare Street, Kolkata 700001 having Pan No. AAICM4318A.

B. Erstwhile Owners: Erstwhile Owner shall mean, the predecessor (s) of the present Owner from whom they purchased the Said Property.

2. PRODUCTION OF DOCUMENTS ON TITLE:

- 2.1 I, have caused searching of records with the concerned authorities / departments by the Advocate duly authorized by me and I have perused the reports on Inspection of original/certified copies of documents of title in respect of the Said Property were given and photocopies thereof were produced before me, details whereof are mentioned below.

### 3. OFFICES WHERE SEARCHES HAVE BEEN CONDUCTED:

#### 3.1 REGISTRATION OFFICES:

From 1988 to 2019 in respect of Municipal Premises No. 10, Braunfeld Row, Kolkata 7000027, District 24 Parganas (South), under Kolkata Municipal Corporation being Municipal Ward No. 78, West Bengal is given below:

3.1.1 Registrar of Assurances, Kolkata

3.1.2 District Registration Office, Alipore

3.1.3 Additional District Sub-Registration Office, Alipore

3.1.4 District Sub-Registration Office Alipore

3.1.5 Additional Registrar of Assurances- I, Kolkata

3.1.6 Additional Registrar of Assurances- II, Kolkata

3.1.7 Additional Registrar of Assurances- III, Kolkata

3.1.8 Additional Registrar of Assurances- IV, Kolkata

[Please Refer to Attachment "C" hereto.]

#### 3.2 COURTS:

3.2.1 6<sup>th</sup> Civil Judge, Junior Division Alipore. Title Suit . [Please Refer to Attachment "D" hereto.]

#### 3.3 LAND ACQUISITION COLLECTOR, ALIPORE:

3.3.1 Land Acquisition Collector, Alipore : No part or portion of any of the land in Municipal Premises No. 10, Braunfeld Row, Kolkata 7000027, District 24 Parganas (South), under Kolkata Municipal Corporation being Municipal Ward No. 78, West Bengal is subject to any land acquisition by the Land & Land Reforms Department, Government of West Bengal. Records of the Office of the Land Acquisition Collector, Alipore.

#### 3.4 POSSESSION:

3.4.1 I have been given to understand that the entirety of the Said Property is in the possession of the respective Owner herein and is Butted and Bounded.

#### 3.5 URBAN LAND (CEILING AND REGULATION) ACT, 1976:

3.5.1 On enquiry, it is gathered that Owner hold its respective Land within the limit of URBAN LAND (CEILING AND REGULATION) ACT, 1976.

#### 4. TITLE:

4.1 In the abovementioned circumstances, the Owner acquired the right, title and interest in the Said Property in Title Report on Municipal Premises No. 10, Braunfeld Row, Kolkata 7000027, District 24 Parganas (South), under Kolkata Municipal Corporation being Municipal Ward No. 78, West Bengal free from all encumbrances and are paying Property taxes to the kolkata Municipal Corporation timely.

## 5. CONCLUSION:

5.1 As per the documents mentioned herein above, I am of the opinion that the Owner of the Said Property namely:

5.1.1 M/S MOONLIFE HOUSING PRIVATE LIMITED a private limited Company incorporated under the Companies Act, 1956, having its registered office at 55, Canning Street, Block B, Room No. 35, Police Station Hare Street, Kolkata 700001 having Pan No. AAICM4318A in Municipal Premises No. 10, Braunfeld Row, Kolkata 700027, District 24 Parganas (South), under Kolkata Municipal Corporation being Municipal Ward No. 78, West Bengal is the recorded and legal owner of the Said Property and free from all encumbrances.

6.2 The searches caused to be undertaken by the concerned Advocate, authorized by me relate to the encumbrances related to the said Property but do not extend to the charge created for default of payment of Income Tax dues.

6.3 Subject to the observations aforesaid, I am of the opinion that the respective Owners have a clean and clear legal marketable title to the Said Property.

### Schedule (Said Property)

Title Report on Municipal Premises No. 10, Braunfeld Row, Kolkata 700027, District 24 Parganas (South), under Kolkata Municipal Corporation being Municipal Ward No. 78, West Bengal

## 7. Results of Searching:

Offices Searched	Period	Documents found
Registrar of Assurances, Kolkata.	1988-2019	None
Additional Registrar of Assurances-I	2002-2019	None
Additional Registrar of Assurances-II	2019	None
Additional Registrar of Assurances-III	2019	None
Additional Registrar of Assurances-IV	2019	None

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Offices Searched	Period	Documents found
District Registrar	1989-2019	None
Additional Registrar of Assurances-I	2002-2019	None
Additional District Sub Registrar - Alipore	2003 to 2019	None
District Sub Registrar Alipore	2003 to 2019	None

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**भारतीय गैर न्यायिक**

एक सौ रुपये **Rs. 100**

**रु. 100**



सत्यमेव जयते

**ONE HUNDRED RUPEES**

**भारत INDIA**  
**INDIA NON JUDICIAL**

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 VCM-2979/14  
 233 80/14  
 235 00 000/-

T 917990

Warranted that the Document is admitted for Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

*[Signature]*  
 Additional Reg-  
 18.11.14

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made this the 17<sup>th</sup> day of November

2014

BETWEEN

J  
I

- B. By another registered Bengali Deed of Conveyance and/or Kobala dated 29.8.1924 the said Jagannath Dubey and the said Ram Swarup Lal again purchased an adjoining piece and parcel of land adjoining to the aforesaid land admeasuring 1 cottah 1 chittack 32 sq. ft. being portion of 3/1, Mominpur Lane, Calcutta.
- C. The aforesaid two plots purchased by the said Jagannath Dubey and the said Ram Swarup Lal were amalgamated in the municipal records and were known and numbered as 3/1, Mominpur Lane, admeasuring 12 cottah 4 chittack 41 sq. ft., but the said premises No. in respect of the said amalgamated land was subsequently changed to premises No. 10, Braunfeld Row, Calcutta and the said land physically admeasured 12 cottah 6 chittack.
- D. The said Jagannath Dubey and the said Ram Swarup Lal as the full and absolute owners of the said municipal premises No. 10, Braunfeld Row, Calcutta from out of their own funds constructed a brick built dwelling house on the said amalgamated land or part thereof partly for their own use and occupation and partly let out various portions to various tenants and realized the rents, issues and profits.
- E. By a registered Deed of Conveyance dated 21.8.1941 registered with the D.S.R., Alipore in Book No. I, Volume No.

88, Pages 43 to 50, being No. 3223 for the year 1941 the said Jagannath Dubey and the said Ram Swarup Lal sold the said premises for valuable consideration to Satya Kishore Banerjee, Satyabrata Banerjee and Satya Saran Banerjee, all sons of Satya Shanti Banerjee who jointly purchased the same in 1/3<sup>rd</sup> undivided share each.

- F. By a registered Indenture of Sale dated 18.4.1962 registered with Sub Registration Office Alipore in Book No. I, Volume No. 48, Pages 138 to 147, being No. 3281 for the year 1962 the Vendor abovenamed namely Universal Drug House (P) Ltd. purchased from **Satya Kishore Banerjee, Satyabrata Banerjee** and Satya Saran Banerjee for valuable consideration All That the land, messuage, hereditaments together with brick built building thereon containing an area of 12 cottahs 6 chittacks situate, lying at and being premises No. 10, Braunfeld Row, Kolkata, formerly known as 3/1, Mominpur Lane, previously situate in Mouza Mominpur.
- G. The Vendor after purchase of the said land and premises constructed a four storeyed brick built building thereon in the year 1963 and duly established its drug manufacturing unit or undertaking over and in respect of the said land and premises and building and also got its name mutated in the municipal record presently vide Assessee No. 11-078-03-0007-3 as the full and absolute owner.

3. The Vendor has represented that the Vendor has obtained all the clearances and permissions necessary for sale of the said land and the Vendor has full power and absolute authority to sell the same.
4. The Vendor has further represented that the entirety of the said land and premises is free from acquisition, requisition, road alignment, attachment, dependents, any other mortgage or charge and any other kind of encumbrance and free of workers, labour quarters, trespassers or squatters whatsoever and however and the Vendor is fully capable of selling the said land and premises to the Purchaser free from all encumbrances in vacant possession.
5. The Vendor has further informed the Purchaser that the Vendor after obtaining all the necessary clearances and permissions has duly applied to the Kolkata Municipal Corporation for sanction of a building plan over and in respect of the said Premises and the Vendor has also deposited certain part fees in respect thereof. It is hereby clarified that the Sale here under shall be together with the benefits of such building plan already applied for and the Vendor agrees that the Purchaser shall be entitled to derive full benefit thereof without requiring to make any further payment of consideration than hereunder agreed.



K. Relying on the aforesaid representation of the Vendor, the Purchaser has agreed to purchase the said land and premises described in the Schedule hereto for a total consideration of Rs. 2,35,00,000/- (Rupees Two crore Thirty Five lakh) free from all encumbrance in clear title and in vacant possession.

**NOW THIS DEED WITNESSETH** as follows:-

That in pursuance of the sum of Rs. 2,35,00,000/- (Rupees Two crore Thirty Five lakh) only paid by the Purchaser to the Vendor herein on or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the Memo hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit, release and discharge the **PURCHASER**, its successors, executors, administrators, representatives and assigns and everyone of them and also the said Premises) the Vendor as the absolute owner doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure to unto and in favour of the **PURCHASER ALL THAT** the municipal premises No. 10, Braunfeld Row, Kolkata-700027, admeasuring 12 cottah 6 chittack more or less together with factory buildings, sheds, structures, having covered area of 20,000 sq. ft. together with all other fixtures and fittings, all situate within P.S. Ekbalpore, Ward No. 78 of the Kolkata Municipal Corporation, assessed vide Assessee No. 11-078-03-0007-3,