

Purview

UNIMARK SPRINGFIELD CLASSIC II

S. Nath & Company

10 & 10/1, Kiran Shankar Roy Road
2nd Floor (Mezanine), Kolkata - 700 001
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E-mail : swapannath1970@rediffmail.com
snathcompany@gmail.com

Report of Title

I. OWNER:

LGW LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Narayanpur, Police Station Airport, Kolkata – 700136, District North 24-Parganas.

II. DESCRIPTION OF LAND:

ALL THAT the piece and parcel of land containing an area of 124.18 Sataks be the same a little more or less together with one asbestos shed structure standing thereon having a covered area of 1242 Sq.Ft. lying thereupon situated at Mouza Gopalpur J.L. No.2, Police Station Airport (formerly Rajarhat), being Municipal Holding No.RGM 5/128, Block-I, under Ward No.5, within the ambit of Rajarhat-Gopalpur Municipality in the District of North 24 Parganas comprised in-

R.S. & L.R. Dag Nos.	L.R. Khatian No.	Area (Sataks)
3327 (P)	4835	15
3328(P)	-do-	5.68
3329	-do-	8
3545	-do-	24
3546	-do-	8
3547	-do-	6
3548	-do-	33
3549(P)	-do-	10
3550(P)	-do-	6.5
3551	-do-	8
	TOTAL	124.18

(hereinafter collectively referred to as the said land) and the same is butted and bounded by as follows:-

On the North:- By Dag Nos. 3550(P), 3551(P) and 3544;
On the East:- By Main Rajarhat Road and Dag No. 3541;
On the South:- By 80' wide road
On the West:- By Dag Nos. 3327(P), 3549(P) and 3550(P).

II. DOCUMENTS PERUSED:

Photo-copies of the following:-

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- a. Indenture of Conveyance dated the 23rd day of February, 2001 made between one Abdul Malek Mondal therein referred to as the Vendor of the One Part and one L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.68 Pages 248 to 263 Being No.01251 for the year 2001.
- b. Indenture of Conveyance dated the 23rd day of April, 2002 made between one Sheik Mahiuddin, Nurjahan Bibi, Anowara Khatun, Alamara Khatun, Abdul Rahaman, Sheik Abdul Hannan, Nazrul, Jahanara Khatun, Rawsanara Khatun and Sakera Bibi therein jointly referred to as the Vendors of the One Part and the said L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.276 Pages 1 to 30 Being No.05010 for the year 2002.
- c. Indenture of Conveyance dated the 23rd day of April, 2002 made between Abdul Wohab Mondal, Aklima Bibi, Achhiya Bibi, Rabiya Bibi, Khatoon Bini, Altab Mondal, Anju Manoara Bibi, Sirajuddin Mondal, Khabir Mondal and Jamaluddin Mondal therein jointly referred to as the Vendors of the One Part and the said L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.276 Pages 31 to 66 Being No.05011 for the year 2002.
- d. Indenture of Conveyance dated the 30th day of October, 1999 made between one Sk. Abul Kalam therein referred to as the Vendor of the One Part and one L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.112 Pages 59 to 66 Being No.4451 for the year 1999.
- e. Indenture of Conveyance dated the 6th day of February, 2002 made between one Mohammad Sukur Ali therein referred to as the Vendor of the One Part and the said L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.60 Pages 77 to 96 Being No.01102 for the year 2002.
- f. Indenture of Conveyance dated the 11th day of June, 2001 made between one Mokter Ali, Anar Ali, Asraf Ali, Sahidul Islam, Safikul Islam, Sahibul Islam, Imaman Bibi, Laily Begam, Lal Bibi, Sarina Bibi, Maskura Bibi, Siraj Ali, Nazrul Ali, Moharjan Bibi, Mina Bibi, Marjina Bibi, Hasina Bibi, Nagma Bibi, Muslima Bibi, Ayatan Bibi and Sakina Bibi therein jointly referred to as the Vendors of the One Part and the said L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District

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Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.207
 Pages 143 to 164 Being No.03924 for the year 2001.

- g. Indenture of Conveyance dated the 12th day of August, 2003 made between one Abdul Wohab, Abdul Mujid and Abdul Hannan therein jointly referred to as the Vendors of the One Part and one L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.498 Pages 268 to 311 Being No.08829 for the year 2003.
- h. Indenture of Conveyance dated the 24th day of December 1999 made between one Sk. Abdul Malek therein referred to as the Vendors of the One Part and one L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.138 Pages 21 to 26 Being No.5464 for the year 1999.
- i. Indenture of Conveyance dated the 23rd day of February, 2000 made between one Sk. Abul Hassan therein referred to as the Vendors of the One Part and one L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.28 Pages 1 to 6 Being No.1076 for the year 2000.
- h. Agreement dated 18th day of October, 2012 made between the said LGW Limited therein referred to as the Owner of the One Part and one PURVIEW PROJECTS LLP therein referred to the Developer of the Other Part and registered with the office of the Additional District Sub-Registrar, Bidhannagar and recorded in Book No.I, CD Volume No.19, Pages 4410 to 4438, Being No.13574 for the year 2012, the said Owner therein engaged and entrusted the said Developer therein under the terms and conditions therein covenanted.
- i. Land Reforms Record of Rights.
- j. Municipal Assessment Roll issued by the Rajarhat-Gopalpur Municipality.
- k. Municipal Tax Receipt dated 28.04.2014.
- l. Land Revenue Receipt (Khajna Receipt) dated 19.11.2013.
- m. Permission for conversion of the nature of land issued by the A.D.M. & D.L. & L.R.O., North 24 Parganas at Barsat. ~~ISRO~~ details.

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III. SEARCHES CONDUCTED AT:

1. The Registry offices:-
 - (a) Additional District Sub-Registrar, Cossipore, DumDum for the period from 1983 to 1984.
 - (b) Additional District Sub-Registrar, Bidhan Nagar, for the period from 1984 to 2012 (05.10.2012).
 - (c) District Registrar-II, Barasat, for the period from 1984 to 2012 (05.10.2012).
 - (d) Additional Registrar of Assurances-II, Calcutta, for the period from 1983 to 2012 (25.09.2012).
2. Civil Judge (Senior Division), 1st Court, Barasat, North 24-Parganas for any pending Title Suit or Money Suit for the period from 2001 to 2012
3. Land Acquisition Collectorate, North 24-Parganas at Barasat.
4. Block Land and Land Reforms Officer's Office at Rajarhat.

IV. OWNERSHIP AND TITLE:

1. The said LGW Limited has purchased and acquired All That the said land by several distinct and different registered Deeds of Conveyance, the details of which are as follows:-
 - a. Indenture of Conveyance dated the 23rd day of February, 2001 made between one Abdul Malek Mondal therein referred to as the Vendor of the One Part and one L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.68 Pages 248 to 263 Being No.01251 for the year 2001.
 - b. Indenture of Conveyance dated the 23rd day of April, 2002 made between one Sheik Mahiuddin, Nurjahan Bibi, Anowara Khatun, Alamara Khatun, Abdul Rahaman, Sheik Abdul Hannan, Nazrul, Jahanara Khatun, Rawsanara Khatun and Sakera Bibi therein jointly referred to as the Vendors of the One Part and the said L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.276 Pages 1 to 30 Being No.05010 for the year 2002.

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- c. Indenture of Conveyance dated the 23rd day of April, 2002 made between Abdul Wohab Mondal, Aklima Bibi, Achhiya Bibi, Rabiya Bibi, Khatoon Bini, Altab Mondal, Anju Manoara Bibi, Sirajuddin Mondal, Khabir Mondal and Jamaluddin Mondal therein jointly referred to as the Vendors of the One Part and the said L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.276 Pages 31 to 66 Being No.05011 for the year 2002.
- d. Indenture of Conveyance dated the 30th day of October, 1999 made between one Sk. Abul Kalam therein referred to as the Vendor of the One Part and one L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.112 Pages 59 to 66 Being No.4451 for the year 1999.
- e. Indenture of Conveyance dated the 6th day of February, 2002 made between one Mohammad Sukur Ali therein referred to as the Vendor of the One Part and the said L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.60 Pages 77 to 96 Being No.01102 for the year 2002.
- f. Indenture of Conveyance dated the 11th day of June, 2001 made between one Mokter Ali, Anar Ali, Asraf Ali, Sahidul Islam, Safikul Islam, Sahibul Islam, Imaman Bibi, Laily Begam, Lal Bibi, Sarina Bibi, Maskura Bibi, Siraj Ali, Nazrul Ali, Moharjan Bibi, Mina Bibi, Marjina Bibi, Hasina Bibi, Nagma Bibi, Muslima Bibi, Ayatan Bibi and Sakina Bibi therein jointly referred to as the Vendors of the One Part and the said L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.207 Pages 143 to 164 Being No.03924 for the year 2001.
- g. Indenture of Conveyance dated the 12th day of August, 2003 made between one Abdul Wohab, Abdul Mujid and Abdul Hannan therein jointly referred to as the Vendors of the One Part and one L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.498 Pages 268 to 311 Being No.08829 for the year 2003.
- h. Indenture of Conveyance dated the 24th day of December 1999 made between one Sk. Abdul Malek therein referred to as the Vendors of the One Part and one L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.138 Pages 21 to 26 Being No.5464 for the year 1999.

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- i. Indenture of Conveyance dated the 23rd day of February, 2000 made between one Sk. Abul Hassam therein referred to as the Vendors of the One Part and one L G W Limited therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No.I Volume No.28 Pages 1 to 6 Being No.1076 for the year 2000.
2. Subsequent to purchase as above the said LGW Limited mutated its name in the records of Block Land and Land Reforms Officer's office at Rajarhat as also in the records of Rajarhat-Gopalpur Municipality.
3. Being intended to develop the said Land by construction, erection and completion of new building(s) thereupon for commercial exploitation the said LGW Limited has engaged and entrusted one Purview Projects LLP, a Limited Liability Partnership Firm incorporated under the Limited Partnership Act 2008, having its registered office at 84/A Chittaranjan Avenue, Police Station – Hare Street, Kolkata – 700 012 (hereinafter referred to as the said DEVELOPER) for the aforesaid purpose in terms of the Agreement dated 18th day of October, 2012 registered with the office of the Additional District Sub-Registrar, Bidhannagar and recorded in Book No.I, CD Volume No.19, Pages 4410 to 4438, Being No.13574 for the year 2012 (hereinafter referred to as the said agreement) under the terms and conditions therein covenanted.

V. FINDINGS:

- a. No adverse entry against the said entire property was found during searches from the available records at the aforementioned Registration Offices.
- b. It transpires from searches made at the Learned Court of Civil Judge (Senior Division), 1st Court at Barasat, that no Title Suit or Money Suit was found pending touching the affairs of the said entire property.
- c. It also transpires from the searches made at the Land Acquisition Collectorate, North 24-Parganas at Barasat, that, amongst others, a land measuring 0.08 Acres (out of Total Land area of 0.25 Acres) was acquired from the South Eastern corner of R. S. and L. R. Dag No.3329, situate lying at Mouza- Gopalpur, J. L. No.2, Police Station Rajarhat, District- North 24-Pargans by the Government of West Bengal, Land and Land Reforms Department by Gazette Notification being Ref No.North 24-Parganas No. 8/LA-4/53 of 2005-06/NTP dated the 2nd day of March, 2007 (published in Kolkata Gazette on the 15th day of March, 2007) for the purpose of "Road Project Connecting New Town Rajarhat Road and NH-34".
 Thus, save and except the acquisition of land measuring 0.08 Acres (out of Total Land area of 0.25 Acres) was acquired from the South Eastern corner of R. S. and L. R. Dag No.3329, no other dag numbers as mentioned in Description of the Land was acquired by the Government of West Bengal.

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d. It further transpires from the inspection of records of the concerned Department of the Block Land and Land Reforms Officer, Rajarhat, it has been found as follows:

L.R. Dag Nos.	L.R. Khatian No.	Name(s) of Owner(s)	Area (In Satak)
3327	4835	LGW Limited	21
3328	-do-	-do-	29
3329	-do-	-do-	24
3545	-do-	-do-	24
3546	-do-	-do-	8
3547	-do-	-do-	6
3548	-do-	-do-	33
3549	-do-	-do-	65
3550	-do-	-do-	20
3551	-do-	-do-	8

e. Upon perusal of the Land Revenue Receipt dated 19.11.2013 it also transpires that Land Revenue (Khajna) in respect of the said entire property have been paid upto 1420 B.S.

f. It appears from the permission of conversion issued by the A.D.M. & D.L. & L.R.O., North 24 Parganas at Barsat, that the said Authority has accorded permission to the Owner to change the character/classification of land or conversion of from "Sali" to "Housing Complex".

g. Upon perusal of the Municipal Tax Receipt dated 28.04.2014 issued by the Rajarhat-Gopalpur Municipality it further transpires that Municipal Tax in respect of the said entire property has been paid upto 4th quarter of 2015.

VI. Conclusion :

Considering the abovementioned documents, papers and searches, We are of the view that the said LGW Limited has a good, valid, marketable and indefeasible title in respect of the said land and the same is free from all encumbrances, liens, lispensens, charges, mortgages or any other defects whatsoever.

Dated this 2nd day of June, 2014.

For S.Nath & Co

Molly Saha
 Advocate

No. REGN V 304493

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 58493
- 2. Date of application..... 23-5-14
- 3. Search for the year(s)..... 1889-14
- 4. Name of office to which the record to be searched or inspected relates..... D.A.C.L

5. Name of person or property to be searched..... H

6. Nature of document..... Encumbrance

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M - Gopalpur P.S. Rajshahi
Dag - 3548, 3551

8. From whom received..... S. Halder

9. Fees paid under Article—

- F (1) (i)
- F (1) (ii)
- F (2)

30/-

.....Registrar of.....

No. REGN V 304492

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 58492

Date of application..... 23-5-14

Search for the year(s)..... 1999-14

Name of office to which the record to be searched or inspected relates *D.A.C. Cal.*

Name of person or property to be searched *H.*

Nature of document..... *Sale encumbrance*

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) *M - Copal P.W. P - C - Raturant*
Decy - 3546, 3547

From whom received..... *S. Halder*

Fees paid under Article—

F (1) (i) *30/-*

F (1) (ii)

F (2)

Registrar of.....

Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
FORM - 1556

Serial Number of application 12253

Date of application 26/05/20

Search No. 10387

Search for the year(s)

From 1999

To: 2014

Name of the office to which the record to be searched or inspected relates D.S.R. - II NORTH 24-PARGANAS

Name of person or property to be searched District- North 24-Parganas, RO- BIDHAN NAGAR (A.D.S.R.), P.S.-
Airport, Municipality- RAJARHAT-GOPALPORE, Mouza- Gopalpur, Plot
No.-03328

Nature of document

All transaction

From whom received

Sudipta Ghosh

Fees Paid under Articles

F1(i)	F1(ii)
2	15

So 24
D.S.R. - II NORTH 24-PARGANAS

Office of the D.S.R. - II NORTH 24-PARGANAS

N.R.



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
FORM - 1556

Date of application 23/05/20

Serial Number of application 12123

Search No. 10297

Search for the year(s)

From 2003

To: 2014

Name of the office to which the record to D.S.R. - II NORTH 24-PARGANAS
searched or inspected relates

Name of person or property to be searched District- North 24-Parganas, RO- BIDHAN NAGAR (A.D.S.R.), P.S.-
Airport, Municipality- RAJARHAT-GOPALPORE, Mouza- Gopalpur, Plot
No.-03328

Nature of document

All transaction

From whom received

Sudipta Ghosh

Fees Paid under Articles

F1(i)	F1(ii)
2	11


D.S.R. - II NORTH 24-PARGANAS

Office of the D.S.R. - II NORTH 24-PARGANAS

N.f
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Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
FORM - 1556

Date of application 23/05/2014

Serial Number of application 12121

Search No. 10295

Search for the year(s)

From 2003

To: 2014

Name of the office to which the record to be searched or inspected relates
D.S.R. - II NORTH 24-PARGANAS

Name of person or property to be searched
District- North 24-Parganas, RO- BIDHAN NAGAR (A.D.S.R.), P.S.-
Airport, Municipality- RAJARHAT-GOPALPORE, Mouza- Gopalpur, Plot
No.-03329

Nature of document

All transaction

From whom received

Sudipta Ghosh

Fees Paid under Articles

F1(i)	F1(ii)
2	11

[Signature]
D.S.R. - II NORTH 24-PARGANAS

Office of the D.S.R. - II NORTH 24-PARGANAS

N.F



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
FORM - 1556

Date of application 23/05/20

Serial Number of application 12120

Search No. 10294

Search for the year(s) From 2003 To: 2014

Name of the office to which the record to D.S.R. - II NORTH 24-PARGANAS
sought or inspected relates

Name of person or property to be searched District- North 24-Parganas, RO- BIDHAN NAGAR (A.D.S.R.), P.S.-
Airport, Municipality- RAJARHAT-GOPALPORE, Mouza- Gopalpur, Plot
No.-03549

Nature of document All transaction

From whom received Sudipta Ghosh

Fees Paid under Articles

F1(i)	F1(ii)
2	11

D.S.R. - II NORTH 24-PARGANAS

Office of the D.S.R. - II NORTH 24-PARGANAS

N.A



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
FORM - 1556

Date of application 23/05/20

Serial Number of application 12115

Search No. 10289

From 2003 To: 2014

Search for the year(s)

Name of the office to which the record to D.S.R. - II NORTH 24-PARGANAS
searched or inspected relates

Name of person or property to be searched District- North 24-Parganas, RO- BIDHAN NAGAR (A.D.S.R.), P.S.-
Airport, Municipality- RAJARHAT-GOPALPORE, Mouza- Gopalpur, Plot
No.-03548

Nature of document

All transaction

From whom received

Sudipta Ghosh

Fees Paid under Articles

F1(i)	F1(ii)
2	11

[Signature]
D.S.R. - II NORTH 24-PARGANAS

Office of the D.S.R. - II NORTH 24-PARGANAS

N.A



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
FORM - 1556

Date of application 23/05/20

Serial Number of application 12116

Search No. 10290

From 2003 To: 2014

Search for the year(s)

Name of the office to which the record to D.S.R. - II NORTH 24-PARGANAS
sought or inspected relates

Name of person or property to be searched District- North 24-Parganas, RO- BIDHAN NAGAR (A.D.S.R.), P.S.-
Airport, Municipality- RAJARHAT-GOPALPORE, Mouza- Gopalpur, Plot
No.-03547

Nature of document

All transaction

From whom received

Sudipta Ghosh

Fees Paid under Articles

F1(i)	F1(ii)
2	11


D.S.R. - II NORTH 24-PARGANAS

Office of the D.S.R. - II NORTH 24-PARGANAS

N.F



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
FORM - 1556

Date of application 23/05/20

Serial Number of application 12117

Search No. 10291

From 2003

To: 2014

Search for the year(s)

Name of the office to which the record to D.S.R. - II NORTH 24-PARGANAS

searched or inspected relates

Name of person or property to be searched

District- North 24-Parganas, RO- BIDHAN NAGAR (A.D.S.R.), P.S.-
Airport, Municipality- RAJARHAT-GOPALPORE, Mouza- Gopalpur, Plot
No.-03546

Nature of document

All transaction

From whom received

Sudipta Ghosh

Fees Paid under Articles

F1(i)	F1(ii)
2	11


D.S.R. - II NORTH 24-PARGANAS

Office of the D.S.R. - II NORTH 24-PARGANAS

N-12



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
FORM - 1556

Date of application 23/05/20

Serial Number of application 12114

Search No. 10288

Search for the year(s)

From 2003

To: 2014

Name of the office to which the record to D.S.R. - II NORTH 24-PARGANAS
searched or inspected relates

Name of person or property to be searched District- North 24-Parganas, RO- BIDHAN NAGAR (A.D.S.R.), P.S.-
Airport, Municipality- RAJARHAT-GOPALPORE, Mouza- Gopalpur, Plot
No.-03551

Nature of document

All transaction

From whom received

Sudipta Ghosh

Fees Paid under Articles

F1(i)	F1(ii)
2	11


D.S.R. - II NORTH 24-PARGANAS

Office of the D.S.R. - II NORTH 24-PARGANAS

N.F

