

A.K. CHOWDHARY & CO.

Advocates

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Dated : 24.05.2017

REPORT ON TITLE

**I. PROJECT:- "Natural Projects Pvt. Ltd."
Phase I**

II. NAME AND ADDRESS OF THE PRESENT OWNER/DEVELOPER:

Natural Projects Pvt. Ltd.
1, Sarojini Naidu Sarani,
Kolkata- 700017.

III. DESCRIPTION OF THE PROPERTY:

ALL THAT piece and parcel of land admeasuring 14.0496 Decimals equivalent to 8 Cottah 8 Chittack be the same little more or less out of which land measuring 8.0923 Decimals in R.S. Dag No. 782 corresponding to L.R. Dag No. 910, under R.S. Khatian No. 87 corresponding to L.R. Khatian No. 652 & 1148, land measuring 5.9573 Decimals in R.S. Dag No. 783 corresponding to L.R. Dag No. 911, under R.S. Khatian No. 84 corresponding to L.R. Khatian No. 652, 1148, New L.R. Khatian No. 2104, lying and situated at Mouza Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, Dist. South 24 Parganas, within the ambit of Bonhooghly 1 Gram Panchayat.

IV. DOCUMENTS PERUSED:

1. Photocopy of certified copy of Sale Deed dated 01.05.1946 between Panchanan Biswas and Sushila Bala Naskar duly registered with the office of Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Voluem no. 25, Pages- 223 to 225 Being No. 2073 for the year 1946.
2. Photocopy of certified copy of Sale Deed dated 11.07.1958 between Annada Prasad Mondal and Dulal Chandra Biswas, Bhupal Chandra Biswas, Aghore Moni Dasi duly registered with the office of Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Voluem no. 62, Pages- 276 to 277 Being No. 5754 for the year 1958.
3. Photocopy of certified copy of Sale Deed dated 01.04.1959 between Dulal Chandra Biswas, Bhupal Chandra Biswas, Aghore Moni Dasi and Basanti Biswas duly registered with the office of Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Voluem no. 40, Pages- 90 to 92 Being No. 2847 for the year 1959.
4. Photocopy of Gift Deed dated 25.02.1998 between Basanti Biswas and Banani Biswas duly registered with the office of Additional District Sub-Registrar at Sonarpur and recorded in Book No. I, Voluem no. 23, Pages- 33 to 38 Being No. 1283 for the year 1998.
5. Photocopy of Sale Deed dated 25.05.2009 between Basanti Biswas and Natural Projects Pvt. Ltd., duly registered with the office of Additional District Sub-Registrar at Sonarpur and recorded in Book No. I, Voluem no. 17, Pages- 2253 to 2264 Being No. 5900 for the year 2009.
6. Photocopy of Sale Deed dated 25.05.2009 between Banani Chowdhury (Biswas) and Natural Projects Pvt. Ltd. duly registered with the office of Additional District



- Sub-Registrar at Sonarpur and recorded in Book No. I, CD Voluem no. 17, Pages- 2280 to 2294 Being No. 5902 for the year 2009
7. Photocopy of Tax payment receipt dated 09.03.2015 for the period 2014-2015 issued by Bonhooghly 1 Gram Panchayat in the name of Natural Projects Pvt. Ltd., being no. 08319.
 8. Photocopy of porcha in the name of Banani Biswas.
 9. Photocopy of Mutation certificate of Banani Bswas.
 10. Photocopy of Porcha in the name of Natural Project Pvt. Ltd.
 11. Photocopy of conversion certificate from Danga, Bagan to Bastu.
 12. Photocopy of Khajna Dakhila.
 13. Photocopy of technical approval for Sanction plan from South 24 Parganas Zilla Parishad.
 14. Draft Agreement for Sale.

V. DEVOLUTION OF TITLE:

WHEREAS one Panchanan Biswas was sole and absolute owner and possessed all that piece and parcel of land admeasuring 34 Satak in R.S. Dag No. 783, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, District - South 24 Parganas, within the limit of Bonhooghly 1 Gram Panchayat by way of inheritance.

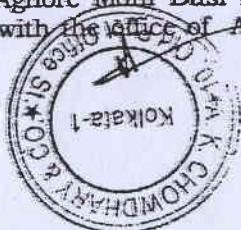
AND WHEREAS the said Panchanan Biswas sold, transferred and conveyed the said land admeasuring 34 Satak in R.S. Dag No. 783, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, District - South 24 Parganas unto and in favour of Sushila Bala Naskar by virtue of a Sale Deed dated 01.05.1946 which was duly registered with the office of Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Voluem no. 25, Pages- 223 to 225 Being No. 2073 for the year 1946.

AND WHEREAS the said Sushila Bala Naskar died intestate on 19.02.1974 leaving behind him surviving her only daughter namely Basanti Biswas as her legal heir, successor and representative and thus Basanti Biswas became the sole and absolute owner of the said estate left by the said Sushila Bala Naskar by way of inheritance.

AND WHEREAS the said Basanti Biswas sold, transferred and conveyed a part of the said land admeasuring 2 Cottah 6 Chittack 10 Sq.ft. in R.S. Dag No. 783, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, District - South 24 Parganas unto and in favour of **Natural Projects Pvt. Ltd.** by virtue of a Sale Deed dated 25.05.2009 which was duly registered with the office of Additional District Sub-Registrar at Sonarpur and recorded in Book No. I, Voluem no. 17, Pages- 2253 to 2264 Being No. 5900 for the year 2009.

WHEREAS one Annada Prasad Mondal was sole and absolute owner and possessed all that piece and parcel of land admeasuring 32 Satak in R.S. Dag No. 782, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, District - South 24 Parganas, within the limit of Bonhooghly 1 Gram Panchayat by way of inheritance.

AND WHEREAS the said Annada Prasad Mondal sold, transferred and conveyed the said land admeasuring 32 Satak in R.S. Dag No. 782, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, District - South 24 Parganas unto and in favour of Dulal Chandra Biswas, Bhupal Chandra Biswas, Aghore Moni Dasi by virtue of a Sale Deed dated 11.07.1958 which was duly registered with the office of Additional District Sub-Registrar at Baruipur



and recorded in Book No. I, Voluem no. 62, Pages- 276 to 277 Being No. 5754 for the year 1958.

AND WHEREAS the said Dulal Chandra Biswas, Bhupal Chandra Biswas, Aghore Moni Dasi sold, transferred and conveyed the said land admeasuring 32 Satak in R.S. Dag No. 782, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, District - South 24 Parganas unto and in favour of Basanti Biswas by virtue of a Sale Deed dated 01.04.1959 which was duly registered with the office of Additional District Sub-Registrar at Baruipur and recorded in Book No. I, Voluem no. 40, Pages- 90 to 92 Being No. 2847 for the year 1959.

AND WHEREAS the said Basanti Biswas gifted and transferred a part of the said land admeasuring 4 Cottahs 14 Chittack 15 Sq.ft. in R.S. Dag No. 782 and land admeasuring 1 Cottah 3 Chittack 20 Sq.ft. in R.S. Dag No. 783, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, District - South 24 Parganas unto and in favour of Banani Biswas by virtue of a Gift Deed dated 25.02.1998 which was duly registered with the office of Additional District Sub-Registrar at Sonarpur and recorded in Book No. I, Voluem no. 23, Pages- 33 to 38 Being No. 1283 for the year 1998.

AND WHEREAS the said Banani Chowdhury (Biswas) sold, transferred and conveyed the said land admeasuring 4 Cottahs 14 Chittack 15 Sq.ft. in R.S. Dag No. 782 and land admeasuring 1 Cottah 3 Chittack 20 Sq.ft. in R.S. Dag No. 783, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, Re Sa No. 196, Touzi No. 110, Pargana Magura, P.S. Sonarpur, District - South 24 Parganas unto and in favour of **Natural Projects Pvt. Ltd.** by virtue of a Sale Deed dated 25.05.2009 which was duly registered with the office of Additional District Sub-Registrar at Sonarpur and recorded in Book No. I, CD Voluem no. 17, Pages- 2280 to 2294 Being No. 5902 for the year 2009.

VI. SEARCHES CONDUCTED :

We have caused searching through searcher in the records available with the offices of the District Registrar at Alipore & Additional District Sub-Registrar at Sonarpur for the period of 2003 to 2017 and Registrar of Assurances at Kolkata for the period of 2003 to 2017 as is maintained and made available. During the period of searching with the aforesaid registration offices, no adverse entries have been found in Index. The original search receipts are annexed hereto.

We have conducted searches of Natural Projects Pvt. Ltd. with the records of Registrar of Companies, Kolkata and no charges have been found in respect of the subject property of the abovementioned company. The inspection receipt is annexed hereto.

VII. OPINION ON TITLE:

We are of the opinion that the title of the aforesaid property is free from all sorts of encumbrances, charges, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever and also clear, marketable, mortgagable.

