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KOLKATA-700 021

Residence Chamber

71, Salimpur Lane,
Kolkata-700 031.
7-9 A.M. & 8-10 P.M.

Ref. _____

Date _____

Title Report

Reference: An area of land measuring more or less 459.78 Sq. Mtr. equivalent to 06 (Six) Kattahs 14 (Fourteen) being PREMISES NO. - 988, MADURDAH, KOLKATA - 700 107, under R.S. Dag No. 423, 423/462 under R. S. Khatian No. 142, J. L. No. 12, Borough - XII, situated within MOUZA - MADURDAH, Under Kolkata Municipal Corporation Ward No. 108, P. S. - Anandapur (Formerly - Tiljala), District- 24 Parganas (South), West Bengal, by virtue of 'Deeds of Conveyance', being (1) Deed No. 3340 dated 04.03.2008 registered at the office of Additional Registrar of Assurances - I, Kolkata and recorded in Book No. - I, Volume No. - 70, written in pages from 6570 to 6585 for the year 2008, (2) being Deed No. 3450 dated 04.03.2008 registered at the office of Additional Registrar of Assurances - I, Kolkata and recorded in Book No. - I, Volume No. - 70, written in pages from 8394 to 8408 for the year 2008 and (3) being Deed No. 3564 dated 02.04.2008 registered at the office of Additional Registrar of Assurances - I, Kolkata and recorded in Book No. - I, Volume No. - 71, written in pages from 1062 to 1076 for the year 2008.

PRESENT OWNER: M/S. CALVIN MARKETING PRIVATE LIMITED
17/1, LANSDOWNE TERRACE, KOLKATA - 700 026.

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MY REPORT IS AS FOLLOWS:

I have gone through the purchase deeds, link deeds, 'Record of Rights', and apart from it, I have caused necessary searches in the office of 'District Registrar Office', Registrar of Assurances' and 'Additional Sub Registrar office' etc. Besides it, I have also caused necessary searches in the respective Government offices i.e. LA Department, KMDA Department etc. and also searched in the competent court of law for any Pending Title suit or Money Suit in respect of the above premises and thereafter made this 'Title Report' based on these documents.

WHEREAS one **Brij Chandra Mondal**, since deceased, was seized and possessed of and well or sufficiently entitled to the undivided share of ALL THAT PIECE AND PARCEL of land admeasuring about 59 Decimals inter-alia under R.S. Dag No - 423/462, appertaining to R.S. Khatian No - 142 along with other landed property in Mouza - Madurdah.

AND WHEREAS the said Brij Chandra Mondal while enjoying the right, title, and interest and possession in respect of the aforesaid property was duly recorded his name in R.O.R. during the Revisional Settlement in 1956 in respect of R. S. Dag No - 423/462 under R. S. Khatian No - 142 in Mouza - Madurdah as "Rayati".

AND WHEREAS while the said **Brij Chandra Mondal** was enjoying the right, title and possession in respect of the said 59 Decimals of Land, comprising in R.S. Dag No - 423/462 under R. S. Khatian No - 142 in Mouza - Madurdah, died leaving intestate behind his two sons namely **Shri Tarani Kanta Mondal**, **Shri Banamali Mondal** and one daughter, namely, **Mrs. Ekadashi Polley**. As a result thereof the said Shri Tarani Kanta Mondal, Shri Banamali Mondal and Smt. Ekadashi Polley became the joint owners in respect of said 59 Decimal of landed property.

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AND WHEREAS while the said **Banamali Mondal** was enjoying his undivided share of the land in respect of 59 decimals comprising in R.S. Dag No - 423/462 under R.S. Khatian No - 142 in Mouza - Madurdah died intestate leaving behind his one son, namely, **Shri Kashi Nath Mondal**, and three daughters, namely, **Kumari Mongala Mondal**, **Kumari Shila Mondal**, and **Smt. Bibi Mondal**, as his legal successors in respect of his undivided share of the property. As a result thereof, the said **Shri Tarani Kanta Mondal**, **Smt. Ekadashi Polley**, **Shri Kashi Nath Mondal**, **Kumari Mongala Mondal**, **Kumari Shila Mondal** and **Smt. Bibi Mondal** finally became the joint owners in respect of the said 59 Decimals of landed property. Date _____

AND WHEREAS while the said **Shri Tarani Kanta Mondal**, **Smt. Ekadashi Polley**, **Shri Kashi Nath Mondal**, **Kumari Mongala Mondal**, **Kumari Shila Mondal** and **Smt. Bibi Mondal** were enjoying the right, title and interest and possession in respect of their undivided share in landed property comprised in R.S. Dag No - 423/462 under R.S. Khatian No - 142 in Mouza - Madurdah sold, conveyed, and transferred to 1) **Smt. Rekha Biswas**, wife of **Shri Sanjib Biswas** and 2) **Smt. Jhuma Paul**, wife of **Shri Subodh Paul** by virtue of a "Deed of Conveyance" which was registered in the office of the S. R. Alipore and duly recorded in Book No - I, Volume No - 288, written in pages from 169 to 173 being the No - 8669 and for the year 1981.

AND WHEREAS while the said **Smt. Rekha Biswas** and **Smt. Jhuma Paul** were in possession of their said property comprised in R.S. Dag No - 423/462 under R.S. Khatian No - 142 in Mouza - Madurdah sold, conveyed, and transferred the landed property measuring about 02 cottahs 08 chittaks 00 Sq. Ft. out of their total land to **Smt. Mousumi Paul**, wife of **Shri Dipankar Paul**, in by virtue of a "Deed of Conveyance" which was registered in the office of the D.S.R. III, Alipore on 07/10/1996 and duly recorded in Book No - I, Volume No - 46, written in pages from 385 to 396 being No -2179, and for the year 1996.

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AND WHEREAS while the said **Smt. Mousumi Paul** has been enjoying the right, title and interest and possession in respect of the schedule land comprised in R.S. Dag No - 423/462 under R.S. Khaitan No - 142 in Mouza - Madurdah mutated her name before the B.L. & L.R.O. and similarly she had also mutated her name before the K.M.C. authority vide Assessee No. 31-108-05-1457-1 in respect of premises No - 1261, Madurdah, Kolkata and she had been paying taxes regularly thereon.

AND FURTHER WHEREAS in pursuance to sell by virtue of a 'Deed of Conveyance' being Deed No. 3340 dated 04.03.2008 registered at the office of Additional Registrar of Assurances - I, Kolkata and recorded in Book No. - I, Volume No. - 70, written in pages from 6570 to 6585 for the year 2008, said Mrs. Mousumi Paul, wife of Mr. Dipankar Paul, therein called and referred to as the Vendor, of the One Part, sold, conveyed and transferred **ALL THAT** piece and parcel of land total measuring **01 (One) Cottahs 03 (Three) Chittaks** (be the same little more or less) out of the aforesaid land lying and situated in Mouza - Madurdah, P. S. - Anandapur (Previously - Tiljala), J. L. No. 12, Touzi No. 2998, R.S. Dag No. 423/462, R. S. Khatian No. 142, being Premises No. 1261, Madurdah, Kolkata - 700 107 within Kolkata Municipal Corporation Ward No. 108, within the District of South 24 Parganas, West Bengal Together with all rights of easements Quasi-easement, appurtenances appendages and right of ways water connection, sewer, drain, surface and/or overhead of the soil and butted and bounded as therein stated, to **M/s. Calvin Marketing Private Limited**, therein called and referred to as the 'Purchaser' of the Other Part for the consideration and in the premises stated therein.

FURTHER WHEREAS **Brij Chandra Mondal**, became the absolute owner and occupier, seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** landed property measuring more or less 15.81 Acres by way of a "Deed of Amicable Partition" comprising in C.S. Dag No - 417 under C.S. Khatian No - 133, in the Mouza - Madurdah which was registered in the office of D.R. Alipur on 06/08/1954 and duly recorded in Book

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No. - I, Volume No - 86, Pages in written - 272 to 282, Deed No - 5530 and for the year
1954. Date _____

AND WHEREAS the said Brij Chandra Mondal while enjoying the right, title, and interest and possession, recorded his name in R.O.R. during the Revisional Settlement in 1956 in respect of R.S. Dag No - 423 under R.S.Khatian No - 142 in Mouza - Madurdah as "Rayati" in respect of the aforesaid property, i. e. 15.79 Acres.

AND WHEREAS while the said Brij Chandra Mondal was enjoying the right, title and possession in respect of the said 15.79 Acres of land, comprising in R.S. Dag No - 423 under R. S. Khaitan No - 142 in Mouza - Madurdah died on 31/10/1964 leaving intestate behind his two sons namely Shri Tarani Kanta Mondal, Shri Banamali Mondal and one daughter, namely, Smt. Ekadashi Polley. As a result thereof the said Shri Tarani Kanta Mondal, Shri Banamali Mondal and Smt. Ekadashi Polley became the joint owners in respect of their 15.79 Acres landed property.

AND WHEREAS while the said Shri Tarani Kanta Mondal, Banamali Mondal and Smt. Ekadashi Polley were enjoying their right, title, interest and possession in respect of their 15.79 Acres landed property, made a "E" scheme in respect of landed area more or less 32 Bigha out of said 15.79 Acres landed property and demarcated in different small plots and as such out of the several plots, one demarcated plot being numbered as PLOT No - 83 measuring about 07 Kattahs 04 Chittaks 30 Sft. was sold and transferred to one SHRI TAPAS KUMAR DUTTA, and SHRI SUVA KANTI DATTA, both sons of Shri Kalachand Mondal by way of a "Deed of Conveyance" which was registered in the office of the D.S.R. Alipore on 10/07/1978 and duly recorded in Book No - I, Volume No - 149, written in Pages from 170 to 176, Being No - 3967, and for the Year 1978.

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AND WHEREAS while the said Shri Tapas Kumar Dutta and Shri Suva Kanti Datta, have been enjoying the right, title, interest and possession in respect of the aforesaid land comprising in R.S. Dag No - 423 under R.S. Khatian No - 142 in Mouza - Madurdah mutated their names before the J.L & L.R.O. authority vide office case number 356(T) dated 07/09/1980 and **at that time by physical measurement the aforesaid land was 06 Kattahs 15 Chittaks** and they have mutated their names before the authority of Kolkata Municipal Corporation vide Assessee No. 31-108-0519-01-5 and they have been paying their taxes regularly in respect of Schedule premises No.1532, Madurdah, Kolkata - 700 107.

AND FURTHER WHEREAS in pursuance to sell by virtue of a 'Deed of Conveyance' being Deed No. 3450 dated 04.03.2008 registered at the office of Additional Registrar of Assurances - I, Kolkata and recorded in Book No. - I, Volume No. - 70, written in pages from 8394 to 8408 for the year 2008, said (1) Mr. Tapas Kumar Dutta & (2) Mr. Suva Kanti Datta, both sons of Mr. Kalachand Gutta, therein called and referred to as the Vendor, of the One Part, sold, conveyed and transferred **ALL THAT** piece and parcel of land total measuring **03 (Three) Cottahs 01 (One) Chittaks** (be the same little more or less) out of the aforesaid land lying and situated in Mouza - Madurdah, P. S. - Anandapur (Previously - Tiljala), J. L. No. 12, Touzi No. 2998, R.S. Dag No. 423, R. S. Khatian No. 142, corresponding to C.S. Dag No. 417, C. S. Khatian No. 133, being Premises No. 1532, Madurdah, Kolkata - 700 107 within Kolkata Municipal Corporation Ward No. 108, within the District of South 24 Parganas, West Bengal Together with all rights of easements Quasi-easement, appurtenances appendages and right of ways water connection, sewer, drain, surface and/or overhead of the soil and butted and bounded as therein stated, to **M/s. Calvin Marketing Private Limited**, therein called and referred to as the 'Purchaser' of the Other Part for the consideration and in the premises stated therein.

AND FURTHER WHEREAS while the said Shri Tarani Kanta Mondal, Shri Banamali Mondal and Smt. Ekadashi Polley were enjoying the right, title, interest and possession in

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Subject of their 15.79 Acres landed property, made a "E" Scheme in respect of said landed area and demarcated in different small plots and as such out of the several plots, one demarcated plot being numbered as **PLOT No - 84** measuring about **03 Kattahs** was sold and transferred to one **Shri Kamal Kumar Mitra**, son of **Shri Ramendra Nath Mitra** by way of a 'Deed of Conveyance' which was registered in the office of the D.S.R. Alipore on 08/08/1978 and duly recorded in Book No - I, Volume No - 169, pages in written from 206 to 212, Being No - 4708, and for the year 1978.

AND WHEREAS while the said **Shri Kamal Kumar Mitra**, was enjoying the right, title, interest and possession in respect of 03 Kattahs landed property comprising in R.S. Dag No - 423 under R.S. Khatian No - 142 in Mouza - Madurdah sold, convey, and transferred to one **Smt. Sima Gupta**, wife of **Shri Ashrubaran Gupta** by virtue of a "Deed of Conveyance" which was registered in the office of the D.S.R. Alipore on 07/03/1980 and duly recorded in Block No - I, Volume No - 46, written in pages from 95 to 99, Being No - 1526, and for the year 1980.

AND WHEREAS while the said **Smt. Sima Gupta** has been enjoying the right, title, interest and possession in respect of the aforesaid land comprising in R.S. Dag No - 423 under R.S. Khatian No - 142 in Mouza - Madurdah mutated her name before the B.L&L.R.O. authority vide Memo No - 18/1739/MUT/Addl. B.L&L.R.O/T.M/98 dated 08/03/1999 and Reference No - 1635/1998 and she had been enjoying, possessing and holding the same with all absolute rights of ownership and she has mutated her name before the authority of Kolkata Municipal Corporation **Vide Assessee No. 31-108-05-0987-3** and she has been paying her taxes regularly in respect of schedule **premises No. 988, Madurdaha, Kolkata - 700 107.**

AND FURTHER WHEREAS in pursuance to sell by virtue of a 'Deed of Conveyance' being Deed No. 3564 dated 02.04.2008 registered at the office of Additional Registrar of Assurances - I, Kolkata and recorded in Book No. - I, Volume No. - 71, written in pages from

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1062 to 1076 for the year 2008, said Mrs. Sima Gupta, wife of Mr. Ashrubaran Gupta, therein called and referred to as the Vendor, of the One Part, sold, conveyed and transferred **ALL** THAT piece and parcel of land total measuring **03 (Three) Cottahs** (be the same little more or less) lying and situated in Mouza - Madurdah, P.S. - Anandapur (Previously - Tiljala), J.L. No. 12, R.S. Dag No. 423, R. S. Khatian No. 142, corresponding to C.S. Dag No. 417, C. S. Khatian No. 133, being Premises No. 988, Madurdah, Kolkata - 700 107 within Kolkata Municipal Corporation Ward No. 108, within the District of South 24 Parganas, West Bengal Together with all rights of easements Quasi-easement, appurtenances appendages and right of ways water connection, sewer, drain, surface and/or overhead of the soil and butted and bounded as therein stated, to **M/s. Calvin Marketing Private Limited**, therein called and referred to as the 'Purchaser' of the Other Part for the consideration and in the premises stated therein.

AND WHEREAS the M/s. Calvin Marketing private Limited, in pursuance of the aforesaid 3 (Three) Nos. Registered 'Deeds of Conveyance' became the absolute owner of land altogether measuring more or less **07 (Seven) Cottahs 04 (Four) Chattacks** (be the same little more or less) by virtue of purchase mentioned and described hereinabove morefully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **SAID PLOT/PROPERTY**).

AND WHEREAS While M/s. Calvin Marketing private Limited, had been enjoying the right, title, interest and possession in respect of the property measuring more or less **07 (Seven) Cottahs 04 (Four) Chattacks** morefully mentioned in the **FIRST SCHEDULE**, hereunder and mutated its name before the authority of B. L. & L. R. O. under R. S. Dag No. 205 under Memo No. 18/mut/5708/BL&LRO/ATM/Kasba/17 dated 13.09.2017 in respect of the schedule property and also mutated before Kolkata Municipal Corporation under Assessee No. **311080509873** and it has been paying its taxes regularly in respect of Schedule Premises No. **988, Madurdah, Kolkata - 700 107.**

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AND WHEREAS the said owner, M/s. Calvin Marketing Private Limited, ^{Date _____} gifted a strip of land measuring about 25.17 Sq.mtr, to Kolkata Municipal Corporation, and the said deed was registered in the office of A.R.A. III Kolkata, dated 03.09.2019, and duly recorded in Book No. I, Volume No. 1903-2019, pages from 186517 to 186532, bearing Deed No. 04437 for the year 2019.

AND WHEREAS the said owner, M/s. Calvin Marketing Private Limited, executed a registered Boundary declaration in respect of the subject property situated in R.S. Dag No. 423, 423/462 under R. S. Khatian No. 142, Mouza - Madurdah, J. L. No. 12, admeasuring physically by an area of 484.391 Sq. mtr., and the said Boundary Declaration was registered in the office of A.R.A. - I, Kolkata on 02.07.2019, and duly recorded in Book No. - I, Volume No. 1901-2019, written in pages from 195430 to 194449, bearing Deed No. 190104006 for the year 2019.

AND WHEREAS hence, post Boundary Declaration and Gift of Strip of Land net area remained 459.78 Sq. Mtr. equivalent to 06 (Six) Kattahs 14 (Fourteen) with M/s. Calvin Marketing private Limited.,

AND WHEREAS the said M/s. Calvin Marketing private Limited, has undertaken the construction of the building on the plot of land owned by the said it, particulars of which are described in First Schedule hereunder written and hereinafter called the said land and has obtained a building plan duly sanctioned from Kolkata Municipal Corporation bearing Sanction No. 2019120132 Dated 05.11.2019.

AND WHEREAS the M/s. Calvin Marketing private Limited, decided to undertake the development of the said Property by causing new building and/or buildings to be constructed at the said Property and for the purpose of undertaking the development of the said Property the M/s. Calvin Marketing private Limited, amongst themselves

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Decided that the Developer will undertake the development of the said Property and Date _____ accordingly by a '**JOINT DEVELOPMENT AGREEMENT**' dated **14-Feb-2020**, registered at the Office of Additional Registrar of Assurances - III, Kolkata, being Deed No. - 00960 for the year 2020 registered in Book No. - I, Volume No. 1903-2020, written in Page No. 57551 to 57586 entered between M/s. Calvin Marketing Private Limited therein referred to as the Owner of the One Part and M/s. Nortech Property Private Limited, the Developer and M/s. Calvin Marketing private Limited, granted the exclusive right of development in respect of the said Property unto and in favour of the Developer for the consideration and subject to the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the said '**JDA**').

AND WHEREAS M/s. Calvin Marketing private Limited, has also executed a Registered '**POWER OF ATTORNEY**' on 15.02.2020 in favour of the Developer vide Deed No. - 0966 for the year 2020, registered in Book No. - I, Volume No. 1903-2020, written in Page No. 57788 to 57813, granting the several powers therein stated, for smooth execution of the construction works and selling of the Flats/ Units to the intending buyers, in terms of the said '**Joint Development Agreement**' dated 14.02.2020.

AND thus aforesaid company has been jointly enjoying right title interest and physical possession in respect of the above mentioned property which is free from all encumbrances.

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