

**Rama Paul**

B.A, L.L.B. Advocate  
ALIPORE CRIMINAL & JUDGES COURT  
KOLKATA-700 025

Residence Chamber  
71, Sellimpur 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 313.056 Sq. Mtr. equivalent to 04 (Four) Kattahs 10 (Ten) Chittaks 40 (Fourty) Sq.ft being PREMISES NO. - 1532, 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) being Deed No. 3339 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 6555 to 6569 for the year 2008 and (2) being Deed No. 3341 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 6586 to 6601 for the year 2008.

**PRESENT OWNER: M/S. NORTECH PROEPRTY PRIVATE LIMITED  
17/1, LANSLOWNE TERRACE, KOLKATA - 700 023**

*Rama Paul*

RAMA PAUL (Advocate)  
Alipore Criminal & Judges Court  
Kolkata-700 027

**Rama Paul**

B.A. LL.B. Advocate  
ALIPUR CRIMINAL & JUDGES COURT  
KOLKATA-700 027

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

**AND WHEREAS** the said Brij Chandra Mondal while enjoying the right, title, and interest and possession in respect of the aforesaid property i.e., 15.79 Acres, recorded his name in

*Rama Paul*  
RAMA PAUL (Advocate)  
Alipore Criminal & Judges Court  
Kolkata-700 027

**Rama Paul**

B.A. LL.B. Advocate  
ALIPORE CRIMINAL & JUDGES COURT  
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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".

**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 intestate leaving behind his two sons, namely, **Shri Tarani Kanta Mondal**, **Shri Banamali Mondal** and one daughter, namely, **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 the 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 Sq.Ft. was sold and transferred to one **SHRI TAPAS KUMAR DUTTA**, and **SHRI SUVA KANTI DATTA**, both sons of **Shri Kalachand Mondal** by virtue 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, Pages in written from 170 to 176, Being No - 3967, and for the Year 1978.

**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

*Rama Paul*  
RAMA PAUL (Advocate)  
Alipore Criminal & Judges Court  
Kolkata-700 027

**Rama Paul**

B.A. LL.B. Advocate  
ALIPUR CRIMINAL & JUDGES COURT  
KOLKATA-700 027

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07/09/1980 and at that time by physical measurement the aforesaid land was 06 Kattahs 15 Chittaks and being the Co-owners of and/or well and sufficiently entitled to the said net land containing an demarcated area of 06 Kattahs 15 Chittaks they had been enjoying, possessing and holding the same with all absolute rights of ownership 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. 3339 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 6555 to 6569 for the year 2008, said Mr. Tapas Kumar Dutta and Mr. Suva Kanti Datta, both sons of Late Kala Chand Dutta, 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 14 (Fourteen) Chittaks** (be the same little more or less) out of the aforesaid total 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, 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. Nortech Property Private Limited**, therein called and referred to as the 'Purchaser' of the Other Part for the consideration and in the premises stated therein.

*Rama Paul*  
RAMA PAUL (Advocate)  
Alipore Criminal & Judges Court  
Kolkata-700 027

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B.A. LL.B. Advocate  
ALIPUR CRIMINAL & JUDGES COURT  
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**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 interalia under R.S. Dag No - 423/462, appertaining to R.S. Khatian No - 142 along with other land property in Mouza - Madurdaha.

**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 on 31/10/1964 intestate leaving behind his two sons, namely, Shri Tarani Kanta Mondal, Shri Banamali Mondal and one daughter, namely, 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 59 Decimal of landed property.

**AND WHEREAS** while the said Banamali Mondal was enjoying his undivided share of the land measuring 59 decimals comprising in R.S. Dag No - 423/462 under R.S. Khatian No - 142 in Mouza - Madurdah died intestate leaving intestate 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

*Rama Paul*  
RAMA PAUL (Advocate)  
Alipore Criminal & Judges Court  
Kolkata-700 027

**Rama Paul**

B.A. LL.B. Advocate  
ALIPORE CRIMINAL & JUDGES COURT  
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Mondal, finally became the joint owners in respect of the said 59 Decimals of landed property.

**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 one 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 Block No - I, Volume No - 288, written in pages from 169 to 173 being 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 to the landed property measuring about 02 cottahs 08 chittaks out of their total land to one Smt. Mousumi Paul, wife of Shri Dipankar Paul, 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.

**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./T.M. at Kasba dated 06/04/1998 and similarly she had also mutated her name

*Rama Paul*  
RAMA PAUL (Advocate)  
Alipore Criminal & Judges Court  
Kolkata-700 027

**Rama Paul**

B.A. LL.B. Advocate  
ALIPUR CRIMINAL & JUDGE COURT  
KOLKATA-700 027

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before the K.M.C. authority vide Assessee No - 31-108-05-1457-1 in respect of premises No - 1261 Madurdah 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. 3341 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 6586 to 6601 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 05 (Five) 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. Nortech Property 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. Nortech Property Private Limited herein, in pursuance of the aforesaid 2 (Two) Nos. Registered 'Deeds of Conveyance' became the absolute owner of land altogether measuring more or less **05 (Five) Cottahs 03 (Three) Chittacks** (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**).

*Rama Paul*  
RAMA PAUL (Advocate)  
Alipur Criminal & Judges Court  
Kolkata-700 027

**Rama Paul**

B.A. LL.B. Advocate  
ALIPORE CRIMINAL & JUDGE COURT  
KOLKATA-700 027

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AND WHEREAS While the aforesaid Vendor had been enjoying the right, title, interest and possession in respect of the property measuring more or less **05 (Five) Cottahs 03 (Three) Chittacks** and mutated its name before the authority of B. L. & L. R. O. under R. S. Dag No. 423/462 under Memo No. 18/mut/5716/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. **311080519015** and it has been paying its taxes regularly in respect of Schedule Premises No. **1532, Madurdah, Kolkata - 700 107.**

AND WHEREAS the said owner, M/s. Nortech Private Limited, gifted a strip of land measuring about 24.736 Sq. Mtr. to Kolkata Municipal Corporation, and the said deed was registered in the office of A.R.A. I, Kolkata, dated 07.02.2015, and duly recorded in Book No. I, Volume No. 3, bearing Deed No. 01011 for the year 2015.

AND WHEREAS the said owner, M/s. Nortech property Private Limited, executed a registered Boundary declaration in respect of the subject property situated in R.S. Dag No. 423 under R. S. Khatian No. 142, Mouza - Madurdah, J. L. No. 12, admeasuring physically by an area of 313.056 Sq. mtr., and the said Boundary Declaration was registered in the office of A.R.A. - I, Kolkata on 07.02.2015, and duly recorded in Book No. - I, Volume No. 3, bearing Deed No. 01012 for the year 2015.

AND WHEREAS hence, post Boundary Declaration and Gift of Strip of Land net area remained **313.056 Sq. Mtr.** equivalent to **04 (Four) Kattahs 10 (Ten) Chittaks 40 (Fourty) Sq.ft** with the Vendor.

AND WHEREAS the said M/s. Nortech Property private Limited has undertaken the construction of the building on the plot of land owned by the it, particulars of which are

*Rama Paul*  
RAMA PAUL (Advocate)  
Alipore Criminal & Judges Court  
Kolkata-700 027



**Rama Paul**

B.A. LL.B. Advocate  
ALIPUR CRIMINAL & JUDGES COURT  
KOLKATA-700 027

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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 2015120267 dated 17.09.2015 and revised Plan No. SL-124/XII/2019-20 dated 11.02.2020.

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.

*Rama Paul*  
RAMA PAUL (Advocate)  
Alipore Criminal & Judges Court  
Kolkata-700 027