

Dated: 17th February, 2021

To

PS Group Realty Private Limited,

The Address,

1002, E.M Bypass,

Kolkata 700 105.

Dear Sir,

Re: Premises No. 14A&B, Earle Street, Police Station –
Ballygunge, Kolkata 700026 (**“the said Premises”**)

Please refer to the discussions which we had regarding the said Premises whereby you desired me to carry out necessary searches and to give a Report on Title in respect of the said Premises.

TITLE BACKGROUND

A. One Chandan Biswas, Meghnath Biswas, Rabindra Nath Biswas, Manju Biswas, Urmi Dey and Sarmistha Biswas (hereinafter collectively referred to as “the Owners”) are the absolute lawful Owners well seized and possessed of **ALL THAT** the Municipal Premises No. 14A Earle Street, (formerly being Premises No. 14A&B, Earle Street and 7A & B, Valmikee Street) Police Station – Ballygunge, Kolkata 700026 containing by measurement in aggregate an area of 9 Cottahs 9 Chittacks and 16 Sq.ft.(more or less) togetherwith various buildings and structures standing thereon more fully described in Part I of the First Schedule hereunder

written and hereinafter for the sake of brevity referred to as “**the Land/Premises**”, free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever. Each of the owners are entitled to the undivided share in the said Land in the following proportion:

- i. Mr. Chandan Biswas : 1/4th
- ii. Meghnath Biswas : 1/4th
- iii. Rabindra Nath Biswas : 1/4th
- iv. Manju Biswas : 1/12th
- v. Urmi Dey : 1/12th
- vi. Sarmistha Biswas : 1/12th

B. The Owners and PS Group Realty Private Limited have entered into a Development Agreement dated 3rd March, 2014 (hereinafter called the **Original Development Agreement**) and registered in the Additional District Sub-Registrar III, Alipore in Book No. I, CD Volume No. 6, Page Nos. 2648 to 2677 Being no. 02059 for the Year 2014 as duly modified by a Deed of Modification dated 20th day of November 2017 (hereinafter called the **First Modification Agreement**), thereafter modified by a Deed of Modification dated 4th day of June, 2019 (hereinafter called the **Second Modification Agreement**) (the said **Original Development Agreement**, the said **First Modification Agreement** and the said **Second Modification Agreement**, where the context so permits hereinafter jointly or singly called the said **Development Agreements**) for the purpose of development by the Promoter a real estate project over the Land.

C. On or about 29th March, 2016; by a Deed of Gift executed by and between the Owners and the Kolkata Municipal Corporation registered at District Sub-Registrar III, Alipore, South 24 Parganas and recorded in Book No. I, Volume No.

1603-2016, Page Nos. 52814 to 52833 Being No. 160301627 for the year 2016 wherein the Owners gifted 3.44 square metres of the said Land to the Kolkata Municipal Corporation. After granting such portion to Kolkata Municipal Corporation the said Land physically measured 9 Cottahs 8 Chittacks 24 sq.ft.

D. Pursuant to the said Development Agreement, two registered Powers of Attorney dated 3rd March, 2014 and 28th August, 2018 were also executed by the Owner in favour of Surendra Kumar Dugar and Gaurav Dugar and was registered at the office of the District Sub-Registrar-III, Alipore and recorded in Book No. I, CD Volume No. 6 Page from 3949 to 3963 Being No. 02504 for the year 2014 and Book No. IV, CD Volume No. 1603-2018 Page from 8853 to 8872 Being No. 160300408 for the year 2018.

2. **SEARCHES**

2.1 Searches were carried out at the office of the Registrar of Assurances, Kolkata and District Registration Office at Alipore wherein no other entry has been found save and except the ones mentioned above.

3. **COURT SEARCHES**

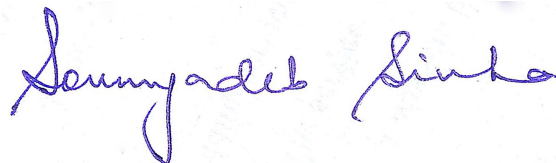
3.1 Court searches at the Alipore Court, Kolkata were conducted and it has been found that there is no Money Suit, Title Execution Suit and/or Money Execution Suit which has been recorded since the last 12 years 2016 in the records of the Court save and except:

One litigation filed by the tenants namely Shyamal Kishore Chatterjee and Banasree Chatterjee being T.S No. 252 of 2013 pending in the Court of 2nd Civil Judge (Junior Division), Alipore in respect of a portion of the said Premises, which has been amicably settled by the Owners, Promoter and the said Shyamal Kishore Chatterjee and Banasree Chatterjee. Accordingly parties have executed a Memorandum of Understanding dated 30th January, 2019 however the matter is yet to be withdrawn from the court due to the ongoing pandemic.

4. **COMMENTS**

- 4.1 Subject to the abovementioned observations, so far as the title is concerned the said Chandan Biswas, Meghnath Biswas, Rabindra Nath Biswas, Manju Biswas, Urmi Dey and Sarmistha Biswas is the absolute owner of the said Office Unit and has a marketable title in respect thereof, free from all encumbrances and charges.

Yours sincerely



Advocate