

Saptarshi Ray

BSc, LLB, LLM
ADVOCATE

9433265452
8981868507
033-6533 1613

RefNo:

DATE: 01/08/2017

To
The Chairman,
Usashi Realstates Pvt. Ltd.
81, Golaghata, VIP Road,
Flat 1B Radhakunja Apartment,
Kolkata - 700048.

Sir,

Sub: Property being all that piece and parcel of land measuring about 6 Cottah 4 Chittack laying and situated at Mauza - Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, R.S. Dag No. 1890 under C.S. Khatian No. 766 corresponding to R.S. Khatian No. 2225 within the limits of North Dum Dum Municipality, Ward No. 19 having present Municipal Holding No. 65 (112), K.K. Pally No. 3, PS Dum Dum, Kolkata - 700051, Dist: 24 PGS (N).

Belonging to Manish Patitunda & Shyamal Mallick

This is in response to your request for furnishing of non-encumbrance certificate & Title - Cum- Opinion Report about the clear and marketable title to the aforesaid property to be mortgaged for securing the credit facility.

SL No.	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A	PARTICULARS	
1.	Name of the Land owner with address	Manish Patitunda & Shyamal Mallick
2.	Name of the person in whose favour the ROR / Porcha is recorded	Manish Patitunda & Shyamal Mallick
3.	Details of the property to be searched: As per title deed. Description & Area of property proposed to be sold / with boundaries (a. Give the specific number and address of plot, house, building, flat, shop etc. b. State specifically whether property is in agricultural, non-agricultural, commercial, residential or industrial area).	All that piece and parcel of land measuring about 6 Cottah 4 Chittack laying and situated at Mauza - Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, R.S. Dag No. 1890 under C.S. Khatian No. 766 corresponding to R.S. Khatian No. 2225 within the limits of North Dum Dum Municipality, Ward No. 19 having present Municipal Holding No. 65 (112), K.K. Pally No. 3, PS Dum Dum, Kolkata - 700051, Dist: 24 PGS (N). The Land-owners i.e. Manish Patitunda & Shyamal Mallick jointly own and possess 2 Cottach 9 Chittack and 2 Cottach 2 Chittack, while Manish Patitunda solely own and possess 1 Cottach 9

EMPANELLED: - PUNJAB NATIONAL BANK & BANK OF BARODA
CHAMBER - RESIDENCE

SARAT ABASAN - 27, SALT LAKE CITY, TANK No -7, KOLKATA 700091

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		Chittack. All the rights to the titles are acquired by way of purchase		
a.	Present classification of land as per the Porcha/ ROR (details of the Porcha, dt. of issue, office of issue)	Present classification of land as per the Porcha/ ROR is shali.		
b.	Present classification of land as per the Assessment record of Municipality/ Panchayet (details of the Assessment Record, dt. of issue, office of issue)	The property has been assessed as "residential building" by North Dum Dum Municipality, & it is evident from the "CERTIFIED TRUE COPY OF ASSESSMENT REGISTER OF NORTH DUM DUM MUNICIPALITY FOR THE YEAR 2016/2017", dated 14/03/2016, Serial No. 1916 & 1917.		
c.	Whether the seller has sufficient title and capacity to contract sale (Not a minor, Lunatic or un-discharged insolvent, etc.).	Yes, the Land-owners have sufficient title and capacity to contract sale. There is no involvement of any minor, Lunatic or un-discharged insolvent, etc in the property under concern.		
d.	Nature of land owner's right or title in the property (Whether leasehold, freehold, co-owner, or joint owner or any other type - state specifically) and how it is derived (whether self-acquired, ancestral / inheritance or by succession or otherwise).	The Land-owners, i.e. Manish Patitunda & Shyamal Mallick jointly own and possess 2 Cottach 9 Chittack and 2 Cottach 2 Chittack, while Manish Patitunda solely own and possess 1 Cottach 9 Chittack. All the rights to the titles are acquired by way of purchase.		
e.	Whether seller/purchaser is in exclusive possession of property proposed to be sold / purchased.	The property is in exclusive possession of the land owners.		
B. INVESTIGATIONS				
1. Details of the title deeds / documents (including Link Deeds/Parent deeds) examined (with full particulars regarding nature of document, date of execution and details of registration)				
Sl. No.	Type/Nature of Document	Date of execution	No. & date of Registration/ Lien in revenue /builder's /society's records	Parties
1.	Development Agreement	17/12/2015	Being No. 2265/2015 of ADSR Cossipore, recorded in Book - I, Vol. No. 1506-2015, Pg. No. 279680 - 279719.	Manish Patitunda & another (Owner) and M/s. DREAMPARADISE PROPERTIES Pvt. Ltd. (Developer)
2.	Development Power	19/02/2016	Being No. 1412/2016 of ADSR Cossipore, recorded in Book - I, Vol. No. 1506-2016, Pg. No. 59023 - 59052.	Manish Patitunda & another (Principal) & M/s. DREAMPARADISE Properties Pvt. Ltd. (Attorney)

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3.	Deed of Conveyance	16/05/1961	Being No. 3995/1961 of SR Cossipore, recorded in Book - I, Vol. No. 57, Pg. No. 230 -233.	Karim Box Mondal & others (Vendor) Khalishakota Peoples Copt. Urban Multipurpose Society Ltd. (Purchaser)
4.	Deed of Conveyance	27/06/1961	Being No. 5339/1961 of SR Cossipore, recorded in Book - I, Vol. No. 1, Pg. No. 121 -124.	Khalishakota Peoples Copt. Urban Multipurpose Society Ltd. (Vendor) & Subodh Dasgupta, (Purchaser)
5.	Gift Deed	25/09/2013	Being No. 11260/2013 of ADSR Cossipore, recorded in Book - I, Vol. No. 27, Pg. No. 6239 - 6255.	Sri Sumit Kr. Dasgupta (Donor) & Smt. Krishna Gupta (Dasgupta) (Donne)
6.	Deed of Conveyance	25/04/2014	Being No. 3111/2014 of DSR I Barasat, recorded in Book - I, CD Vol. No. 17, Pg. No. 1555 - 1574.	Smt. Krishna Gupta (Dasgupta) & others (Vendor) and Manish Patitunda (Purchaser)
7.	Deed of Conveyance	28/01/1981	Deed No. 829/1981 recorded in Book - I, Vol. No. 43, Pg. No. 281-285.	Ajit Kr. Bose (Vendor) & Sushil Kr. Saha (Purchaser)
8.	Deed of Conveyance	15/05/2014	Being No. 3534/2014 of DSR I Barasat, recorded in Book - I, CD Vol. No. 19, Pg. No. 2492 - 2504.	Sri Sushil Kr. Saha (Vendor) and Manish Patitunda & Shyamal Mallick (Purchaser)
9.	Deed of Conveyance	15/05/2014	Being No. 3537/2014 of DSR I Barasat, recorded in Book - I, CD Vol. No. 19, Pg. No. 2531 - 2543.	Sri Sushil Kr. Saha (Vendor) and Manish Patitunda & Shyamal Mallick (Purchaser)
10.	Application for Conversion	05/04/2017	Case No. 273/17 Case No. 274/17	Received by BL & LRO Received by BL & LRO
11.	Application for Conversion	05/04/2017	Case No. 275/17	Received by BL & LRO
12.	Mutation Certificate	10/11/2016	Memo No. M - 1 / 1362 / BLRO / BKP - II / Sodepur Memo No. M - 1 / 1570 / BLRO / BKP - II / Sodepur	For Dag No. 1890, Khatian No. 2072 For Dag No. 1890, Khatian No. 2071
13.	Mutation Certificate	10/11/2016	Memo No. M-1/1361/BLRO/BKP-II/ Sodepur	For Dag No. 1890, Khatian No. 2068
14.	Property Tax Receipt	29/04/2016	Registration No. A/****8957 against Holding No. 65 (112)	Issued by North Dum Dum Municipality in favour of Manish Patitunda & another
15.	Approval of Amalgamation	11/03/2016	ID No. 41845 & Allocation of amalgamated Holding No. 65 (112), K.K. Pally No. 3.	Issued by North Dum Dum Municipality

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CALCUTTA HIGH COURT
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16.	Certified True Copy of Assessment Register	14/03/2016	ID No. 41845 & Allocation of amalgamated Holding No. 65 (112), Ward No. 19, K.K. Pally No. 3.	Issued by North Dum Dum Municipality for 2016/2017
2.	Whether certified copies have been obtained from the Registrar's office.	Yes. Certified Copy of the above mentioned deeds have been obtained.		
3.	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	The said Certified Copy of the above mentioned deeds was compared with the original and was found to be correct and genuine.		
4.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes, the registration particulars i.e. Deed No/ Being No, Book No, Vol. No, Pg. No, date and Query No. are matching with the entries found in the registry office.		
5.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes, the registration particulars i.e. Deed No/ Being No, Book No, Vol. No, Pg. No, date and Query No. mentioned in the certified copy are matching with the entries found in the registry office.		
6.	Whether the photographs of parties as affixed in conveyance deed / title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes. The photographs of parties affixed in the above mentioned deeds tally with the photographs seen in the certified copy obtained from the registrar's office.		
7.	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified? What is its effect?	Yes. Contents given in the above mentioned deeds tally verbatim with the contents as stated in the certified copy obtained from the registrar's office.		
8.	Whether the property has been mutated in the name of the person offering the property? If not, in whose name the property stands	Yes. The property has been mutated with the concerned BL & LRO and North Dum Dum Municipality the name of the Land-owners.		
9.	Tracing of title & chain of title in favour of, proposed mortgagor (here set out chain of title in detail & in chronology starting from earliest document available. The nature of document/Deed conveying the title should be mentioned along with the type of right it creates) together with names and descriptions of parties to the document.			
	<ul style="list-style-type: none"> The property under consideration belonged to Karim Box Mandal & others who by a Deed of Conveyance dated 16/05/1961 having Being No. 3995/1961 registered at SR Cossipore recorded in Book. No. I, Vol. No. 57, Pg. No. 230-233 sold all that piece and parcel of land to 			

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SARAT ABASAN - 27, SALT LAKE CITY, TANK No -7, KOLKATA 700091

SAPTARSHI RAY
CALCUTTA HIGH COURT
Dist Court A.

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- Kholishakota Peoples Co. Op. Urban Multipurpose Society.
- Thereafter Kholishakota Peoples Co. Op. Urban Multipurpose Society sold a portion of the said land to Subodh Kr. Dasgupta dated 27/06/1961 vide Deed No. 5339/1961 registered at SR Cossipore recorded in Book. No. I, Vol. No. 1, Pg. No. 121-124.
 - Thereafter the said Subodh Kr. Dasgupta passed away leaving behind his legal heirs namely Sumit Kr. Dasgupta, Krishna Gupta & Amit Kr. Dasgupta.
 - Thereafter Amit Kr. Dasgupta passed away leaving behind his legal heirs namely Suroma Das Gupta & Nandini Das Gupta.
 - Thereafter Sumit Kr. Dasgupta gifted his undivided 1/3rd share in the said land to his sister namely Krishna Gupta vide Gift Deed dated 25/09/2013 having Being No. 11260/2013 registered at ADSR Cossipore recorded in Book - I, Vol. No. 27, Pg. No. 6239 - 6255. Whereby Krishna Gupta became the owner of undivided 2/3rd share of the property left behind by Subodh Kr. Dasgupta. While another undivided 1/3rd share in the said land was owned by Suroma Das Gupta & Nandini Das Gupta.
 - Thereafter Krishna Gupta, Suroma Das Gupta & another executed a Power of Attorney dated 14/03/2014 vide Deed No. 252/2014 of DSR I Barasat recorded in Book - IV, Vol. No. 1, Pg. No. 2981 - 2998 in favour of Samiran ghosh & another.
 - Thereafter Krishna Gupta, Suroma Das Gupta & another through their constituted attorney, sold the said plot of land to Manish Patitunda dated 25/04/2014 vide Deed No. 3111/2014 of DSR I Barasat recorded in Book - I, Vol. No. 2717, Pg. No. 1555 - 1574.
 - Thereafter Manish Patitunda mutated his name in the assessment record of BL & LRO and North Dum Dum Municipality.
 - The property under consideration i.e. 2 Cottach 9 Chittack & 2 Cottach 2 Chittack belonged to Kholishakota Peoples Co. Op. Urban Multipurpose Society who by a Deed of Conveyance dated 27/06/1961 having Being No. 5340/1961 of ADSR Cossipore recorded in Book - I, Vol. No. 125, Pg. No. 125-128, sold the piece of land to Ajit Kr. Bose.
 - Thereafter the said Ajit Kr. Bose sold the said land i.e. 2 Cottach 9 Chittack & 2 Cottach 2 Chittack to Sushil Kr. Saha vide Deed No. 829/1981 recorded in Book - I, Vol. No. 43, Pg. No. 281-285 dated 28/01/1981.
 - Thereafter Sushil Kr. Saha sold the said land to Manish Patitunda & Shyamal Mallick dated 15/05/2014 vide Deed No. 03534/2014 of DSR I Barasat recorded in Book - I, Vol. No. 19, Pg. No. 2492-2504.
 - Thereafter Sushil Kr. Saha sold the said land to Manish Patitunda & Shyamal Mallick dated 15/05/2014 vide Deed No. 03537/2014 of DSR I Barasat recorded in Book - I, Vol. No. 19, Pg. No. 2531-2543.
 - Thereafter Manish Patitunda & Shyamal Mallick mutated their name in the assessment record of BL & LRO and North Dum Dum Municipality.

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CALCUTTA MUNICIPALITY
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	<ul style="list-style-type: none"> • Thereafter Manish Patitunda & Shyamal Mallick along with other adjacent land owners i.e. Chitra Paul (Kundu), Somnath Kundu, Samir Ganguly & others amalgamated their individual plots of land & was assigned Holding No. 65(112), K.K. Pally No. 3 on or after amalgamation by North Dum Dum Municipality. • Thereafter Manish Patitunda & Shyamal Mallick entered into registered Development Agreement with M/s. DREAMPARADISE PROPERTIES Pvt. Ltd • Thereafter M/s. DREAMPARADISE PROPERTIES Pvt. Ltd. changed its name to M/s. USASHI REALSTATES PVT. LTD. • Thereafter M/s. USASHI REALSTATES PVT. LTD. commenced constructional work at the property under consideration.
10.	<p>Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.</p> <p>The Land-owners are Manish Patitunda & Shyamal Mallick jointly own and possess 2 Cottach 9 Chittack and 2 Cottach 2 Chittack, while Manish Patitunda solely own and possess 1 Cottach 9 Chittack. All the rights to the titles are acquired by way of purchase. There is no involvement of any minor in the property.</p>
11.	<p>Whether there is any bar under any local law for creation of the mortgage of the property to be purchased/ sold? (are there any legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes).</p> <p>There is no bar under any local law for creation of the mortgage of the property to be purchased / sold. There are no legal restrictions on creation of the mortgage of property. The property being used for non-agricultural purposes i.e. for residential building as evident from the Assessment Record of North Dum Dum Municipality.</p>
12.	<p>Whether there is any bar/restriction for creation of equitable mortgage under any Act, state law or rule/notification (like Ceiling Act, Land Acquisition Act, State Co-operative Societies Act, Societies Registration Act or Apartments/ Flat Ownership Act or Income Tax Act).</p> <p>No, there is no bar/ restriction for creation of equitable mortgage under any Act, state law or rule/notification.</p>
13.	<p>Whether title is clear and property is free from any encumbrance (enclose relevant receipts of search).</p> <p>Yes, the title is clear and property is free from any encumbrance.</p> <p>No. of years (30 years normally) for which search made at Sub registrar's/Registrar's office.</p> <p>Yes, 30 years of search was made at the DSR I Barasat, ADSR Cossipore & ARA I & IV.</p>

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ADVOCATE
CALCUTTA HIGH COURT
Dist Court Alipore/Barasat

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	If name is mutated in municipal records And If name is shown in Revenue/Land records.	Yes, the name of the present land owners is recorded and mutated in municipal records. Yes, the name of the present land owners is shown in Revenue/Land records i.e. mutation certificate issued by the concerned BL & LRO.
14.	Whether title to property is clear, unambiguous, and marketable and property is saleable.	Yes, the title to property is clear, unambiguous, and marketable and property is saleable.
15.	Whether any permission/ consent /no objection is required and if so, it is obtained (State the letter no. and the Authority/Statutory Body/ Court concerned).	No, permission/ consent /no objection is required and if so, it is obtained (State the letter no. and the Authority/Statutory Body/ Court concerned).
16.	Whether the property to be purchased has been acquired under Land Acquisition Act, 1894?	No, the property under consideration has not been acquired under Land Acquisition Act, 1894.
17.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Yes, Urban Land Ceiling Act is applicable where the property is located & due permission for holding excess land have been obtained from the concerned authority vide Letter having Memo No. 21/BEC/BKP dated 31/03/2017.
18.	In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	The property under consideration is of free hold nature.
19.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	Nil since the property is of free hold nature.
20.	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Not Applicable since the property is of free hold nature.
21.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Not Applicable since the property is of free hold nature.
22.	Whether any permission of Income Tax Authorities /Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	Not Applicable since the property is of free hold nature.

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Dist Court, Alipore

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23.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings? No, land is not declared surplus or under consolidation of holdings.
24.	Additional documents required /formalities to be complied with by the proposed mortgagor (State specifically in case of flats/properties in co-operative societies whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc. is required). • Execution & registration of Supplementary Development Agreement demarcating the flats in the project to be allotted to the land owners in lieu of the Land-owners allocation in the project. • Boundary declaration demarcating the full and final boundary of the land under project area.
25.	Whether all original deeds are available and scrutinized and are duly executed/stamped and Registered. There is no doubt /suspicion as to their genuineness or existence. All original deeds are available and scrutinized and are duly executed/stamped and Registered. There is no doubt /suspicion as to their genuineness or existence.
26.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted while submitting the Certificate of Title Investigation.) Yes, certified copies of Revenue Records has been obtained and examined & confirmed that there are no dues are outstanding toward the land owners.

DATE: 1 /08/ 2017
PLACE: Kolkata

Saptarshi Ray

SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist Court Alibore/Barasat

To
The Chairman,
Usashi Realstates Pvt. Ltd.
81, Golaghat, VIP Road,
Flat 1B Radhakunja Apartment,
Kolkata - 700048.

Sir,

Sub: Property being all that piece and parcel of land measuring about 6 Cottah 4 Chittack laying and situated at Mauza - Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, R.S. Dag No. 1890 under C.S. Khatian No. 766 corresponding to R.S. Khatian No. 2225 within the limits of North Dum Dum Municipality, Ward No. 19 having present Municipal Holding No. 65 (112), K.K. Pally No. 3, PS Dum Dum, Kolkata - 700051, Dist: 24 PGS (N).

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Belonging to Manish Patitunda & Shyamal Mallick

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter. I have answered all the queries in the Search Report which is enclosed.

I hereby certify that the registration particulars- number, date and page-particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that there are no photographs of previous owner or present owners affixed / seen in the title deed since the practice of affixing photographs was not prevalent at that time. The title deed and its details tally with records of registration office as well as certified copy of the title deed. Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

1.

I shall be liable/responsible, if any loss is caused to the company due to negligence on my part in making the search and the company has the unqualified right to take steps against me.

The search report, which is annexed hereto, conducted by me, for the period from 1987 to 2017 does not disclose any encumbrances or charge of / against the property under consideration herein.

I find following additional formalities to be complied with in connection to the property under consideration:-

- Execution & registration of Supplementary Development Agreement demarcating the flats in the project to be allotted to the land owners in lieu of the land owners allocation in the project.

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SAPTARSHI RAY
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CALCUTTA HIGH COURT
Dist Court Alkesh/Ber...

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- Boundary Declaration demarcating the full and final boundary of the land under project area.

I hereby certify that the present Land-owners i.e. Manish Patitunda & Shyamal Mallick has a clear, valid and marketable title over the above said property and they will be competent to sale the property. The land property under consideration along with the flats to be built on the said land under consideration shall be enforceable under SARFAESI ACT 2002 since the property is within Municipal area and the property has been assessed as residential building in the Assessment Record of North Dum Dum Municipality and in creating mortgage, permission under Urban Land Ceiling & Regulation Act is not necessary.

Encl:

1. Search Report.
2. Certified Copy of Title Deed.
3. Search Receipt.

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Dist Court Alipore/Barasat

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Annexure Chain of Title Chronologically

- The property under consideration belonged to Karim Box Mandal & others who by a Deed of Conveyance dated 16/05/1961 having Being No. 3995/1961 registered at SR Cossipore recorded in Book. No. I, Vol. No. 57, Pg. No. 230-233 sold all that piece and parcel of land to Kholishakota Peoples Co. Op. Urban Multipurpose Society.
- Thereafter Kholishakota Peoples Co. Op. Urban Multipurpose Society sold a portion of the said land to Subodh Kr. Dasgupta dated 27/06/1961 vide Deed No. 5339/1961 registered at SR Cossipore recorded in Book. No. I, Vol. No. 1, Pg. No. 121-124.
- Thereafter the said Subodh Kr. Dasgupta passed away leaving behind his legal heirs namely Sumit Kr. Dasgupta, Krishna Gupta & Amit Kr. Dasgupta.
- Thereafter Amit Kr. Dasgupta passed away leaving behind his legal heirs namely Suroma Das Gupta & Nandini Das Gupta.
- Thereafter Sumit Kr. Dasgupta gifted his undivided 1/3rd share in the said land to his sister namely Krishna Gupta vide Gift Deed dated 25/09/2013 having Being No. 11260/2013 registered at ADSR Cossipore recorded in Book - I, Vol. No. 27, Pg. No. 6239 - 6255. Whereby Krishna Gupta became the owner of undivided 2/3rd share of the property left behind by Subodh Kr. Dasgupta. While another undivided 1/3rd share in the said land was owned by Suroma Das Gupta & Nandini Das Gupta.
- Thereafter Krishna Gupta, Suroma Das Gupta & another executed a Power of Attorney dated 14/03/2014 vide Deed No. 252/2014 of DSR I Barasat recorded in Book - IV, Vol. No. 1, Pg. No. 2981 - 2998 in favour of Samiran Ghosh & another.
- Thereafter Krishna Gupta, Suroma Das Gupta & another through their constituted attorney sold the said plot of land to Manish Patitunda dated 25/04/2014 vide Deed No. 3111/2014 of DSR I Barasat recorded in Book - I, Vol. No. 2717, Pg. No. 1555 - 1574.
- Thereafter Manish Patitunda mutated his name in the assessment record of BL & LRO and North Dum Dum Municipality.


SAPTARSHI RAY
ADVOCATE
MUTTA HIGH COURT
TANK Court Appellate

EMPANELLED: - PUNJAB NATIONAL BANK & BANK OF BARODA
CHAMBER - RESIDENCE
SARAT ABASAN - 27, SALT LAKE CITY, TANK No -7, KOLKATA 700091

Saptarshi Ray

BSc, LLB, LLM
ADVOCATE

9433265452

8981868507

033-6533 1613

RefNo:

DATE:

- The property under consideration i.e. 2 Cottach 9 Chittack & 2 Cottach 2 Chittack belonged to Kholishakota Peoples Co. Op. Urban Multipurpose Society who by a Deed of Conveyance dated 27/06/1961 having Being No. 5340/1961 of ADSR Cossipore recorded in Book - I, Vol. No. 125, Pg. No. 125-128, sold the piece of land to Ajit Kr. Bose.
- Thereafter the said Ajit Kr. Bose sold the said land i.e. 2 Cottach 9 Chittack & 2 Cottach 2 Chittack to Sushil Kr. Saha vide Deed No. 829/1981 recorded in Book - I, Vol. No. 43, Pg. No. 281-285 dated 28/01/1981.
- Thereafter Sushil Kr. Saha sold the said land to Manish Patitunda & Shyamal Mallick dated 15/05/2014 vide Deed No. 03534/2014 of DSR I Barasat recorded in Book - I, Vol. No. 19, Pg. No. 2492-2504.
- Thereafter Sushil Kr. Saha sold the said land to Manish Patitunda & Shyamal Mallick dated 15/05/2014 vide Deed No. 03537/2014 of DSR I Barasat recorded in Book - I, Vol. No. 19, Pg. No. 2531-2543.
- Thereafter Manish Patitunda & Shyamal Mallick mutated their name in the assessment record of BL & LRO and North Dum Dum Municipality.
- Thereafter Manish Patitunda & Shyamal Mallick along with other adjacent land owners i.e. Chitra Paul (Kundu), Somnath Kundu, Samir Ganguly & others amalgamated their individual plots of land & was assigned Holding No. 65 (112), K.K. Pally No. 3 on or after amalgamation by North Dum Dum Municipality.
- Thereafter Manish Patitunda & Shyamal Mallick entered into registered Development Agreement with M/s. DREAMPARADISE PROPERTIES Pvt. Ltd
- Thereafter M/s. DREAMPARADISE PROPERTIES Pvt. Ltd. changed its name to M/s. USASHI REALSTATES PVT. LTD.
- Thereafter M/s. USASHI REALSTATES PVT. LTD. commenced constructional work at the property under consideration.

Jay

EMPANUELLED: - PUNJAB NATIONAL BANK & BANK OF BARODA
CHAMBER - RESIDENCE
SARAT ABASAN - 27, SALT LAKE CITY, TANK No -7, KOLKATA 700091

SAPTARSHI RAY
ADVOCATE
CALCUTTA DISTRICT COURT
Dist. Court, Alipore

Manish + S. Byamol

No. REGN X

562215

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 90115
- 2. Date of application..... 11/8/12
- 3. Search for the year(s)..... 1927-12
- 4. Name of office to which the record to be searched or inspected relates..... *Prud*
- 5. Name of person or property to be searched..... *AT*
- 6. Nature of document..... *ch*
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... *in Sultampur Dg 1890*
- 8. From whom received..... *S: Byamol*
- 9. Fees paid under Article—

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

302
 [Signature]

Registrar of.....

1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN X 612745

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 46397.

Date of application..... 21-07-2017.

Search for the year(s)..... 1988-2017.

Name of office to which the record to be searched or inspected relates.....
- D.S.R. - B&T + C.D.D. -

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

Nature of document..... Sale

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
Mouza - @ Sultampur
Dag - 1890.

From whom received..... S. Roy. (Adv.)

Fees paid under Article—

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

60/-

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