

Saptarshi Ray

BSc, LLB, LLM
ADVOCATE

9433265452
8981868507
033-6533 1613

Ref No:

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 self contained two storied residential building measuring about 2000 sq. ft. (1000 sq. ft. in each floor) and R.T.S. structures measuring 15000 sq. ft. built on land containing estimated area of 74.33 Decimals more or less laying and situated at Mouza - Sultanpur, Touzi No. 173, J.L. No. 10, consisting of three different pieces of land in:-

- R.S. Dag No. 1891 (measuring 0.33 decimal Under R.S. Khatian No. 627),
 - R.S. Dag No. 1892 (measuring 39 decimals Under R.S. Khatian No. 661),
 - R.S. Dag No. 1893 (measuring 35 decimals Under R.S. Khatian No. 762)
- laying & situated within North Dum Dum Municipality, Ward No. 19 having Municipal Holding No. 62 (116) K.K. Pally 3, 63 (117) K.K. Pally 3 & 65 (112) K.K. Pally 3 (Khalisakota Pally), P.S. Dum Dum, within the jurisdiction of North Dum Dum Municipality, Dist: 24 PGS (N).

Belonging to

- Samir Kumar Ganguly
- Pranab Kumar Gangopadhyay
- Arnab Ganguly
- Alo Mukherjee
- Bhakti Chatterjee
- Reba Chakraborty

(Or the rightful heirs of Kamakshya Charan Ganguly & Bijan Bala Dasi)

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 :	<ol style="list-style-type: none">Samir Kumar GangulyPranab Kumar GangopadhyayArnab GangulyAlo MukherjeeBhakti ChatterjeeReba Chakraborty

SAPTARSHI RAY EMPANELLED: - PUNJAB NATIONAL BANK & BANK OF BARODA

CHAMBER - RESIDENCE

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

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		(Or the rightful heirs of Kamakshya Charan Ganguly & Bijan Bala Dasi)
2.	Name of the person in whose favour the ROR / Porcha is recorded :	<ol style="list-style-type: none">1. Samir Kumar Ganguly2. Pranab Kumar Gangopadhyay3. Arnab Ganguly4. Alo Mukherjee5. Bhakti Chatterjee6. Reba Chakraborty
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 self contained two storied residential building measuring about 2000 sq. ft. (1000 sq. ft. in each floor) and R.T.S. structures measuring 15000 sq. ft. built on land containing estimated area of 74.33 Decimals more or less laying and situated at Mouza - Sultanpur, Touzi No. 173, J.L. No. 10, consisting of three different pieces of land in:- a. R.S. Dag No. 1891 (measuring 0.33 decimal Under R.S. Khatian No.627), b. R.S. Dag No. 1892 (measuring 39 decimals Under R.S. Khatian No. 661), c. R.S. Dag No. 1893 (measuring 35 decimals Under R.S. Khatian No. 762) laying & situated within North Dum Dum Municipality, Ward No. 19 having Municipal Holding No. 62 (116) K.K. Pally 3, 63 (117) K.K. Pally 3 & 65 (112) K.K. Pally 3 (Khalisakota Pally), P.S. Dum Dum, within the jurisdiction of North Dum Dum Municipality, Dist: 24 PGS (N).
4.	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.
5.	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.
6.	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,

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		Lunatic or un-discharged insolvent, etc. in the property under concern.
7.	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 at present are the absolute joint owner of the property. The right to the tile is acquired by way of Inheritance from Bijan Bala Dasi, while Arnab Ganguly & Pranab Kumar Ganguly also acquired the right to the title (apart from inheritance) by way of Gift vide Deed No. 0515 / 1981 & 0516 / 1981 respectively from ADSR Cossipore.
8.	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	23/12/2013	Being No. 00171/2014 of ADSR Cossipore, recorded in Book - I, Vol. No. 1, Pg. No. 3461 - 3485.	Samir Kumar Ganguly & Others (Owner) & M/s. DREAMPARADISE Properties Pvt. Ltd. (Developer)
2.	Development Power	23/12/2013	Being No. 00173/2014 of ADSR Cossipore, recorded in Book - I, Vol. No. 1, Pg. No. 4297 - 4313.	Samir Kumar Ganguly & Others (Principal) & M/s. DREAMPARADISE Properties Pvt. Ltd. (Attorney)
3.	Affidavit	01/03/2017	Being No. 0515/1981 of ADSR Cossipore, recorded in Book - I, Vol. No. 36, Pg. No. 39 - 42.	Samir Kumar Ganguly & others
4.	Property Tax Receipt	29/04/2016	Registration No. A/****8957 against Holding No. 65 (112)	Issued by North Dum Dum Municipality in favour of Samir Kumar Ganguly & others
5.	Approval of Amalgamation	11/03/2016	ID No. 41845 and Allocation of amalgamated Holding No. 65 (112) K.K. Pally No. 3.	Issued by North Dum Dum Municipality

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6.	Certified Copy Assessment Register	True of	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
7.	Mutation Certificate		29/11/2016	Memo No. M - 1 / 1567 / BLRO / BKP - II / Sodepur Memo No. M - 1 / 1564 / BLRO / BKP - II / Sodepur	For Dag No. 1891, Khatian No. 2067 For Dag No. 1892 & 1893, Khatian No. 2061
8.	Mutation Certificate		29/11/2016	Memo No. M - 1 / 1579 / BLRO / BKP - II / Sodepur Memo No. M - 1 / 1562 / BLRO / BKP - II / Sodepur Memo No. M - 1 / 1563 / BLRO / BKP - II / Sodepur	For Dag No. 1893, Khatian No. 2079 For Dag No. 1892 & 1893, Khatian No. 2063 For Dag No. 1891, Khatian No. 2062
9.	Mutation Certificate		29/11/2016	Memo No. M - 1 / 1566 / BLRO / BKP - II / Sodepur Memo No. M - 1 / 1565 / BLRO / BKP - II / Sodepur Memo No. M - 1 / 1561 / BLRO / BKP - II / Sodepur	For Dag No. 1892 & 1893, Khatian No. 2065 For Dag No. 1891, Khatian No. 2064 For Dag No. 1893, Khatian No. 2066
10.	Mutation Certificate		29/11/2016	Memo No. M - 1 / 1575 / BLRO / BKP - II / Sodepur Memo No. M - 1 / 1576 / BLRO / BKP - II / Sodepur	For Dag No. 1892 & 1893, Khatian No. 2077 For Dag No. 1891, Khatian No. 2078
11.	Mutation Certificate		29/11/2016	Memo No. M - 1 / 1571 / BLRO / BKP - II / Sodepur Memo No. M - 1 / 1572 / BLRO / BKP - II / Sodepur	For Dag No. 1892 & 1893, Khatian No. 2073 For Dag No. 1891, Khatian No. 2074
12.	Mutation Certificate		29/11/2016	Memo No. M - 1 / 1573 / BLRO / BKP - II / Sodepur Memo No. M - 1 / 1574 / BLRO / BKP - II / Sodepur	For Dag No. 1892 & 1893, Khatian No. 2075 For Dag No. 1891, Khatian No. 2076
13.	Gift Deed		27/01/1981	Being No. 514/1981, of SR Cossipore, recorded in Book - I, Vol. No. 36, Pg. No. 39 - 42.	Bijan Bala Dasi (donor) & Arnab Ganguly (donne)
14.	Gift Deed		27/01/1981	Being No. 516/1981, of SR Cossipore, recorded in Book - I, Vol. No. 34, Pg. No. 57 - 60.	Bijan Bala Dasi (donor) & Pranab Kr. Ganguly (Donne)
15.	Death Certificate of Bijan Bala Dasi		09/09/2011	Registration No. WB _ DR _ 2011 / 20030 / 1 / 648	Issued by North Dum Dum Municipality
16.	NOC / ULC Clearance		31/03/2017	Memo No. 21 / ULC / BKP	Issued by Urban Land Ceiling Branch
17.	Deed of Conveyance		17/11/1961	Being No. 8578/1961 of SR Cossipore in Book - I, Vol. No. 124, Pg. No. 101 - 105.	Nirupama Mukherjee (Vendor) & Bijan Bala Dasi (Purchaser)

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18.	Deed of Conveyance	03/01/1964	Being No. 0015/1964, of SR Cossipore, recorded in Book - I, Vol. No. 7, Pg. No. 88 - 91.	Sailendra Kr. Banerjee (Vendor) & Bijan Bala Dasi (Purchaser)
19.	Application for Conversion	18/04/2017	Case No. 306/17 Case No. 307/17 Case No. 308/17	Received by BL & LRO Received by BL & LRO Received by BL & LRO
20.	Application for Conversion	18/04/2017	Case No. 309/17 Case No. 310/17 Case No. 311/17	Received by BL & LRO Received by BL & LRO Received by BL & LRO
21.	Application for Conversion	05/04/2017	Case No. 271/17 Case No. 272/17	Received by BL & LRO Received by BL & LRO
22.	Application for Conversion	19/04/2017	Case No. 322/17 Case No. 321/17	Received by BL & LRO Received by BL & LRO
23.	Application for Conversion	19/04/2017	Case No. 320/17 Case No. 319/17	Received by BL & LRO Received by BL & LRO
24.	Application for Conversion	19/04/2017	Case No. 324/17 Case No. 323/17	Received by BL & LRO Received by BL & LRO
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.	

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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; of the as 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, land owners (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 one Nirupama Mukherjee who by a Deed of Conveyance dated 17/11/1961 having Being No. 8578/1961 registered at SR Cossipore recorded in Book - I, Vol. No. 124, Pg. No. 101 - 105, sold all that piece and parcel of land measuring about 74 Decimals to one Bijan Bala Dasi @ Bijan Bala Ganguly.• The said land consisted of 39 Decimals in Dag No. 1892 having R.S. Khatian No. 661 & 35 Decimals in Dag No. 1893 having R.S. Khatian No. 762.• Thereafter the said Bijan Bala Dasi @ Bijan Bala Ganguly purchased another piece of land measuring about 0.33 Decimals in R.S. Dag No. 1891, R.S. Khatian No. 627 from Sailendra Kr. Bandhyapadhaya vide Deed No. 0015/1964 registered at SR Cossipore recorded in Book No. I, Vol. No. 7, Pg. No. 88 - 91.• Thereby the said Bijan Bala Dasi @ Bijan Bala Ganguly became the absolute owner of 74.33 Decimals of land in Dag No. 1892, 1893 & 1891.• Thereafter the said Bijan Bala Dasi @ Bijan Bala Ganguly gifted 7.44 Decimals of land in R.S. Dag No. 1893, R.S. Khatian No. 762 to her younger son namely Arnab Ganguly vide Gift Deed dated 27/01/1981 having Being No. 515/1981 registered at SR Cossipore recorded in Book No. I, Vol. No. 36, Pg. No. 39 - 42.• Thereafter the said Bijan Bala Dasi @ Bijan Bala Ganguly gifted 7.44 Decimals of land in R.S. Dag No. 1893, R.S. Khatian No. 762 to her son namely Pronab Kr. Ganguly vide Gift Deed dated 27/01/1981 having Being No. 516/1981 registered at SR Cossipore recorded in Book No. I, Vol. No. 34, Pg. No. 57 - 60.• Thereafter the said Bijan Bala Dasi @ Bijan Bala Ganguly passed away intestate on 26/07/2011 leaving behind her legal heirs namely Samir Kr. Ganguly, Pronab Kr. Ganguly, Arnab Ganguly, Bhakti Chatterjee, Reba Chakraborty & Alo Mukherjee.• Thereafter the estate left behind by Bijan Bala Dasi @ Bijan Bala Ganguly devolved upon her legal heirs by way of inheritance in accordance to Hindu Succession Act.• Thereafter the said Samir Kr. Ganguly, Pronab Kr. Ganguly, Arnab Ganguly, Bhakti Chatterjee, Reba Chakraborty & Alo Mukherjee mutated their names in the Assessment Record of BL & LRO and North Dum Dum Municipality.• Thereafter Samir Ganguly, Pronab Kr. Ganguly, Arnab Ganguly, Bhakti Chatterjee, Reba Chakraborty & Alo Mukherjee along with other adjacent land owners i.e. Chitra Paul Kundu, Somnath Kundu, Manish Patitunda & Shyamal Mallick amalgamated their individual plots of

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ADVOCATE
CALCUTTA
Dist. Magistrate

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	<p>land & was assigned Holding No. 65 (112), K.K. Pally No. 3 on or after amalgamation by North Dum Dum Municipality.</p> <ul style="list-style-type: none">• Thereafter the land owners i.e. Samir Kr. Ganguly, Pronab Kr. Ganguly, Arnab Ganguly, Bhakti Chatterjee, Reba Chakraborty & Alo Mukherjee being desirous of developing their land by constructing several multi storied building thereon approached and executed and registered a Development Agreement having Being No. 00171/2014 with M/s. DREAMPARADISE PROPERTIES Pvt. Ltd. & executed Development Power of Attorney vide Deed No. 00173/2014.• 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 property under consideration is jointly inherited by the present land owners from Bijan Bala Dasi, however Pranob Kr. Ganguly & Arnab Ganguly had acquired 7.44 Decimals of land each by way of gift from their mother namely Bijan Bala Dasi, apart from their share in the land under consideration through / by way of inheritance.</p> <p>The property under consideration is being jointly & severally owned by the land owners herein.</p> <p>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?</p> <p>Are there any legal restrictions on creation of the mortgage of property?</p> <p>Is the property being used 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.</p> <p>There are no legal restrictions on creation of the mortgage of property and the property is enforceable under SARFAESI ACT.</p> <p>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>


SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist. Court, Alipore, Calcutta

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12.	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).	No, there is no bar/ restriction for creation of equitable mortgage under any Act, state law or rule/notification.
13.	Whether title is clear and property is free from any encumbrance (enclose relevant receipts of search). No. of years (30 years normally) for which search made at Sub registrar's/Registrar's office. If name is mutated in municipal records And If name is shown in Revenue/Land records.	Yes, the title is clear and property is free from any encumbrance. Yes, 30 years of search was made at the DSR I Barasat, ADSR Cossipore & ARA I & IV. 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 / NOC is required and if so, it is obtained (State the letter No. and the Authority / Statutory Body / Court concerned).
16.	Whether the property under consideration 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/ULC/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.

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CALCUTTA HIGH COURT
Dist Court Alipore

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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.
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 land owner (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)	<ul style="list-style-type: none">• 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 land owners? (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 : 01/08/2017
PLACE : Kolkata

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CERTIFICATE

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

Sub: Property being all that piece and parcel of self contained two storied residential building measuring about 2000 sq. ft. (1000 sq. ft in each floor) and R.T.S. structures measuring 15,000 sq. ft. built on land containing estimated area of 74.33 Decimals more or less laying and situated at Mouza - Sultanpur, Touzi No. 173, J.L. No. 10, consisting of three different pieces of land in:-

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 - R.S. Dag No. 1892 (measuring 39 decimals Under R.S. Khatian No. 661),
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- laying & situated within North Dum Dum Municipality, Ward No. 19 having Municipal Holding No. 62 (116) K.K. Pally 3, 63 (117) K.K. Pally 3 & 65 (112) K.K. Pally 3 (Khalisakota Pally), P.S. Dum Dum, within the jurisdiction of North Dum Dum Municipality, Dist: 24 PGS (N).

Belonging to

- Sanir Kumar Ganguly
- Pranab Kumar Gangopadhyay
- Arnab Ganguly
- Alo Mukherjee
- Bhakti Chatterjee
- Reba Chakraborty

(Or the rightful heirs of Kamakshya Charan Ganguly & Bijan Bala Dasi)

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.

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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 title office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

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

I hereby certify that the present Land-owners i.e. Samir Kumar Ganguly, Pranab Kumar Gangopadhyay, Arnab Gangully, Alo Mukherjee, Bhakti Chatterjee & Reba Chakraborty 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.


ADVOCATE
SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist Court Alipore, Barasat

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:

Annexure Chain of Title Chronologically

- The property under consideration belonged to one Nirupama Mukherjee who by a Deed of Conveyance dated 17/11/1961 having Being No. 8578/1961 registered at SR Cossipore recorded in Book - I, Vol. No. 124, Pg. No. 101 - 105, sold all that piece and parcel of land measuring about 74 Decimals to one Bijan Bala Dasi @ Bijan Bala Ganguly.
- The said land consisted of 39 Decimals in Dag No. 1892 having R.S. Khatian No. 661 & 35 Decimals in Dag No. 1893 having R.S. Khatian No. 762.
- Thereafter the said Bijan Bala Dasi @ Bijan Bala Ganguly purchased another piece of land measuring about 0.33 Decimals in R.S. Dag No. 1891, R.S. Khatian No. 627 from Sailendra Kr. Bandhyopadhyaya vide Deed No. 0015/1964 registered at SR Cossipore recorded in Book - I, Vol. No. 77 Pg. No. 88 - 91.
- Thereafter the said Bijan Bala Dasi @ Bijan Bala Ganguly became the absolute owner of 74.33 Decimals of land in Dag No. 1892, 1893 & 1891.
- Thereafter the said Bijan Bala Dasi @ Bijan Bala Ganguly gifted 7.44 Decimals of land in R.S. Dag No. 1893, R.S. Khatian No. 762 to her younger son namely Arnab Ganguly vide Gift Deed dated 27/01/1981 having Being No. 515/1981 registered at SR Cossipore recorded in Book - I, Vol. No. 36, Pg. No. 39 - 42.
- Thereafter the said Bijan Bala Dasi @ Bijan Bala Ganguly gifted 7.44 Decimals of land in R.S. Dag No. 1893, R.S. Khatian No. 762 to her son namely Pronab Kr. Ganguly vide Gift Deed dated 27/01/1981 having Being No. 516/1981 registered at SR Cossipore recorded in Book - I, Vol. No. 34, Pg. No. 57 - 60.
- Thereafter the said Bijan Bala Dasi @ Bijan Bala Ganguly passed away intestate on 26/07/2011 leaving behind her legal heirs namely Samir Kr. Ganguly, Pronab Kr. Ganguly, Arnab Ganguly, Bhakti Chatterjee, Reba Chakraborty & Alo Mukherjee.

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

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

SAPTARSHI RAY
ADVOCATE

CALCUTTA HIGH COURT
Dist. Court, Alipore

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- Thereafter the estate left behind by Bijan Bala Dasi @ Bijan Bala Ganguly devolved upon her legal heirs by way of inheritance in accordance to Hindu Succession Act.
- Thereafter the said Samir Kr. Ganguly, Pronab Kr. Ganguly, Arnab Ganguly, Bhakti Chatterjee, Reba Chakraborty & Alo Mukherjee mutated their names in the Assessment Record of BL & LRO and North Dum Dum Municipality.
- Thereafter Samir Ganguly, Pronab Kr. Ganguly, Arnab Ganguly, Bhakti Chatterjee, Reba Chakraborty & Alo Mukherjee along with other adjacent land owners i.e. Chitra Paul Kundu, Somnath Kundu, Manish Patitunda & Shyamal Mallick 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 the land owners i.e. Samir Kr. Ganguly, Pronab Kr. Ganguly, Arnab Ganguly, Bhakti Chatterjee, Reba Chakraborty & Alo Mukherjee being desirous of developing their land by constructing several multi storied building thereon approached and executed and registered a Development Agreement having Being No. 00171/2014 with M/s. DREAMPARADISE PROPERTIES Pvt. Ltd. & executed development Power of Attorney vide Deed No. 00173/2014.
- 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.

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

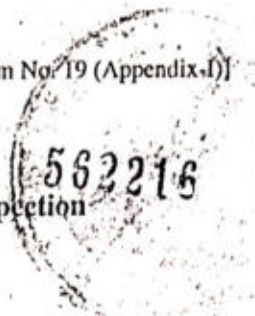
SAPTARSHI RAY

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

CALCUTTA

No. REGN X

Receipt for Fees Deposited for Search or Inspection



- 1. Serial Number of application..... 90116
- 2. Date of application..... 11/11/12
- 3. Search for the year(s)..... 1987-12
- 4. Name of office to which the record to be searched or inspected relates..... RAM
- 5. Name of person or property to be searched..... T
- 6. Nature of document..... sub
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... m. Subtanpur
No. 1891
- 8. From whom received..... S. Ray
- 9. Fees paid under Article—

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

307
 ↑

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

No. REGN X 612746

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 46398.

Date of application..... 31-07-2017.

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 + R.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 - @ Sultanpur

Day - 1891.

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

Fees paid under Article—

1) (i)

1) (ii)

2)

60/-

Registrar of.....

No. REGN X 562217

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 90117
- 2. Date of application..... 1/18/17
- 3. Search for the year(s)..... 1987-12
- 4. Name of office to which the record to be searched or inspected relates..... pm
- 5. Name of person or property to be searched..... J
- 6. Nature of document..... su
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... m Sultanpur m 1892

From whom received..... S. Roy

Fees paid under Article—

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

307

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

No. REGN X 612747

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 46299.

Date of application..... 31-07-2017.

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

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

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 - @ Sultanpur
Dag - 1892.

From whom received..... S. Ray. (A.M.)

Fees paid under Article—

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

60/-

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

No. REGN X

562218

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 90118
- 2. Date of application..... 11/8/12
- 3. Search for the year(s)..... 1987-12
- 4. Name of office to which the record to be searched or inspected relates..... RAH
- 5. Name of person or property to be searched.....
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Sultanpur
Dy 1893
- 8. From whom received..... S. Ray
- 9. Fees paid under Article—
F (1) (i) 307
F (1) (ii)
F (2)

.....Registrar

No. REGN X 612748

Receipt for Fees Deposited for Search or Inspection

Number of application..... 16400.
Date of application..... 31-07-2017.
Search for the year(s)..... 1988-2017.

Name of office to which the record to be searched or inspected relates.....
- D.S.R. - Bet + 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).....
Mauza - @ Sultanpur

From whom received.....
Dag - 1893. S. Ray. (Asst.)

Fees paid under Article—

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

60/-

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