

Ref. No. 005/CIVIL/LABB/0403

Dated - 21/02/2021

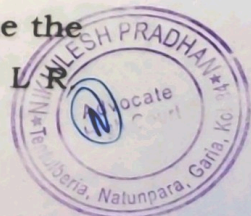
To  
SRI SACHINDRA NATH DAS  
SRI ROHITASWA DAS  
SRI SUBHAS MONDAL ALIAS SUBHAS CHANDRA DAS  
G-2/ 1 Acharya Prafulla Nagar,  
P.O. & P.S. - Sonarpur,  
Kolkata - 700150

SIR,

As per your instruction is provided on 1<sup>st</sup> February 2021, I submit my legal opinion cum non-encumbrance and legal scrutiny report as here under.

**Chronology of Title of the Land**

1. One Sri Annada Prasad Das purchased 13 Decimals land out of 304 Decimals Baslu land in R.S. & L.R. Das, No. 1084, under L.R. Khatian No. 5368, 5369 5370, at Mouza - Gorkhara, J L No. 22, within the limits of Rajpur - Sonarpur Municipality, on 30.09.1959 from the then owner Sonarpur Milita Udbavu Sarnabay Krishi Sarmity Ltd by a Registered Deed of Sale, which was registered at Baruipur Sub Registry Office, being Deed No. 8603, for the year 1959 and mutated his name in Rajpur - Sonarpur Municipality in Ward No 11, Holding No. 172 and while in peaceful possession said Sri Annada Prasad Das gifted 8 Cottahs land in favour of Sri Sachindra Nath Das, Sri Rohitaswa Das, Sri Subhas Chandra Das on 5.9.2008 by two Deed of Gift, which were registered at Sonarpur Sub Registry Office, the first one recorded in Book No. I, Volume No. 25, Pages 4353 to 4364, being Deed No. 9190 and another one recorded in Book No. I, Volume No. 25, Pages 4365 to 4376, being Deed No. 9192, for the year 2008.
2. By the way of said two Deed of Gift Sri Sachindra Nath Das, Sri Rohitaswa Das, Sri Subhas Chandra Das, the Owners herein became the absolute owners of the said land and duly mutated their names in L.R.





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Settlement Record and have been peacefully possessing the same by paying rent and taxes to the proper authorities.

3. The Owners intend to develop the said property, hereinafter defined as Project Property by constructing multistoried building thereon containing self contained flats/apartments but have no expertise or experience for the same.
4. The Developer carries on business as developer of landed property by constructing multistoried building thereon who has approached the Owners and offered to develop the said property ;
5. Relying on the representation of the Developer regarding their experience and expertise in the field of construction of multistoried building the Owners have agreed to appoint them as Developer of the project property and had already executed a Registered Development Agreement on 05.07.2017 registered at Sonarpur Registry Office, being Deed No. 3158, for the year 2017 and the owners herein also executed a Development Power of Attorney, which was registered on 5.7.2017 at Sonarpur Registry Office, being Deed No. 3184, for the year 2017 and the Owners herein have executed a Deed of Declaration which was registered on 01.10.2018 at Sonarpur Sub Registry Office, being Deed No. 78, for the year 2018.
6. Development Agreement: That the present Owners namely Sri Sachindra Nath Das, Sri Rohitaswa Das, Sri Subhas Chandra Das, further executed another in continuation of the afore said development agreement and Power the present Registered Development Agreement on 15/07/2019 registered at Sonarpur Registry Office, being Deed No. 16803061, for the year 2019 which is registered and recorded in the office of ADSR Sonarpur in Book No. I, Volume No. 1608-2019, Pages from 69310 to 69360 and the owners herein also executed a Development Power of Attorney, which was registered on 11/06/2019 at Sonarpur Registry Office, by being Deed No. 160803063, for the year 2019 which is registered and recorded in the office of ADSR Sonarpur in Book No. I, Volume No. 1608-2019, Pages from 69361 to 69385 was desirous to develop the said premises by constructing a G+IV storied residential Flat thereon through a Developer, A.S. Construction (PAN No. ABEFA8697G), a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Khiristala, P.O. & P.S. – Sonarpur, District – South 24 Parganas represented by its authorized partners 1) Sri Arindam Chowdhury (PAN No.





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AHHP3223B), son of Snatak Ranjan Chowdhury, residing at Village- Hasanpur, P.O.- Champahati, P.S. -Sonarpur, District - South 24 Parganas, Pin - 743330, 2) Sri Suman Dasgupta (AHJPD7715K), son of Himangshu Dasgupta, residing at Village & P.O.- Champahati, P.S. -Baruipur, District - South 24 Parganas, Pin - 743330 in accordance with the Flat plan to be sanctioned by The Rajpur Sonarpur Municipality and the said owner has decided to construct a Flat containing several independent flats on the said premises due to paucity of fund and lack of infrastructure, the said owner approached the Developer to construct such Flat after demolishing the existing structure standing thereon and all material collect by the Developer thereon on the said land at the costs and expenses of the Developer or out of the funds to be produced by the Developer from the intending buyer and agreed to develop ALL THAT one piece and parcel of land measuring 8 Cottahs same a little more or less comprised in R.S. & L.R. Dag No. 1084 under L.R Khatian No. 5368, 5369, 5370 in Mouza - Gorkhara, J.L No. 22, Police Station - Sonarpur, Ward No. 11, within the limit of Rajpur-Sonarpur Municipality, having Holding No. 172, A.D.S.R Sonarpur, in the District - South 24 Parganas on certain terms and conditions as per the Development Agreement.

7. After the Development Agreement and Development Power the said **DEVELOPER** herein began to constructed a straight G+IV storied Flat in accordance with the Flat Sanction Plan No. 301/CB/11/06 dated 26.02.2020 sanctioned from the Rajpur Sonarpur Municipality Ward No 11.

**Necessary Documents Verified by me:**

- (i) Title Deed by being No. 9190 for the year 2008 and 9192, for the year 2008.  
(ii) Development Agreement by Being No. 3158, for the year 2017  
(iii) Power of attorney by Being No. 3184, for the year 2017.  
(iv) Deed of declaration by Being No 0078, for the year 2018.  
(v) Development Agreement by Being No. 16803061, for the year 2019  
(vi) Power of attorney by Being No. 160803063, for the year 2019.  
(vii) Khajna Receipt under Khatian No 5368, 5369, and 5370 Dated 06/11/2020.  
(viii) Tax Receipts having No. 2020-2021/F/22488 dated 07/08/2020.  
(ix) Building Plan No. 301/CB/11/06 dated 26.02.2020.





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**SCHEDULE OF THE LAND**

ALL THAT one piece and parcel of land measuring 08 (Eight) Cottahs 0 (Zero) Chittaks 0 (Zero) Sq.ft. more or less, lying and situate at Mouja - Gorkhara, J.L. No.22, appertaining to R.S. & L.R. Dag No.1084, comprised in L.R. Khatian No. 5368, 5369, 5370, presently within the limits of the Rajpur Sonapur Municipality, Ward No. 11, being Municipal Premises No. (Holding) 172, Post & P.S. Sonarpur, Kolkata- 700150, District Sub-Registrar Sonarpur and Additional District Sub-Registrar at Alipore, District - South 24 Parganas, the land is butted and bounded as follows:

- NORTH:** Part of the land of L.R. Dag No.1084
- SOUTH:** 77 Feet wide Narayanpur Main Road
- EAST :** Part of the land of L.R. Dag No.1084
- WEST:** Part of the land of L.R. Dag No.1084

**MY OBSERVATIONS:-**

1. That aforesaid property is free from all encumbrance.
2. That said property has no charge/lien/lispendens/mortgage and has absolute marketable title.
3. That the approach road measuring about 77'-00" wide has absolute easement right.
4. That the land are under three different ownership.
5. That the lend is clearly demarcated.

This is certified by me that the all aforesaid original title deeds documents are in the custody of the owners and the title of the property is free from encumbrances.

