

Bibhas Kumar Ghosh

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Date 28/11/2016

TITLE INVESTIGATION REPORT

A search has been conducted by me, in the office of Registrar of Assurances, Kolkata office and in the office of A.D.S. R Bolpur for a period from 1996 to 2016) of the property the details and description of which is given in Schedule- I, herein and after verifying all the relevant papers, records and documents as described in Schedule- II, herein, it has been found that **MEGACITY SERVICES PRIVATE LIMITED**, 70, Lake east, 6th Road, , Kolkata- 700 075 is the lawful recorded Owner of the Land mentioned in Schedule- I, herein.

So far the records are available in the concerned Registry Offices and relying on the documents as supplied to me, mentioned in Schedule- II, herein, I am of the opinion that Megacity Services Private Limited of 70, Lake east, 6th Road, Santoshpur, Kolkata- 700 075 , District South Parganas is the sole and absolute lawful recorded owner of the property mentioned in Schedule- I, herein, and the said property is free from all encumbrances, charges, liens, lispendences, claims, demands, attachments, mortgages, whatsoever and howsoever in nature. The chain of title of the said property is complete and the said property has got a clear, free and good marketable title.


The Schedule- I, and Schedule- II, as stated above are described in here under along with the title investigation report.

The Original search receipts are annexed herewith which also be treated as part and parcel of this title investigation report.

Receipt No. :-

Registrar of Assurances- Kolkata- 414333 dated 24.11.2016

A.D.S.R, Bolpur---0303003638 to 0303003661 dated 16.11.2016. & 03003696 dated 18.11.2016


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SCHEDULE- I

LAND /PROPERTY

ALL THAT piece and parcel of land measuring an area about 348 decimal, (more or less), comprised under Mouza- Sharbanandapur, J. L. No. 31, L R Khatian Nos.940, R.S & L.R Dag nos. 613, 641, 642, 643, 647, 648, 649, 650, 651, 652, 655,656, 657, 658, 659, 660,661, 662, 663, 664,665, 667, 668, 669, 672 and 673, with in the local limit of Sarpalehana Albandha Gram Panchayet , under Police Station- Bolpur, A. D. S. R. at Bolpur, within the District of Birbhum.

SCHEDULE- II


TITLE -

1. By one Bengali registered indenture dated 17.01.2012, one Ranjit Halder and Chiranjit Halder, both son of Tarapada Halder, jointly purchased ALL THAT piece and parcel of land, measuring an area about 323 decimal , (more or less), comprised under Mouza- Sharbanandapur, J. L. No. 31, L. R. Khatian Nos. 22, 46, 183, 50, 129, 210, 211, 222, 236 and 12/1, R. S. and L. R. Dag Nos. 641, 642, 643, 649, 650, 651, 652, 655, 657, 658, 659, 660, 662, 663, 664, 667, 672, 673, 648, 661, 668 and 656, with in the local limit of Sarpalehana Albandha Gram Panchayet, Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum, from one Kashinath Paul, Dina Nath Paul, Bishnupada Paul, Biswanth Paul , Baidyanath Paul, Biswanath Paul , Bijali Paul, Sankar Paul, Debnath Paul, Loknath Paul, Manik Paul, and Kotty Roy against a valuable consideration mentioned therein and the said Deed was registered in the office of the A. D.S.R at Bolpur and recorded in Book No. I, CD Volume No. I, Pages- from 4427 to 4446, Being No. 00298 for the year 2012.
2. The said Ranjit Kumar Halder & Chiranjit Halder have mutated their names in the records of BL & LRO, Bolpur and obtained L.R Khatian No 921 in their respective names in respect of ALL THAT piece and parcel of land measuring of an area about 289 decimal,, more or less, comprised under Mouza- Sharbanandapur, J. L. No. 31, L. R. Khatian Nos. 22, 46, 183, 50, 129, 210, 211, 222, 236 and 12/1, R. S. and L. R. Dag Nos. 641, 642, 643, 649, 650, 651, 652, 655, 657, 658, 659, 660, 662, 663, 664, 667, 672, 673, 648,


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661, 668 and 656, Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum and have become the recorded lawful owners and jointly seized and possessed of the said land.

3. By another Bengali registered indenture dated 6.3.2014 the said Ranjit Halder and Chiranjit Halder have jointly purchased **ALL THAT** piece and parcel of land measuring an area about 26 decimal, more or less, comprised under Mouza-Sharbanandapur, J. L. No. 31, L. R. Khatian No.139, R. S. and L. R. Dag No. 669, Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum, from one Debi Rani Paul, Kakali Paul, Jharna Rani Paul, Debashis Paul, Srabani Paul against a valuable consideration mentioned therein and the said Deed was registered in the office of the A. D. S. R. at Bolpur and recorded in Book No. I, Volume no. 6, from 3741 to 3754, Being No. 01977 for the year 2014 and while possessing the said land, the said Ranjit Kumar Halder & Chiranjit Halder jointly have mutated their names in the records of BL & LRO, Bolpur and recorded in L R Khatian No 927 & 928 in respect of said 26 decimals of land.
4. By another Bengali registered indenture dated 11.6..2014 the said Ranjit Halder and Chiranjit Halder, have jointly purchased **ALL THAT** piece and parcel of land,(1). measuring an area about 03 decimal, more or less, under Mouza Sharbanandapur, J L No 31, L. R. Khatian No. 220, R. S. and L. R. Dag No. 613 (p), (2). an area about 02 decimal, more or less, in L R Khatian No 07, R S and L R Dag No 613 (p) and (3). an area about 13 decimals, more or less, in L R Khatian No 07, R S and L R Dag No 656 (p), totaling an area measuring about 18 decimals of Shuna Land under Mouza Sharbanandapur, JL NO 31, under Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum, from one Sukumar Mal, Chandana Mal, Mithun Mal, Lakhmi Rani Mal, Sabita Mal, Latika Mal, Unnyati Mal, Nandadulal Mal, Buddhadeb Mal, Uttam Mal, Dhanumati Mal, and Ashoka Mal, against a valuable consideration mentioned therein and the said Deed was registered in the office of the A.D.S.R. at Bolpur and recorded in Book No. I, volume no 14, pages from 3347 to 3370, Being No. 04718 for the year 2014 and while possessing the said land measuring an area about 18 decimals, more or less, have mutated their names in the records of BL & LRO, Bolpur and have obtained L.R. Khatian No 934 & 935 in their names.
5. By another Bengali registered indenture dated 14.11.2014 the said Ranjit Halder and Chiranjit Halder, jointly purchased **ALL THAT** piece and parcel of land, (1) measuring an area about 03 decimal, more or less, under Mouza-Sharbanandapur, J. L. No. 31, under R S Khatian No 290, L. R. Khatian Nos.497, R. S. and L. R. Dag No. 647, and (2). of an area about 04 decimal, more



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or less, under R S khatian no 290, L R Khatian No 496, R S and L R Dag No 647, totaling of an area about 07 decimal, more or less, of land under Mouza Sharbanandapur, JL No 31, Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum from one Satyen Debanshi, Madhuri Debanshi, Monojit Debanshi, and Arati Paul against a valuable consideration mentioned therein and the said Deed was registered in the office of the A.D.S.R at Bolpur and recorded in Book No. I, volume no 27 pages from 2266 to 2284, Being No. 08733 for the year 2014 and while possessing the said land measuring an area about 07 decimals, more or less they have mutated their names in the records of BL & LRO, Bolpur and have obtained L.R. Khatian No 934 & 935 in their names .

6. By another Bengali registered indenture dated 19.8.2015 the said Ranjit Halder and Chiranjit Halder, jointly purchased **ALL THAT** piece and parcel of land,(1). measuring an area about 0.125 decimals in LR khatian no 76, R. S. and L. R. Dag No. 665 , (2) an area measuring about 01.25 decimal, more or less, in L R Khatian no 103, R S and L R Dag No 665 , (3). An area measuring about 01.25 decimals, more or less, in L R Khatian no 128, R. S and L R Dag No 665 , and (4) an area measuring an area about 01.25 decimals, more or less, in LR Khatian No 147, R S & L R Dag No 665 , totaling an area of Land measuring about 05 decimals, more or less in Mouza Sharbanandapur, JL no 31, Police Station- Bolpur A. D. S. R. at Bolpur, District- Birbhum from one Gautam Paul, Jaydeb Paul, Dilip Paul, Nandadulal Paul, against a valuable consideration mentioned therein and the said Deed was registered in the office of the A.D.S.R at Bolpur and recorded in Book No. I, volume no 0303-2015, pages from 35335 to 35361, Being No. 05603 for the year 2015 and while possessing the said land they have mutated their names in the records of BL & LRO, Bolpur and have obtained L.R. Khatian No 930 & 031.
7. By another Bengali registered indenture dated 16.7 .2015 the said Ranjit Halder and Chiranjit Halder, jointly purchased **ALL THAT** piece and parcel of land, measuring an area about 03 decimal, more or less, under Mouza-Sharbanandapur, J. L. No. 31 , L R khatian no 347 , R. S. and L. R. Dag No. 647 , Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum from one Bhagirath Debanshi, Sandha Ghosh against a valuable consideration mentioned therein and the said Deed was registered in the office of the A.D.S.R at Bolpur and recorded in Book No. I, volume no 0303-2015, pages from 24680 to 24700, Being No. 003030 4881 for the year 2015 and while possessing the said land they have mutated their names in the records of BL & LRO, Bolpur and have obtained L.R. Khatian No 932 & 933 in their names .


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8. Thus the said Ranjit Kumar Haldar & Chiranjit Haldar became lawful recorded joint owners and jointly seized and possessed of ALL THAT piece and parcel of land measuring an area about 348 decimal, more or less Mouza-Sharbanandapur, J. L. No. 31, L. R. Khatian Nos. 921, 927,928, 930, 931, 932, 933, 934 & 935, R. S. and L. R. Dag Nos. 641, 642, 643, 649, 650, 651, 652, 655, 657, 658, 659, 660, 662, 663, 664, 667, 672, 673, 648, 661, 668, 613 (p), 647, 656, 665, 669 , with in the local limit of Sarpalehana Albandha Gram Panchayet , Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum.
9. By virtue of a Registered Deed of Conveyance dated 16.12.2015 Megacity Services Private limited had purchased **ALL THAT** piece and parcel of land, measuring an area about 289 decimal, (more or less), comprised under Mouza- Sharbanandapur, J. L. No. 31 L. R. Khatian No. 921, R. S. & L. R. Dag Nos. . 641, 642, 643,648, 649, 650, 651, 652, 655,656, 657, 658, 659, 660,661, 662, 663, 664, 667, 668,672 and 673, under Police Station- Bolpur A. D. S. R. at Bolpur, District- Birbhum, also **TOGETHER WITH** all sorts of common and easement rights, and right to egress and ingress to the said land against a valuable consideration mentioned therein from the said Ranjit Halder & Chiranjit Halder .The same deed of conveyance has been registered in the office of the ADSR at Bolpur, and recorded in Book No.1, CD Volume No.0303-2015 , Pages- from 76839 to 76865 , Being No. 030307794 for the year 2015 and the said megacity Services Private Limited have mutated their names in the records of BL & LRO, Bolpur and have obtained L.R. Khatian No 940 in their names .
10. . By virtue of another Registered Deed Of Conveyance dated-12.07.2016 Megacity Services Private Limited has purchased ALL THAT piece and parcel of land, measuring an area about 59 decimal , (more or less), comprised in Mouza - Sarbanandpur, JL No 31, L.R Khatian nos. 927, 928, 930, 931 932, 933, 934, 935, R. S & L. R Dag nos. 613 (p) , 647(p), 656 (p), 665, 669 , Police Station- Bolpur, A. D. S. R. at Bolpur, District- Birbhum, also **TOGETHER WITH** all sorts of common and easement rights, and right to egress and ingress to the said land against a valuable consideration mentioned therein from the said Ranjit Halder & Chiranjit Halder .The said deed of conveyance has been registered in the office of ADSR at Bolpur and recorded in Book No-1, CD Volume No 0303-2016 , pages from- 103220 to 103247 , Being No 030305248 - for the year 2016 and while seized and possessing the said land the said megacity services private limited have mutated their names in the records of BL & LRO, Bolpur and have obtained L.R. Khatian No 940 in their names .


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On searches in the office of A.D.S.R , Bolpur & also in the office of Registrar of Assurances Kolkata it is found as per available record that the said MEGACITY SERVICES PRIVATE LIMITED is the true lawful recorded absolute owner of ALL THAT piece and parcel of land measuring an area about 348 decimals , more or less comprised in Mouza- Sarbanandapur, JL No 31, L R Khatian no 940 , R S & L R Dag no . 641, 642, 643,648, 649, 650, 651, 652, 655,656, 657, 658, 659, 660,661, 662, 663, 664, 667, 668,672 673, 613 (p) , 647(p), 656 (p), 665, 669 with in the local limit of Sarpalehana Albandha Gram Panchayet , A.D.S.R, Bolpur, Police Station Bolpur, District Birbhum .It is also found that no further sale and or transfer of the said land is being made.

Considering and verifying the aforesaid papers and documents and searches made at the office of A.D.S.R, Bolpur and Registrar of Assurances Kolkata , I am in the opinion that MEGACITY SERVICES PRIVATE LIMITED is the sole and absolute lawful recorded owner of the aforesaid land mentioned in Schedule - I and the said land is free from all encumbrances, charges, liens, lispendencies, claims, demands, attachments, mortgages, whatsoever and howsoever in nature. The chain of title of the aforesaid land is complete and the said Megacity Services Private Limited has got a clear, free and good marketable title of the said land.

Bibhas Kumar Ghosh

Bibhas Kumar Ghosh,
Advocate, Calcutta High Court, 28/11/2016
Regd No WB/733/1995.

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HIGH COURT, CALCUTTA

No. REGN W 414333

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 121133
- 2. Date of application..... 26/11/16
- 3. Search for the year(s)..... 1996-16
- 4. Name of office to which the record to be searched or inspected relates..... RA. Kul
- 5. Name of person or property to be searched..... JT
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... m- Sharbananda Pur
Page 613, No-940, P-5 Bolpur
- 8. From whom received..... B. Ghosh
- 9. Fees paid under Article—
F (1) (i) 22/-
F (1) (ii)
F (2)

Registrar of.....