

SAMIR KUMAR SENGUPTA
ADVOCATE

Residence:

23/A, Kabi Nabin Sen Road,
"MILAN MANDIR APARTMENT"
Ground Floor, Flat No. 1 Dum Dum
Kolkata – 700 028.
Mobile No.- 9433351370 / 8013616166
Email:-sksengupta.advocate@gmail.com

District Judge Barasat, &
Krishnanagar, Bar Association,
District – 24 Parganas
North & Nadia

Ref: _____

Date: 22-04-2019

To,
The Chairman,
M/s. Usashi Realstates Pvt. Ltd. &
M/s. Evanie Infrastructure Pvt. Ltd.,
Kolkata.

Sir,

Ref: Property being all that piece and parcel of land admeasuring about 94.7 Decimals laying and situated at Mouza - Hudarait, J.L. No. 54, R.S. & L.R. Dag No. 2357, 2358, 2359, under L.R. Khatian No. 2780 & 2799, within the jurisdiction of Chandpur Gram Panchayet, PS - Rajarhat, Kolkata, Dist: 24 PGS (N).

This is in response to your request for furnishing of Non-encumbrance Certificate and Title - Cum - Opinion Report about the clear & marketable title to the aforesaid property.

1.

-: Details of the Property :-

All that piece and parcel of land admeasuring about 94.7 Decimals laying and situated at Mouza - Hudarait, J.L. No. 54, R.S. & L.R. Dag No, 2357, 2358, 2359, under L.R. Khatian No. 2780 & 2799, within the jurisdiction of Chandpur Gram Panchayet, PS - Rajarhat, Kolkata, Dist: 24 PGS (N).

2.

-: Nature and Classification of the property under consideration :-

Present nature and classification of land under consideration is "Housing Complex" in accordance to the Permission for Conversion issued by the concerned SDL & LRO, Barasat.

3.

-: Whether the property has been mutated in the name of the present Landowners :-

Yes, the property has been mutated with the concerned BL & LRO in the name of the present Landowners i.e. M/s. Usashi Realstates Pvt. Ltd. and M/s. Evanie Infrastructure Pvt. Ltd.

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Advocate
District Judge's Court, Barasat.
E. No: WB/614/1987



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4. **-: Restrictions regarding sale of the property :-**

There are no restrictions regarding the sale of the property under consideration.

5. **-: Ownership of the property and if any minor is having interest in the property :-**

The property under consideration was purchased by the present Landowners by virtue of several Deeds of Conveyance.

There is no minor's interest in the property.

6. **-: In respect of agriculture land, whether land is declared surplus or under consolidation of holdings :-**

No, the land is not declared as surplus or is under consolidation of holdings.

7. **-: If the Property Tax have been paid up to date :-**

Yes, the property tax has been paid up to date.

8. **-: Details of the documents perused:-**

1. Deed No. 03579/2017 of ADSR Rajarhat.
2. Deed No. 04512/2017 of ADSR Rajarhat.
3. Deed No. 03580/2017 of ADSR Rajarhat.
4. Porcha of L.R. Khatian No. 2780.
5. Permission for Conversion dated 02/01/2018.
6. Deed No. 08204/2017 of ADSR Rajarhat.
9. 7. Deed No. 10069/2017 of ADSR Rajarhat.
8. Deed No. 10070/2017 of ADSR Rajarhat.
9. Deed No. 12747/2017 of ADSR Rajarhat.
10. Deed No. 1121/2018 of ADSR Rajarhat.
11. Porcha of L.R. Khatian No. 2799.
12. Permission for Conversion dated 27/08/2018.
13. Sanctioned Building Plan issued by 24 Parganas North, Zila Parishad.

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14. Development Agreement No. 6324/2018 of ADSR Rajarhat.

15. Development POA No. 6375/2018 of ADSR Rajarhat.

10.

-: Chain of Title :-

- M/s. Usashi Realstates Pvt. Ltd. purchased all that piece and parcel of land admeasuring about 6.93 Decimals in R.S. & L.R. Dag No. 2358 and 6.57 Decimals in R.S. & L.R. Dag No. 2359 appertaining to L.R. Khatian No. 701 by virtue of a registered Deed of Conveyance dated 28/04/2017 having Being No. 152303579/2017 of ADSR Rajarhat, recorded in Book No. I, Vol. No. 1523 - 2017, Pg. No. 104368 - 104399 from Kalidas Mondal & 2 others.
- M/s. Usashi Realstates Pvt. Ltd. also purchased all that piece and parcel of land admeasuring about 16 Decimals in R.S. & L.R. Dag No. 2358 and 15.50 Decimals in R.S. & L.R. Dag No. 2359 appertaining to L.R. Khatian No. 1752 by virtue of a registered Deed of Conveyance dated 24/05/2017 having Being No. 152304512/2017 of ADSR Rajarhat, recorded in Book No. I, Vol. No. 1523 - 2017, Pg. No. 130549 - 130571 from Basanti Mondal.
- M/s. Usashi Realstates Pvt. Ltd. also purchased all that piece and parcel of land admeasuring about 4.625 Decimals in R.S. & L.R. Dag No. 2358 and 4.384 Decimals in R.S. & L.R. Dag No. 2359 appertaining to L.R. Khatian No. 2455 by virtue of a registered Deed of Conveyance dated 10/03/2017 having Being No. 152303580/2017 of ADSR Rajarhat, recorded in Book No. I, Vol. No. 1523 - 2017, Pg. No. 104400 - 104428 from Rampratap Sahani.
- M/s. Usashi Realstates Pvt. Ltd. by virtue of the aforementioned deeds, purchased all that piece and parcel of land admeasuring about 54 Decimals in Mouza - Hudarait, J.L. No. 54, of which 27.55 Decimals of land in R.S. & L.R. Dag No. 2358 and 26.45 Decimals of land in R.S. & L.R. Dag No. 2359.
- M/s. Usashi Realstates Pvt. Ltd.; after purchasing the aforesaid lands; had mutated it's name with the concerned BL & LRO and was assigned L.R. Khatian No. 2780 and thereafter applied and obtained Permission For Conversion affecting the change in nature and character of the aforesaid lands i.e. from **Shall** to **Housing Complex** vide Permission for Conversion having Memo No. S-24/Conv. 177/17/21/SDL-BST/2017 dated 02/01/2018 from the SDL & LRO, Barasat for land admeasuring about 25 Decimals in R.S. & L.R. Dag No. 2358 and 26 Decimals in R.S. & L.R. Dag No. 2359.

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- M/s. Evanie Infrastructure Pvt. Ltd. purchased all that piece and parcel of land admeasuring about 25.25 Decimals in R.S. & L.R. Dag No. 2357 appertaining to L.R. Khatian No. 2767 by virtue of a registered Deed of Conveyance dated 16/08/2017 having Being No. 152308204/2017 of ADSR Rajarhat, recorded in Book No. I, Vol. No. 1523 - 2017, Pg. No. 238120 - 238149 from Biswajit Mondal.
- M/s. Evanie Infrastructure Pvt. Ltd. also purchased all that piece and parcel of land admeasuring about 1.58 Decimals in R.S. & L.R. Dag No. 2357 appertaining to L.R. Khatian No. 2341 by virtue of a registered Deed of Conveyance dated 04/09/2017 having Being No. 152310069/2017 of ADSR Rajarhat, recorded in Book No. I, Vol. No. 1523 - 2017, Pg. No. 299298 - 299341 from Gobinda Mondal & others.
- M/s. Evanie Infrastructure Pvt. Ltd. also purchased all that piece and parcel of land admeasuring about 1.42 Decimals in R.S. & L.R. Dag No. 2357 appertaining to L.R. Khatian No. 2342 by virtue of a registered Deed of Conveyance dated 04/09/2017 having Being No. 152310070/2017 of ADSR Rajarhat, recorded in Book No. I, Vol. No. 1523 - 2017, Pg. No. 299769 - 299811 from Ajit Purkait & others.
- M/s. Evanie Infrastructure Pvt. Ltd. also purchased all that piece and parcel of land admeasuring about 2.31 Decimals in R.S. & L.R. Dag No. 2358 and 2.19 Decimals in R.S. & L.R. Dag No. 2359 by virtue of a registered Deed of Conveyance dated 19/12/2017 having Being No. 12747/2017 of ADSR Rajarhat, recorded in Book No. I, Vol. No. 1523 - 2018, Pg. No. 793 - 823 from Debidas Mondal & Protima Mondal.
- M/s. Evanie Infrastructure Pvt. Ltd. also purchased all that piece and parcel of land admeasuring about 10.95 Decimals in R.S. & L.R. Dag No. 2358 by virtue of a registered Deed of Conveyance dated 01/02/2018 having Being No. 1121/2018 of ADSR Rajarhat, recorded in Book No. I, Vol. No. 1523 - 2018, Pg. No. 51771 - 51797 from M/s. Megacity Plaza Pvt. Ltd.
- M/s. Evanie Infrastructure Pvt. Ltd. by virtue of the aforementioned deeds, purchased all that piece and parcel of land admeasuring about 43.7 Decimals in Mouza - Hudarait, J.L. No. 54, of which 28.25 Decimals of land in R.S. & L.R. Dag No. 2357 and 13.26 Decimals of land in R.S. & L.R. Dag No. 2358 and 2.19 Decimals of land in R.S. & L.R. Dag No. 2359.
- M/s. Evanie Infrastructure Pvt. Ltd.; after purchasing the aforesaid lands; had mutated it's name with the concerned BL & LRO and was assigned L.R. Khatian No. 2799 and thereafter applied and obtained Permission For Conversion affecting the change in nature and character of the aforesaid lands i.e. from **Shali to Housing Complex** vide Permission for Conversion from the SDL & LRO, Barasat.

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- Thereafter M/s. Usashi Realstates Pvt. Ltd. and M/s. Evanie Infrastructure Pvt. Ltd. executed and registered the Development Agreement having Being No. 6324/2018 of ADSR Rajarhat, and M/s. Usashi Realstates Pvt. Ltd. executed a Development Power of Attorney having Being No. 6375/2018 of ADSR Rajarhat in favour of M/s. Evanie Infrastructure Pvt. Ltd.

11.

-: Opinion :-

- A search in respect of the property under investigation was conducted in the office of the ADSR Rajarhat, ADSR Bidhannagar, DSR Barasat and ARA Kolkata for the last 12 (twelve) years i.e. from 2007 to 2019.
- Search was also conducted at the search portal of the official website of 'Directorate of Registration and Stamp Revenue, Govt. of WB' and also at the search portal of the official website 'Land & Land Reforms and Refugee Relief and Rehabilitation Department, Govt. of WB'.
- Search was conducted by "Name" and "Dag Number".
- Cent percent authentic information could not be garnered from the office of ADSR Bidhannagar, DSR Barasat and ARA Kolkata since most of the index are either torn or destroyed or the inscription is illegible.
- Entries in the office of ADSR Rajarhat were found during the period searched.
- On perusal of the Search conducted and other documents referred above, it can be concluded that the property is free from encumbrances and the present Landowners i.e. M/s. Usashi Realstates Pvt. Ltd. and M/s. Evanie Infrastructure Pvt. Ltd. has a good and clear title over the said property.

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- The land under consideration have been permitted to be converted from Shali to Housing Complex.
- The land property under consideration is enforceable under SARFAESI ACT, permission under Urban Land Ceiling & Regulation Act is not necessary.

Samir Kr. Sengupta.

Samir Kumar Sengupta

22/04/19. Advocate

SAMIR KR. SENGUPTA
Advocate

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