

Rahul Karmakar,
Advocate
Bar Association Room No.2
High Court at Calcutta

Mobile : +91 98309 88020

Date : 02/04/2019

M/s Saltee Buildcon Pvt Ltd,
32, Ezra Street, Room No. 664,
Kolkata-700 001.

Ref: Title Report of land containing an area of 1.29 Acres be the same little more or less out of total land measuring 156 decimals comprised in Mouza-Chandpur Chapagachi, J.L. No. 48, comprised in parts of L. R. Dag Nos. 1330, 1331, 1332, 1333(P), 1334 and 1335, under L.R. Khatian No. 2830, Mouza Chandpur Chapagachi, J.L. No. 48, situate and lying on the north side of the Haroa Road, Lauhati, P.S. Rajarhat, Kolkata - 700135 in the District North 24 Parganas.

Sir,

Enclosed please find the Title Report prepared as per your instruction based on the documents supplied by you.

Thanking you.

Yours faithfully



Rahul Karmakar

Advocate

Enclo. : Title Report.

Title Report cum Encumbrance Certificate

A. Schedule of Property:

All That piece and parcel of land containing total area of 1.29 Acres, more or less, comprised in L. R. Dag Nos. 1330, 1331, 1332, 1333(P), 1334 and 1335, under L.R. Khatian No. 2830, Mouza Chandpur Chapagachi, J.L. No. 48, situate and lying on the north side of the Haroa Road, Lauhati, P.S. Rajarhat, Kolkata - 700135, within the local limits of Chandpur Gram Panchayat in the District North 24 Parganas, butted and bounded on the North by R.S. Dag Nos. 1289, 1290 and 1309; on the East by R.S. Dag No. 1272 and partly by R.S. Dag No. 1273; on the South by Haroa Road (PWD Road); and on the West by R.S. Dag No. 1336, 1337 and partly by R.S. Dag Nos. 1328; OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

B. Documents Received:

1. Photocopy of Registered Deed of Sale dated the 30th day of November 2007 made between Hayat Box, therein referred to as the Vendor of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the District Sub-Registrar-II, North 24-Parganas at Barasat and recorded in Book-I, CD Volume No. 18 Pages from 6406 to 6426 Being No. 09207 for the year 2007.
2. Photocopy of Registered Deed of Sale dated the 03rd day of January, 2008 made between Ali Box, therein referred to as the Vendor of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the District Sub-Registrar-II, North 24-Parganas at

Barasat and recorded in Book-I, CD Volume No. 2 Pages from 8911 to 8923
Being No. 01634 for the year 2008.

3. Photocopy of Registered Deed of Sale dated the 03rd day of January, 2008 made between Ahayat Box, therein referred to as the Vendor of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the District Sub-Registrar-II, North 24-Parganas at Barasat and recorded in Book-I, CD Volume No. 2 Pages from 8924 to 8935 Being No. 01635 for the year 2008.
4. Photocopy of Registered Deed of Sale dated the 03rd day of January, 2008 made between Salma Box, therein referred to as the Vendor of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the District Sub-Registrar-II, North 24-Parganas at Barasat and recorded in Book-I, CD Volume No. 2 Pages from 8991 to 9001 Being No. 01639 for the year 2008.
5. Photocopy of Registered Deed of Sale dated the 03rd day of January, 2008 made between Wahed Boksh, therein referred to as the Vendor of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the District Sub-Registrar-II, North 24-Parganas at Barasat and recorded in Book-I, CD Volume No. 2 Pages from 8936 to 8947 Being No. 01636 for the year 2008.
6. Photocopy of Registered Deed of Sale dated the 03rd day of January, 2008 made between Nur Box, therein referred to as the Vendor of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the District Sub-Registrar-II, North 24-Parganas at

Barasat and recorded in Book-I, CD Volume No. 2 Pages from 8979 to 8990 Being No. 01638 for the year 2008.

7. Photocopy of Registered Deed of Sale dated the 01st day of August, 2011 written in Bengali made between Sahid Ali Molla and Others, therein collectively referred to as the Vendors of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, North 24-Parganas and recorded in Book-I, CD Volume No.16 Pages from 6547 to 6564 Being No. 08825 for the year 2011.
8. Photocopy of Registered Deed of Sale written in Bengali dated the 04th day of August, 2011 and made between Marjina Bibi and Others, therein collectively referred to as the Vendors of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, North 24-Parganas and recorded in Book-I, CD Volume No.16 Pages from 10191 to 10208 Being No. 09008 for the year 2011.
9. Memorandum and Article of Association along with Certificate of Incorporation of M/s. Saltee Buildcon Pvt Ltd.
10. Photocopy of Parcha issued on 04/09/2012 in the name of Saltee Buildcon Pvt Ltd., in respect of land measuring 01.56 Acre (as per Record of Rights) at Mouza- Chandpur Chapagachi, JL No. 48, PS Rajarhat under Khatian No. 2830, comprised in R.S. Dag Nos. 1289, 1330, 1331, 1332, 1333, 1334 and 1335 issued by the Office of the BL & LRO, Rajarhat.

11. Photocopy of Certificate of Conversion vide Memo Nos. Conv/2064(1-3)/SDL/BST/2012 dated 19/10/2012, Conv/75(1-3)/SDL/BST/2013 dated 17/01/2013, and S-24/22/SDL/BST/2014 dated 05/01/2015 in respect of conversion of land from nature of Sali to Bastu, and Housing Complex as applicable in the name of Saltee Buildcon Pvt. Ltd. issued by the Government of West Bengal, Office of the Sub Divisional Land & Land Reforms Officer, Barasat, North 24-Partganas.
12. Photocopy of approval of Building plan (i) issued by Office of the Rajarhat Panchayat Samity *vide* Memo No. 533/RHT dated 31/10/2014 and (ii) issued by North 24 Paraganas Zilla Parishad *vide* Memo No. 593/(N)Z.P. dated 27/03/2019 in respect of G+V storied Residential Building comprised in R.S. Dag Nos. 1330(P), 1331(P), 1332, 1333(P), 1334, 1335 of Mouza-Chandpur Chapagachi, L R Khatian No. 2830, J.L No. 48, PS Rajarhat, New Town, District-North 24-Parganas in question.

C. Devolution of the Title:

1. By a Registered Deed of Sale dated the 30th day of November 2007 made between Hayat Box, therein referred to as the Vendor of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the District Sub-Registrar-II, North 24-Parganas at Barasat and recorded in Book-I, CD Volume No. 18 Pages from 6406 to 6426 Being No. 09207 for the year 2007 said Hayat Box for the consideration therein mentioned sold transferred and conveyed unto and to the said Saltee Buildcon Pvt. Ltd. All That piece or parcel of land measuring an area of 15.60 satak comprising an area of 07.40 satak as his share out of total 37 satak in R.S. Dag No. 1332, an area of 04.60 satak as his share out of

total 56 satak in R.S. Dag No. 1333, an area of 01.20 satak as his share out of total 06 satak in R.S. Dag No. 1334 and further area of 02.40 satak as his share out of total area of 12 satak in R.S. Dag No. 1335, under L. R. Khatian No. 2223, lying and situate at Mouza Chandpur Champagachi, J.L. No. 48, Police Station: Rajarhat in the District North 24-Parganas, more fully and particularly described in the Schedule thereunder written.

2. By another Registered Deed of Sale dated the 03rd day of January, 2008 made between Ali Box, therein referred to as the Vendor of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the District Sub-Registrar-II, North 24-Parganas at Barasat and recorded in Book-I, CD Volume No. 2 Pages from 8911 to 8923 Being No. 01634 for the year 2008 said Ali Box for the consideration therein mentioned sold transferred and conveyed unto and to the said Saltee Buildcon Pvt. Ltd. All That piece or parcel of land measuring an area of 33.60 Satak comprising an area of 07.40 satak as his share out of total 37 satak in R.S. Dag No. 1332, an area of 04.60 satak as his share out of total 56 satak in R.S. Dag No. 1333, an area of 01.20 satak as his share out of total 06 satak in R.S. Dag No. 1334, an area of 02.40 satak as his share out of total 12 satak in R.S. Dag No. 1335, an area of 09 satak as his share out of total 18 satak in R.S. Dag No. 1330 and further area of 09 satak as his share out of total 18 satak in R.S. Dag No. 1331, under L.R. Khatian No. 247/1, lying and situate at Mouza Chandpur Champagachi, J.L. No. 48, Police Station: Rajarhat in the District North 24-Parganas, more fully and particularly described in the Schedule thereunder written.
3. By another Registered Deed of Sale dated the 03rd day of January, 2008 made between Ahayat Box, therein referred to as the Vendor of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the

office of the District Sub-Registrar-II, North 24-Parganas at Barasat and recorded in Book-I, CD Volume No. 2 Pages from 8924 to 8935 Being No. 01635 for the year 2008 said Ahayat Box for the consideration therein mentioned sold transferred and conveyed unto and to the said Saltee Buildcon Pvt. Ltd. All That piece or parcel of land measuring an area of 15.60 satak comprising an area of 07.40 satak as his share out of total 37 satak in R.S. Dag No. 1332, an area of 04.60 satak as his share out of total 56 satak in R.S. Dag No. 1333, an area of 01.20 satak as his share out of total 06 satak in R.S. Dag No. 1334 and further area of 02.40 satak as his share out of total area of 12 satak in R.S. Dag No. 1335, under L.R. Khatian No. 293, lying and situate at Mouza Chandpur Champagachi, J.L. No. 48, within the local limits of Chandpur Gram Panchayat, P.S. Rajarhat in the District North 24-Parganas, more fully and particularly described in the Schedule thereunder written.

4. By another Registered Deed of Sale dated the 03rd day of January, 2008 made between Salma Box, therein referred to as the Vendor of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the District Sub-Registrar-II, North 24-Parganas at Barasat and recorded in Book-I, CD Volume No. 2 Pages from 8991 to 9001 Being No. 01639 for the year 2008 said Salma Box for the consideration therein mentioned sold transferred and conveyed unto and to the said Saltee Buildcon Pvt. Ltd. All That piece or parcel of land measuring an area of 18 satak comprising an area of 09 satak as her share out of total 18 satak in R.S. Dag No. 1330 and further area of 09 satak as her share out of total 18 satak in R.S. Dag No. 1331, under L.R. Khatian No. 2015/2, lying and situate at Mouza Chandpur Champagachi, J.L. No. 48, within the local limits of Chandpur Gram Panchayat, P.S. Rajarhat in the District North 24-Parganas, more fully and particularly described in the Schedule thereunder written.

5. By another Registered Deed of Sale dated the 03rd day of January, 2008 made between Wahed Boksh, therein referred to as the Vendor of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the District Sub-Registrar-II, North 24-Parganas at Barasat and recorded in Book-I, CD Volume No. 2 Pages from 8936 to 8947 Being No. 01636 for the year 2008 said Wahed Boksh for the consideration therein mentioned sold transferred and conveyed unto and to the said Saltee Buildcon Pvt. Ltd. All That piece or parcel of land measuring an area of 15.60 satak comprising an area of 07.40 satak as his share out of total 37 satak in R.S. Dag No. 1332, an area of 04.60 satak as his share out of total 56 satak in R.S. Dag No. 1333, an area of 01.20 satak as his share out of total 06 satak in R.S. Dag No. 1334 and further area of 02.40 satak as his share out of total area of 12 satak in R.S. Dag No. 1335, under L.R. Khatian No. 406/1, lying and situate at Mouza Chandpur Champagachi, J.L. No. 48, within the local limits of Chandpur Gram Panchayat, P.S. Rajarhat in the District North 24-Parganas, more fully and particularly described in the Schedule thereunder written.
6. By another Registered Deed of Sale dated the 03rd day of January, 2008 made between Nur Box, therein referred to as the Vendor of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the District Sub-Registrar-II, North 24-Parganas at Barasat and recorded in Book-I, CD Volume No. 2 Pages from 8979 to 8990 Being No. 01638 for the year 2008 said Nur Box for the consideration therein mentioned sold transferred and conveyed unto and to the said Saltee Buildcon Pvt. Ltd. All That piece or parcel of land measuring an area of 15.60 satak comprising an area of 07.40 satak as his share out of total 37 satak in R.S. Dag No. 1332, an area of 04.60 satak as his share out of total 56 satak in R.S. Dag No. 1333, an area of 01.20 satak as his share out of total 06

satak in R.S. Dag No. 1334 and further area of 02.40 satak as his share out of total area of 12 satak in R.S. Dag No. 1335, under Khatian No. 961/1, lying and situate at Mouza Chandpur Champagachi, J.L. No. 48, within the local limits of Chandpur Gram Panchayat, P.S. Rajarhat in the District North 24-Parganas, more fully and particularly described in the Schedule thereunder written.

7. By a Registered Deed of Sale dated the 01st day of August, 2011 written in Bengali made between Sahid Ali Molla and Others, therein collectively referred to as the Vendors of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, North 24-Parganas and recorded in Book-I, CD Volume No.16 Pages from 6547 to 6564 Being No. 08825 for the year 2011 said Sahid Ali Molla and Others for the consideration therein mentioned sold transferred and conveyed unto and to the said Saltee Buildcon Pvt. Ltd . All That piece or parcel of land measuring an area of 8 satak belonging to them out of total area of 56 satak comprised in R.S. Dag No. 1333, under L.R. Khatian Nos. 2398, 2397, 2399 and 1650, lying and situate at Mouza Chandpur Champagachi, J.L. No. 48, within the local limits of Chandpur Gram Panchayat, P.S. Rajarhat in the District North 24-Parganas, more fully and particularly described in the Schedule thereunder written.
8. By another Registered Deed of Sale written in Bengali dated the 04th day of August, 2011 and made between Marjina Bibi and Others, therein collectively referred to as the Vendors of the One Part, and Saltee Buildcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar, North 24-Parganas and recorded in Book-I, CD Volume No.16 Pages from 10191 to 10208 Being No. 09008 for the year 2011 said Marjina Bibi and Others for the consideration therein mentioned sold transferred and

conveyed unto and to the said Saltee Buildcon Pvt. Ltd . All That piece or parcel of land measuring an area of 07.50 satak belonging to them out of total area of 56 satak comprised in R.S. Dag No. 1333, under L.R. Khatian Nos. 1453 and 1243 lying and situate at Mouza Chandpur Champagachi, J.L. No. 48, within the local limits of Chandpur Gram Panchayat, P.S. Rajarhat in the District North 24-Parganas, more fully and particularly described in the Schedule thereunder written.

9. By virtue of the above, said Saltee Buildcon Private Limited, became absolutely seized and possessed of, or otherwise well and sufficiently entitled to All That piece and parcel of land admeasuring in aggregate an area of $(15.60 + 33.60 + 15.60 + 18 + 15.60 + 15.60 + 8 + 7.50) = 129.50$ satak i.e. 1.295 Acres, more or less, comprised in R.S. Dag Nos. 1330, 1331, 1332, 1333(P), 1334 and 1335 at Mouza Chandpur Champagachi, P.S. Rajarhat in the District North 24-Parganas ("Said Land").
10. While seized and possessed of the Said Land, said Saltee Buildcon Private Limited, got its name duly mutated in the Record-of-Rights maintained by the prescribed authority under the West Bengal Land Reforms Act 1955 as raiyat thereof under L.R. Khatian No. 2830 wherein total area of the aforesaid Land together with other purchased land in Dag No. 1289(0.22 acres) and Dag no. 1333(P) (0.05 acres) has been recorded as 1.56 Acre $(1.295+0.27)$ as per following details: -

Plot No.	Area (in Acre)
1289	0.22
1330	0.18
1331	0.18
1332	0.37
1333	0.43
1334	0.06
1335	0.12
Total :	1.56

11. Saltee Buildcon Private Limited thereafter applied before the appropriate authority to permit the change of character/ classification and/or for conversion of all its aforesaid plots of land into *Bastu* (Commercial) and Hosing Complex for development thereof and the Sub-Divisional Land & Land Reforms Officer, Barasaat, North 24 Parganas, under Section 4C of the West Bengal Land Reforms Act 1955, accorded his permission to change the character/ classification and/or conversion of the land comprised in the said L.R. Plot Nos. 1289 (0.22 acres), 1330 (0.18 Acre), 1331 (0.18 Acre), 1332 (0.37 Acre), 1333 (0.43 Acre), 1334 (0.06 Acre) and 1335 (0.12 Acre) all in L.R. Khatian No. 2830 at Mouza Chandpur-Chapagachi, JL No. 48, P. S. Rajarhat by his Memo No. Conv/2064(I-3)/SDL/BST/2012 dated 19-10-2012 and Memo No. Conv/75(I-3)/SDL/BST/2013 dated 17-01-2013 and Memo No. S-24/22/SDL/BST/2014 dated 05/01/2015.

D. Findings:

In the events aforesaid, Saltee Buildcon Pvt. Ltd. become the absolute owner of the aforesaid land measuring 129 Satak more or less comprised in All Those R.S. Plot Nos. 1330 (0.18 acre), 1331 (0.18 acre), 1332 (0.37 acre), 1333 (0.38 acre), 1334 (0.06 acres), 1335 (0.12 acres), of Mouza Chandpur Champagachi, Jurisdiction List No. 48, P.S. Rajarhat, District North 24 Parganas.

While seized and possessed of the schedule mentioned property, the owner Saltee Buildcon Pvt. Ltd. caused a map or plan to be sanctioned by the Rajarhat Panchayat Samity for construction and erection of G+IV storied building on the schedule property measuring 1.29 acres, which was duly sanctioned vide Memo No. 533/Rht dated 31/10/14 and subsequently the North 24 Paraganas Zill Parishad

granted approval to the revised building plan for G+V storied building on the land measuring 1.29 acres vide Memo No. 593/(N)Z.P. dated 27/03/2019.

The said premises is free from all encumbrances mortgages charges liens lispendens attachment trusts debutters leases tenancies alignment acquisition requisition and liabilities whatsoever or howsoever.

The owner Saltee Buildcon Pvt. Ltd. has clear and marketable title in respect of the schedule property and each and every part and/or portion thereof and there is no pending suit or litigation or proceeding filed by or against the Owner in any court of law concerning the said schedule property or any part thereof.

The Owner does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 nor does the said schedule property contain any excess vacant land.

There is no legal bar or impediment upon the Owner in entering into and/or in conveying the land comprised in the said schedule property in favour of the intending buyers of flats/units/apartments etc., as herein envisaged.

E. Search at Registrar Offices:

I have caused the search through my agent at the offices of ARA-Kolkata, DSR – Barasat, ADSR- Bidhannagar from the year 1993 to 2018, it is found that there is no adverse entry in the Registry Offices.

F. Court Search:

I have caused the search through my agent in the Court of Ld. 2nd Civil Judge (Senior Division) at Barasat in the name of M/s Saltee Buildcon Pvt Ltd for the year

2004 to 2019, in respect of the aforesaid mentioned Property and found that no such Title Suit appears to have been filed during the year 2004-2019.

G. ROC Search:

I have caused Online ROC Search in the name of M/s. Saltee Buildcon Pvt Ltd and found that there is only one charge filed which has also been closed.

IMPRESSION:

Based on the available records in the Court and registry offices and/or documents placed before me in respect of the aforesaid schedule property, I have the reason to believe that Saltee Buildcon Pvt Ltd. is the absolute owner of the schedule property. The searches undertaken by me relate to the encumbrances created by acts and recorded in public records but do not extend to the charge created by operating of any Law, statutory charge and default of payment of Income Tax dues or other Government Dues.

I am returning herewith the copies of documents provided to me for your record.

Dated this *2nd* day of April, 2019.



(RAHUL KARMAKAR)
Advocate