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TITLE CUM SEARCH REPORT

LICHF/Ruby-LIC-(hb)

Place: Kolkata

To,

M/s. LIC Housing Finance Limited
4, C.R. Avenue
Hindusthan Building,
Ground Floor,
Kolkata -700 072

Attn: Ms. Sumita Chatterjee

Sub: Report-on-Title of the property for 'Ruby'

Category: Construction Finance

Dear Sir,

Please note the followings in connection with the subject mentioned above:

Name of the Owners : 1) M/s. Shiv Niketan (P) Ltd.
2) M/s. Bhutoria Construction Pvt. Ltd.

Name of the Developer : M/s. Shiv Niketan (P) Ltd.

Details of property offered as security:

ALL THAT land measuring about 150.40 decimals together with structure standing thereon forming part of R.S. Dag nos.376, 378, 379, 380, 381 and 382 under R.S. Khatian nos.329, 275, 504, 41, 92, 17, 586, 740 and 763, L.R. Dag nos.432, 434, 435, 436, 437 and 438 under L.R. Khatian nos.275, 329, 832, 1022, 504, 139, 703, 123, 247, 298, 605, 648, 17, 586, 740, 763 and 207, J.L. no.19 in Mouza Nowabad under P.S. Bishnupur in the District South 24 Parganas presently known and numbered as panchayat Holding nos.1036 & 2037 within the limits of Rashpunja Gram Panchayat.

Title Flow Chart:

From the copies of the documents submitted it is revealed that:

PLOT-I

- 1) At all material point of time one Shri Panchu Charan Naskar was the recorded owner of all that piece and parcel of land admeasuring about 21.05 Sataks in L.R. Dag No. 432, under L.R. khatian No. 329, under R.S. Dag No. 376, situated and lying at Mouza Nowabad, J.L. No. 19 Pargana Magura, Touzi No. B-1 No. in the District South 24 Parganas.

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Received
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22/05/18

- 2) By and through a registered Deed of conveyance dated 03.10.2008, Sri Panchu Charan Naskar sold, transferred and conveyed ALL THAT piece and parcel of land admeasuring 21.05 satak more or less in L.R. Dag no. 432, under L.R. Khatian No. 329, relating to R.S. Dag No. 376, situated and lying at Mouza - Nowbad, J.L. No. 19, Touzi No. B-1, pargana Magura, A.D.S.R. office of Bishnupur in the district 24 parganas to Shiv Niketan Pvt. Ltd. The said deed was registered in the office of A.D.S.R Bishnupur and recorded in Book no. 1, CD Volume number 18, pages from 1 to 14 being deed no. 04681 for the year 2008.

PLOT-II

- 1) At all material point of time one Shri Prosanta Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring about 21.05 Sataks in L.R. Dag No. 432, under L.R. khatian No. 832 , under R.S. Dag No. 376, situated and lying at Mouza Nowabad, P.S. Bhishnupur, in the District South 24 Parganas.
- 2) By and through a registered deed of conveyance dated 17.11.2008, Sri Prosanta Naskar sold, transferred and conveyed ALL THAT piece and parcel of land admeasuring about 21.05 Sataks in L.R. Dag No. 432, under L.R. khatian No. 832 , under R.S. Dag No. 376, situated and lying at Mouza Nowabad, P.S. Bhishnupur, in the District South 24 Parganas to Shiv Niketan Pvt. Ltd. The said deed was registered in the office of A.D.S.R. Bishnupur and recorded in Book no. 1, CD Volume number 20, pages from 1911 to 1923 being deed no. 05235 for the year 2016.

PLOT-III

- 1) At all material point of time one Shri Natabar Naskar alias Nataraj Naskar was the recorded owner of all that piece and parcel of land admeasuring about 10¼ Sataks lying and situated at L.R. Dag No. 432, under L.R. khatian No. 275 , under R.S. Dag No. 376, situated and lying at Mouza Nowabad, J.L. No. 19 Pargana Magura, in the District South 24 Parganas.
- 2) While Shri Natabar Naskar alias Nataraj Naskar was in peaceful possession of the above mentioned property, died intestate leaving behind him surviving his 4 daughters namely 1) Gayeswari Biswas, 2) Debaki Mondal, 3) Padma Mondal and 4) Rajeswari Baidya as his legal heirs and successors, who have jointly inherited the property left by him in equal shares.
- 3) By and through a registered deed of conveyance dated 19.05.2009 the 4 daughters of Shri Natabar Naskar alias Nataraj Naskar namely 1) Gayeswari Biswas, 2) Debaki Mondal, 3) Padma Mondal and 4) Rajeswari Baidya sold transferred and conveyed all that piece and parcel of land admeasuring 10¼ Sataks lying and situated at L.R. Dag No. 432, under L.R. khatian No. 275 , under R.S. Dag No. 376, situated and lying at Mouza Nowabad, J.L. No. 19 Pargana Magura, in the District South 24 Parganas to Shiv niketan (P) Ltd. The said deed was registered at the office of A.D.S.R. Bhishnupur and recorded in Book no.-1, CD Volume No. 10 pages from 2564 to 2577 being deed no. 02818 for the year 2009.

PLOT-IV

- 1) At all materials times one Mangala Naskar was recorded owner of all that piece and parcel of land admeasuring 38 Sataks in L.R. Dag No. 434, relating to R.S. Dag No. 378 under L.R. Khatian No. 504, in Mouza Nowabad, J.L. No. 19, P.S. and A.D.S.R. office Bishnupur, in the District South 24- Parganas.
- 2) While the said Mangala Naskar was in peaceful possession of the above said property died intestate leaving behind him surviving his 3 sons namely 1) Sri Amal Naskar, 2) Sri Nithur Naskar and 3) Sri Paritosh Naskar and 2 daughters namely 1) Smt Sabita Mondal and 2) Smt. Shephali Naskar as her legal heirs who jointly inherited the said property.
- 3) By and through a registered deed of conveyance dated 3.10.2008, 1) Sri Amal Naskar, 2) Sri Nithur Naskar and 3) Sri Paritosh Naskar 4) Smt Sabita Mondal and 5) Smt. Shephali

Naskar sold transferred and conveyed all that piece and parcel of land admeasuring about 38 Sataks be the same a little more or less in L.R. Dag No. 434 relating to R.S. Dag No. 378 under L.R. Khatian No. 504 situated and lying at Mouza Nowabad, J.L. No. 19, P.S. and A.D.S.R office Bishnupur to Shiv Niketan (P) Ltd. The said deed was registered in the office of A.D.S.R Bishnupur and recorded in Book no. 1, CD Volume number 18, pages from 15 to 28 being deed no. 04683 for the year 2008.

N.B:- Shiv Niketan Pvt. Limited purchased 38 Sataks of land, however as per Development agreement out of 38 Sataks, 34 Satak is used for this project purpose.

Plot-V
Part-I

- 1) By virtue of Deed of gift dated 14-05-1986, one Sri Kusum alias Bhuban Chandra Ghosh gifted 20 Decimal of Sali Land comprised in R.S. Dag no. 379, L.R. Dag no. 435, R.S. Khatian no. 139, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowbad, District- South 24 Pargana to 1) Sri Sankar Chandra Ghosh and 2) Sri Swspan Kumar Ghosh. The said deed was registered in the office of SR Bishnupur and recorded in its book no. I, volume no.37, pages 275 to 280, as being no.3125 for the year 1986.
- 2) By virtue of Deed of gift dated 19.01.1989, one Sri Sankar Chandra Gosh gifted undivided but demarcated half share i.e.10 Decimal of Sali Land comprised in R.S. Dag no. 379, L.R. Dag no. 435, R.S. Khatian no. 139, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowbad, District- South 24 Pargana to his son his Ram Prasad Gosh being deed no. 220 for the year 1989.
- 3) Thereafter, Sri Ram Prasad Gosh by virtue of Deed of conveyance dated 29.12.2010, sold transferred and conveyed undivided but demarcated half share i.e.10 Decimal of Sali Land comprised in R.S. Dag no. 379, L.R. Dag no. 435, R.S. Khatian no. 139, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowbad, District- South 24 Pargana to Shiv Niketan Private Limited, represented by its director Sri Lalit Bhutoria. The said Deed was registered in the office of A.D.S.R. Bishnupur, recorded in Book-I, CD Volume No. 22, page from 4046 to 4059 being no. 07353 for the year 2010.
- 4) By and through a registered Deed of Conveyance dated 21.02.1989, one Sadhan Chandra Ghosh sold, transferred, conveyed, assigned and assured of all that land measuring 20 Decimal more or less forming part of R.S. Dag no. 379, L.R. Dag no. 435, R.S. Khatian no. 41, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowbad, District- South 24 Parganas, unto and in favour of one Sri Swapan Kumar Gosh and Smt. Latika Ghosh at or for a consideration as mentioned therein. The said deed was registered in the office of SR Bishnupur and recorded in its book no. I, volume no.12, pages 229 to 234, as being no.980 for the year 1989.
- 5) Subsequently, by and through a registered Deed of Conveyance dated 08.12.2010, the said Smt. Latika Ghosh sold, transferred, conveyed, assigned and assured of all that the aforesaid undivided but demarcated half share i.e.10 Decimal more or less forming part of R.S. Dag no. 379, L.R. Dag no. 435, R.S. Khatian no. 41, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowbad, District- South 24 Parganas, unto and in favour of one Shiv Niketan Private Limited, represented by its director Sri Lalit Bhutoria. The said Deed was registered in the office A.D.S.R. Bishnupur, recorded in Book-I, CD Volume No. 22, Pages from 4069 to 4081, Being No. 07354 for the year 2010.
- 6) By virtue of above said Deed of Gift dated 14.05.1986, being No. 3125 and registered Deed of Conveyance dated 21.02.1989, being No. 980, one Swapan Kumar Ghosh purchased and acquired of all that land measuring 20 decimals more or less forming part of R.S. Dag no. 379 under R.S. Khatian no. 41, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowbad, District- South 24 Parganas.

- 7) Subsequently, by and through a registered Deed of Conveyance dated 08.12.2010, the said Swapan Kumar Ghosh sold, transferred, conveyed, assigned and assured of all that the aforesaid land measuring 20 decimals more or less forming part of R.S. Dag no. 379 corresponding to L.R. Dag No. 435 under R.S. Khatian no. 41, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowbad, District- South 24 Parganas, unto and in favour of one Shiv Niketan Private Limited, represented by its director Sri Lalit Bhutoria. The said Deed was registered in the office A.D.S.R. Bishnupur, recorded in Book-I, CD Volume No. 22, Pages from 4060 to 4068, Being No. 07352 for the year 2010.
- 8) At all materials times one Sri Anil Kumar Bisawas was recorded owner of all that piece and parcel of land admeasuring 25 Decimal comprised in R.S. Dag no. 381, L.R. Dag no. 437, L.R. Khatian No. 17,586,740,763 J.L. No. 19, Mouza- Nawbad, District- South 24 Parganas.
- 9) By and through a registered Deed of Conveyance Sri Anil Kumar Bisawas sold transfer and conveyed all that piece and parcel of land admeasuring 25 Decimal comprised in R.S. Dag no. 381, L.R. Dag no. 437, L.R. Khatian No. 17,586,740,763 J.L. No. 19, Mouza- Nawbad, District- South 24 Parganas unto in favor of Shiv Niketan Private Limited, represented by its director Sri Lalit Bhutoria. The said Deed was registered in the office of A.D.S.R Bishnupur recorded in Book-I, Volume no. 12, page from 4902 to 4910 being no. 04083 for the year 2010.
- 10) By and through a registered Deed of Conveyance dated 12.05.2013, the said Shiv Niketan Private Limited sold, transferred, conveyed, assigned, assured of all that land measuring 40 decimals more or less (including 31.40 decimals more or less) forming part of R.S. Dag no. 379 L.R. Dag No. 435 under R.S. Khatian no. 41, J.L. No. 19, Touzi No. 14, and 25 Decimal (including 20.40 decimal more or less) comprised in R.S. Dag no. 381, L.R. Dag no. 437, L.R. Khatian No. 17,586,740,763 J.L. No. 19 Pargana- Magura, P.S. Bishnupur, Mouza- Nowbad, District- South 24 Parganas, along with other properties with different dags, unto and in favour of one Bhutoria Construction Pvt. Ltd. represented by its director Smt. Kanta Bhutoria at or for a consideration as mentioned therein. The said deed was registered before the A.D.S.R. Bishnupur, South 24 Parganas and recorded in Book No. I, CD Volume No. 11, Pages from 5000 to 5013, Being No. 04805 for the year 2013.

N.B:- Bhutoria Construction Pvt. Ltd. purchased 40 Sataks of land in R.S. Dag no. 379, however as per Development agreement out of 40 Sataks. 31.40 Satak is used for this project purpose and 25 satak in R.S. Dag no. 381, however as per development agreement 20.40 is used for this project purpose.

Part-VI

- 1) At all material time one Sri Hemanta Biswas was recorded owner of all that piece and parcel of land admeasuring 26½ decimals more or less forming part of R.S. Dag No. 380 corresponding to L.R. Dag No. 436 under L.R. Khatian Nos. Kri 247, 123, 605, 648, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowabad, District- South 24 Parganas.
- 2) After the demise of Sri Hemanta Biswas as per law of inheritance and Hindu Succession Act., Smt. Durga Bala Biswas, Sri Kalipada Biswas, Rampada Biswas, Shyamal Biswas jointly seized and possessed of or otherwise well and sufficiently entitled to all that land measuring 26½ decimals more or less forming part of R.S. Dag No. 380 corresponding to L.R. Dag No. 436 under L.R. Khatian Nos. Kri 247, 123, 605, 648, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowabad, District- South 24 Parganas.
- 3) Subsequently, by and through a registered Deed of Conveyance dated 10.02.2006, the said Smt. Durga Bala Biswas, Sri Kalipada Biswas, Rampada Biswas, Shyamal Biswas jointly sold, transferred, conveyed, assigned and assured of all that the aforesaid land measuring 26½ decimals more or less forming part of R.S. Dag No. 380 corresponding

to L.R. Dag No. 436 under L.R. Khatian Nos. Kri 247, 123, 605, 648, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowabad, District- South 24 Parganas, unto and in favour of one Sri Bimal Kumar Basu at or for a consideration as mentioned therein. The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, Volume No. 9, Pages from 205 to 212, as being no.937 for the year 2006.

- 4) By and through a registered Deed of Conveyance dated 16.02.2007, the said Sri Narayan Biswas sold, transferred, conveyed, assigned and assured of all that the aforesaid land measuring 26½ decimals more or less forming part of R.S. Dag No. 380 corresponding to L.R. Dag No. 436 under L.R. Khatian No. Kri 298, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowabad, District- South 24 Parganas, unto and in favour of one Sri Bimal Kumar Basu at or for a consideration as mentioned therein. The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, Volume No. 2, Pages from 373 to 378, as being no.116 for the year 2007.
- 5) Thus the said Sri Bimal Kumar Basu became the absolute owner of all that land measuring 53 decimals more or less forming part of R.S. Dag No. 380 corresponding to L.R. Dag No. 436 under L.R. Khatian Nos. Kri 247, 123, 605, 648 and 298, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowabad, District- South 24 Parganas along with other properties with different dags.
- 6) By and through a registered Deed of Conveyance dated 01.12.2009, the said Sri Bimal Kumar Basu sold, transferred, conveyed, assigned and assured of all that the aforesaid land measuring 53 decimals more or less (including 11.20 decimals more or less) forming part of R.S. Dag No. 380 corresponding to L.R. Dag No. 436 under L.R. Khatian Nos. Kri 247, 123, 605, 648 and 298, J.L. No. 19, Touzi No. 14, Pargana- Magura, P.S. Bishnupur, Mouza- Nowabad, District- South 24 Parganas along with other properties with different dags, unto and in favour of one Shiv Niketan Private Limited, represented by its director Sri Lalit Bhutoria. The said Deed was registered in the office A.D.S.R. Bishnupur, recorded in Book-I, volume no.19, pages 4206 to 4226, as being no.06324 for the year 2009.

N.B. Shiv Niketan Pvt. Limited purchased 53 Sataks of land, however as per Development agreement out of 53 Sataks, 11.20 Satak is used for this project purpose.

- 1) The said Bhutoria Construction Pvt. Ltd. represented by its director Sri Arun Bhutoria while seized and possessed of and/or otherwise well and sufficiently entitled to all that land measuring 51.80 decimals more or less forming part of R.S. Dag Nos. 379, 381 and decided to commercially exploit the said property with M/s. Shiv Niketan Private Limited, represented by its director Sri Lalit Kumar Bhutoria and consequently entered into a Development Agreement dated 22.12.2017 by constructing and developing a multi storied building in or upon the said property. The said Development Agreement was registered before the D.S.R.-IV, South 24 Parganas and recorded in Book No. I, Volume No. 1604-2018, Pages from 1729 to 1776, Being No. 160406702 for the year 2017.
- 2) The said Bhutoria Construction Pvt. Ltd. represented by its director Sri Arun Bhutoria for doing various acts and things by virtue of General Power of Attorney dated 22.12.2017 empowering M/s. Shiv Niketan Private Limited, represented by its director Sri Lalit Kumar Bhutoria working for gain at M/s. Shiv Niketan Private Limited and was registered in the office of DSR-IV, South 24 Parganas and recorded in book no. I, volume no. 1604-2018, pages 2882 to 2905, as being no. 160400111 for the year 2018.
- 3) Subsequently said Bhutoria Construction Pvt. Ltd. and M/s. Shiv Niketan Private Limited became absolute owners of land measuring about **150.40 decimals** together with structure standing thereon forming part of R.S. Dag nos.376, 378, 379, 380, 381 and 382 under R.S. Khatian nos.329, 275, 504, 41, 92, 17, 586, 740 and 763, L.R. Dag nos.432, 434, 435, 436, 437 and 438 under L.R. Khatian nos.275, 329, 832, 1022, 504, 139, 703, 123, 247, 298, 605, 648, 17, 586, 740, 763 and 207, J.L. no.19 in Mouza Nowabad under P.S. Bishnupur in the District South 24 Parganas presently known and

numbered as panchayat Holding nos.1036 & 2037 within the limits of Rashpunja Gram Panchayat(here in after referred as the said property) and duly mutated their names in the records of BL&LRO & paid taxes there on.

Observations

1. The subject property is a freehold property.
2. As per porcha classification of land is Sali. Hence obtain conversion certificate from Sali to Bastu
3. As per porcha in Dag no. 432 section 14U of West Bengal Land Reforms Act is applicable. However the Developer has given declaration for the same hence no. further document is insisted upon.
4. We have given our opinion on perusal of the copies of the documents and the originals were not examined.
5. We have derived the chain of title on the basis of the documents submitted and the representations made therein.
6. R.S. Porcha in the name of the few previous owners has not been submitted but as the name of the present has been duly recorded in the records of the B.L & L.R.O therefore no further compliance in this regard is being sought.
7. Period of search is limited to the records available in the official website of Govt of West Bengal i.e.wbregistration.gov.in

Investigation

Searches were caused through one Sri. A. Munshi, a regular searcher in the Index II in the offices of DR Alipore and SR Bishnupur and ARA-Kolkata from the year 1987 to 2018 and no adverse entries were reported. The fee deposit receipts bearing nos. X 585253 & X 799982 are enclosed in original.

We have caused further searches in accordance with the information available now in the official website of West Bengal Registry Office i.e wbregistration.gov.in in the offices of DSR -IV, South 24 Parganas and ARA-I, Kolkata from the year 2003 to 2018, ADSR Bishnupur from the year 2008 to 2018. We found no adverse entries and we have relied upon such information as available in the aforesaid website. Seven copies of relevant Net Search Report are enclosed herewith.

As per Court Search report caused in the Ld. Court of Civil Judge (Sr. Divn) at Alipore there are no pending litigation with respect to the subject property

I HAVE PERUSED THE FOLLOWING DOCUMENTS

Documents submitted

- a) Photocopy of certified copy of registered Deed of Gift dated 14-05-1986 between Sri Kusum alias Bhuvan Chandra Ghosh (Donor) and 1) Sri Sankar Chandra Ghosh and 2) Sri Swapan Kumar Ghosh (Donees). The said deed was registered in the office of SR Bishnupur and recorded in its book no. I, volume no.37, pages 275 to 280, as being no.3125 for the year 1986-Annexure-A
- b) Photocopy of certified copy of registered Deed of Conveyance dated 19-01-1989 between Sri Sankar Chandra Ghosh (Donor) and Sri Ram Prasad Ghosh (Donee). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.3, pages 295 to 302, as being no.220 for the year 1989-Annexure-B
- c) Photocopy of certified copy of registered Deed of Conveyance dated 21-02-1989 between Sri Sadhan Chandra Ghosh (Vendor) and 1) Sri Swapan Kumar Ghosh and 2) Smt. Latika Ghosh (Purchasers). The said deed was registered in the office of SR Bishnupur and recorded in its book no. I, volume no.12, pages 229 to 234, as being no.980 for the year 1989-Annexure-C
- d) Photocopy of registered Deed of Conveyance dated 11-07-2005 between 1) Smt. Durga Bala Biswas, 2) Sri Kalipada Biswas, 3) Sri Rampada Biswas and 4) Sri Shyamal Biswas (Vendors) and Sri Bimal Kumar Bose (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, as being no.937 for the year 2006-Annexure-D

- e) Photocopy of registered Deed of Conveyance dated 25-09-2006 between Sri Narayan Biswas (Vendor) and Sri Bimal Kumar Bose (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, as being no.116 for the year 2006-Annexure-E
- f) Photocopy of registered Deed of Conveyance dated 03-10-2008 between Sri Panchu Charan Naskar (Vendor) and M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Prakash Chand Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.18, pages 1 to 14, as being no.04681 for the year 2008-Annexure-F
- g) Photocopy of registered Deed of Conveyance dated 03-10-2008 between 1) Sri Amal Naskar, 2) Sri Nithur Naskar, 3) Sri Paritosh Naskar, 4) Smt. Sabita Mondal and 5) Smt. Shephali Naskar (Vendors) and M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Prakash Chand Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.18, pages 15 to 28, as being no.04683 for the year 2008-Annexure-G
- h) Photocopy of registered Deed of Conveyance dated 17-11-2008 between Sri Prosanta Naskar (Vendor) and M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Lalit Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.20, pages 1911 to 1923, as being no.05235 for the year 2008-Annexure-H
- i) Photocopy of registered Deed of Conveyance dated 19-05-2009 between 1) Smt. Gayeswari Biswas, 2) Smt. Debaki Mondal, 3) Smt. Padma Naskar and 4) Smt. Rajeswari Baidya (Vendors) and M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Lalit Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.10, pages 2564 to 2577, as being no.02818 for the year 2009-Annexure-I
- j) Photocopy of registered Deed of Conveyance dated 01-12-2009 between Sri Bimal Kumar Bose (Vendor) and M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Lalit Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.19, pages 4206 to 4226, as being no.06324 for the year 2009-Annexure-J
- k) Photocopy of registered Deed of Conveyance dated 08-12-2010 between Sri Swapan Kumar Ghosh (Vendor) and M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.22, pages 4060 to 4068, as being no.07352 for the year 2010-Annexure-K
- l) Photocopy of registered Deed of Conveyance dated 08-12-2010 between Sri Ram Prasad Ghosh (Vendor) and M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.22, pages 4046 to 4059, as being no.07353 for the year 2010-Annexure-L
- m) Photocopy of registered Deed of Conveyance dated 08-12-2010 between Smt. Latika Ghosh (Vendor) and M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.22, pages 4069 to 4081, as being no.07354 for the year 2010-Annexure-M
- n) Photocopy of registered Deed of Conveyance dated 12-05-2013 between M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Vendor) and M/s. Bhutoria Construction Pvt. Ltd., represented by its Director Smt. Kanta Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.11, pages 5000 to 5013, as being no.04805 for the year 2013-Annexure-N
- o) Photocopy of registered Development Agreement dated 22-12-2017 between M/s. Bhutoria Construction Pvt. Ltd., represented by its director Sri Arrun Bhutoria (Owner) and M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Developer). The said deed was registered in the office of DSR-IV Alipore and recorded in its book no. I, volume no.1604-2018, pages 1729 to 1776, as being no.160406702 for the year 2017-Annexure-O

- p) Photocopy of registered Development Power of Attorney dated 22-12-2017 granted by M/s. Bhutoria Construction Pvt. Ltd., represented by its director Sri Arran Bhutoria in favour of M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Lalit Kumar Bhutoria. The said power of attorney was registered in the office of DSR-IV Alipore and recorded in its book no. I, volume no.1604-2018, pages 2882 to 2905, as being no.160400111 for the year 2018-Annexure-P
- q) Photocopy of 2 nos. of Khazna nos. N 3271455 & N 3267900 both dated 28-07-2017 in the name of 1) M/s. Shiv Niketan (P) Ltd. and 2) M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Lalit Kumar Bhutoria and Sri Prakash Chand Bhutoria from the office of B.L. & L.R.O-Annexure-Q
- r) Photocopy of Khazna no. N 3271458 dated 28-07-2017 in the name of M/s. Bhutoria Construction Pvt. Ltd. from the office of B.L. & L.R.O-Annexure-R
- s) Photocopy of 3 nos. of L.R. Porcha dated 14-07-2017, 27-12-2017 & 05-01-2018 in the name of M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Lalit Kumar Bhutoria from the office of B.L. & L.R.O-Annexure-S
- t) Photocopy of 11 nos. of R.S. Porcha in the name of Sri Prasanta Naskar, Sri Bankim Laskar, Sri Sailen Laskar, Sri Arun Laskar, Sri Subal Mondal, Kusum Mondal, Metharmoni Dasi, Sri Panchu Mondal, Sri Rajkumar Mondal, Sri Biswanath Mondal, Sri Ratikanta Mondal & Others, Sri Srikanta Laskar, Sri Nagendra Nath Laskar, Sri Natabar Laskar & Others and Sri Ram Chand Biswas, Sri Ranjan Kumar Biswas, Sri Hemanta Kumar Biswas, Sri Amulya Charan Biswas & Others, Smt. Nilmoni Sardar, Sri Shyama Charan Biswas & Others, Sri Karailal Pramanick, Sri Prankrishna Pramanick, Sri Nirmal Kumar Pramanick & Others, Smt. Sabitri Dasi from the office of B.L. & L.R.O-Annexure-T
- u) Photocopy of 2 nos. of Panchayat Tax Receipt no.16140610/AL 088 & 16140610/AL 089 both dated 11-12-2017 of the period 2017 to 2018 in the name of M/s. Shiv Niketan Pvt. Ltd. and M/s. Bhutoria Construction Pvt. Ltd. from Rasapunja Gram Panchayat-Annexure-U
- v) Photocopy of Declaration / Affidavit regarding 14(U) dated 19-04-2018 affirmed by M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Lalit Kumar Bhutoria before the 1st Class Judicial Magistrate at Alipore-Annexure-V
- w) Photocopy of Application for Conversion Receipt dated 03-01-2018 issued by M/s. Shiv Niketan (P) Ltd. to the D.L. & L.R.O. -Annexure-W
- x) Photocopy of registered Deed of Conveyance dated 06-07-2010 between Sri Anil Kumar Biswas (Vendor) and M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.12, pages 4902 to 4910, as being no.04083 for the year 2010-Annexure-X
- y) Draft Agreement for Sale between 1) M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Lalit Kumar Bhutoria and 2) M/s. Bhutoria Construction Pvt. Ltd., represented by its director Sri Arran Bhutoria (Vendors) and M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Developer) and _____ (Purchaser)-Annexure-Y
- z) Original 2 nos. of Court Search Receipts both dated 27-03-2018 done by Sri Sanjib Nath, Advocate in the Court of Ld. Civil Judge (Sr. Div.) at Alipore-Annexure-Z

Documents required for creating the security:

1. Obtain Title Deed being no.04681 for the year 2008 in original (not certified copy)
2. Obtain Title Deed being no.04683 for the year 2008 in original (not certified copy)
3. Obtain Title Deed being no.05235 for the year 2008 in original (not certified copy)
4. Obtain Title Deed being no.02818 for the year 2009 in original (not certified copy)

5. Obtain Title Deed being no.06324 for the year 2009 in original (not certified copy)
6. Obtain Title Deed being no.04805 for the year 2013 in original (not certified copy)
7. Obtain Link Deeds being No. 7353 of 2010, 980 of 1989, 7352 of 2010, 4083 of 2010, 937 of 2006, & 116 of 2007 in original.
8. Obtain registered Development Agreement being no.160406702 for the year 2017 in original.
9. Obtain registered power of Attorney being no. 160400111 for the year 2018 in original.
10. Obtain L.R. Porcha dated 14-07-2017, 27-12-2017 & 05-01-2018 in the name of M/s. Shiv Niketan (P) Ltd.,
11. Obtain 2 nos. of Panchayat Tax Receipt no.16140610/AL 088 & 16140610/AL 089 in original.
12. Obtain copy of Khazna no. N 3271458 dated 28-07-2017 in the name of M/s. Bhutoria Construction Pvt. Ltd.
13. Obtain Khazna nos. N 3271455 & N 3267900 both dated 28-07-2017 in the name of 1) M/s. Shiv Niketan
14. Obtain ROC Search report in the name of M/s. Shiv Niketan (P) Ltd. and M/s. Bhutoria Construction Pvt. Ltd. containing detailed charge creation segment to ascertain whether any previous charge has been created with respect to the subject property

Certificate:

On going through the copies of the documents and relying on the contents of the same and subject to the observations and satisfactory compliance of the requirements sited above it is opined that the present owner has a clear and marketable title to the said properties. This opinion has been given on going through the copies of the documents and the original documents were not submitted. This opinion is being given relying upon the contents of the documents submitted to us and after causing the searches as aforesaid

Creation of Mortgage

The present owner can create Registered mortgage and by deposit of title deed in favour of the LIC HFL by delivering the deeds and documents in original mentioned above.

All the papers and documents are returned herewith.

Yours truly,
Supriyo Basu & Associates


Advocate 18-05-2018

Encl: As above.

Sc/MRC/AB/ARB