



Date: 18.03.2020

To,

M/S FINE CONSTRUCTION,

Having its registered address at 2A, Lower Range,

P.O: Circus Avenue, P.S: Beniapurkur, Kolkata : 700017

Ref: Search report on Title in respect all that piece and parcel of land admeasuring an area of 10 (nine) cottahs equivalent to 16.52 decimals together with a two storied structure standing thereon, situated at premises no. 8/3, Kashi Ghosh lane, police station- burtolla, post office- beadon street, ward no.26, within the limit of Kolkata municipal corporation, under jurisdiction of registrar of assurances, kolkata-700006, in the state of West Bengal, India.

Dear Sir,

We have caused necessary searches of the record through our search assistant Mr. Krishanu Mondal in respect of the property situated at 8/3, Kashi Ghosh lane, Police station- Burtolla, Post Office- Beadon Street, ward no.26; being Assesses No.11-026-19-0014-2 within the limit of Kolkata Municipal Corporation; Under jurisdiction of registrar of assurances, Kolkata-700006 inspection conducted from the year 1890-2019.

Our report is as follows:

1. It appears from the recital of the Deed of Conveyance being No.104 for the year 1901 that the property located at Premises No. 8/3, Kassey Ghose's Lane (Presently known as Kashi Ghose's Lane) in the town of Calcutta, Block No. XXV, Holding No. 320 together with the land admeasuring an area of 5 (Five) Cottahs more or less and another property was owned and possessed by **Atul Chander Ghosh, Abinash Chander Ghosh and Anil Chander Ghosh** all are the sons of Late Girish Chander Ghosh members of Hindu family who jointly worship in food and estate.
2. By a registered Deed of Conveyance dated 18th January, 1901 said **Atul Chander Ghosh** sold, transferred and conveyed his said 1/3rd (one-third) share in Premises No. 8/3 Kassey Ghose's Lane (Presently known as Kashi Ghose's Lane) in the town of Calcutta, Block No. XXV, Holding No. 320 admeasuring an area of 5 (Five) Cottahs more or less and another property unto and in favour of said **Abinash Chander Ghosh** which was duly registered in the office of the Sub-Registrar Calcutta, and recorded in Book

M/S. DMD LEGAL CONSULTANTS Page 1 of 8
Advocates & Legal Consultants

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No. I, Volume No. 11, Pages from 36 to 45, being Deed No. 104 for the year 1901.

3. Therefore said **Abinash Chander Ghosh** became the owner of the $\frac{2}{3}$ rd portion of the property at Premises No. 8/3, Kasy Ghose's Lane (Presently known as Kashi Ghose's Lane) in the town of Calcutta, Block No. XXV, Holding No. 320 together with the land admeasuring an area of 5 (Five) Cottahs along with **Anil Chander Ghosh** who was the owner of the remaining $\frac{1}{3}$ rd portion of the said property. Thus **Abinash Chander Ghosh** and **Anil Chander Ghosh** became the owner of the abovementioned land.
4. It appears from the recital of the Deed of Conveyance being Deed No. 1116 for the year 1904 dated 29.06.1904, **1) Chundy Dass Ghose, 2) Chandy Prosad Ghose** and **3) Nava Krishna Ghose** were the owners of All That two storied messuage or dwelling house being Premises No. 8/1, Kasy Ghose's Lane (Presently known as Kashi Ghose's Lane) in the town of Calcutta, Block No. 25, Holding No.320 together with 5 (Five) Cottahs land.
5. By a Deed of Conveyance dated 29th June 1904 said **1) Chundy Dass Ghose, 2) Chandy Prosad Ghose** and **3) Nava Krishna Ghose** sold, transferred and conveyed All That two storied messuage or dwelling house at Premises No. 8/1, Kasy Ghose's Lane (Presently known as Kashi Ghose's Lane) in the town of Calcutta, Block No. 25, Holding No.320 together with 5 (Five) Cottah more or less land, to said **Abinash Chander Ghosh** which was duly registered with the office of the Sub-Registrar Calcutta, and recorded in Book No. I, Volume No. 21, Pages from 186 to 195 being Deed No. 1116 for the year 1904.
6. That while possessing and enjoying his share of the aforesaid property said **Anil Chander Ghosh** died bachelor and intestate leaving behind him, his two brothers namely **Atul Chander Ghosh** and **Abinash Chander Ghosh** among whom his $\frac{1}{3}$ rd share of the property was shared equally. Thus, **Atul Chander Ghosh** and **Abinash Chander Ghosh** became the owner of the abovementioned land in the following manner, as per the Legal Heirship declaration of Smt. Moumita Basu and Smt. Sulagna Basu dated 26th February, 2020 and 25th February, 2020
7. Thereafter by virtue of the aforesaid inheritance and purchase said Abinash Chandra Ghosh and Atul Chander Ghosh became the owner of the aforesaid properties.

8. While possessing and enjoying his aforesaid property **Abinash Chander Ghosh**, died intestate leaving behind his son namely **Hiran Kumar Ghosh** and subsequently said **Hiran Kumar Ghosh** died intestate on 27.11.1963 leaving behind him, his wife namely **Smt. Hemnalini Dasi**, son namely **Ajit Kumar Ghosh** and daughter namely **Amla Chowdhury** as his legal heirs who inherited the said property left by said Hiran Kumar Ghosh.
9. While possessing and enjoying her share in the aforesaid property said **Smt. Hemnalini Dasi** died intestate on 20.01.1975 leaving behind her son **Ajit Kumar Ghosh** and daughter **Amala Chowdhury** as her legal heirs who inherited the said property left by said Hemnalini Dasi.
10. By a registered Deed of Partition dated 13th October, 1976 said **Ajit Kumar Ghosh** and **Amala Chowdhury** partitioned the aforesaid property along with several other properties which they inherited from their parents, which was duly registered in the office of the registrar of Assurance, Kolkata and recorded in Book No. 1, Volume No. 170 Pages from 155 to 164 bearing Deed No. 3991 for the year 1976. Thereafter by virtue of the above mentioned Partitioned Deed being Deed No 3991 for the year 1976 said **Ajit Kumar Ghosh** became the absolute owner of the property lying and situated at Premises No. 8/3, Kashi Ghosh Lane and Premises No. 8/1, Kashi Ghosh Lane.
11. Thereafter by virtue of the above mentioned Partitioned Deed being Deed No 3991 for the year 1976 said **Ajit Kumar Ghosh** became the absolute owner of the property lying and situated at Premises No. 8/3, Kashi Ghosh Lane and Premises No. 8/1, Kashi Ghosh Lane, Kolkata-700006.
12. While possessing and enjoying his share, **Ajit Kumar Ghosh** while possessing and enjoying the said property died intestate on 21.07.1985 leaving behind his wife **Anima Ghosh**, son **Sarit Kumar Ghosh** and daughter **Swati Dutta** as his legal heirs who inherited the said property left by said Ajit Kumar Ghosh.
13. While possessing and enjoying her share of the aforesaid property said **Swati Dutta** died intestate on 04.12.1990 leaving behind her husband **Tusar Ranjan Dutta** and her daughter **Smt. Moumita Basu** who being the sole legal heir of said **Swati Dutta** inherited her share of property.
14. While possessing and enjoying the aforesaid property said **Anima Ghosh** died intestate on 6th April, 1999 leaving behind her son **Sarit Kumar Ghosh** as her sole legal heirs and the share of her deceased daughter namely **Swati**

Dutta was inherited by her granddaughter **Moumita Ghosh**, who inherited the said property left by said Anima Ghosh

15. While possessing and enjoying the aforesaid property said **Sarit Kumar Ghosh** and his wife ---- **Supriya Ghosh** died intestate on 03.03.2011 & 01.05.1992 leaving behind their only daughter **Smt. Sulagna Basu** as their sole legal heir.
16. While possessing and enjoying the aforesaid property said **Smt. Sulagna Basu** and **Smt. Moumita Basu** mutated their names in the record of Kolkata Municipal Corporation in respect of Premises No. 83, Kashi Ghosh Lane under Assessee.
17. By a registered General Power of Attorney executed on 21st September 2011 and registered on 26th September, 2011 said **Smt. Sulagna Basu** and **Smt. Moumita Basu** jointly nominated, appointed and constituted **Sri Debabrata Baidya**, son of Late Nemaï Charan Baidya as the constituted Attorney holder to act on their behalf with respect to 4 Cottahs, 7 Chittacks and 34 Sq.ft equivalent to 300 Sq.mt. more or less together with two storied structure standing thereon lying and situated at Premises being No. 8/3, Kashi Ghosh Lane, P.S Burtolla, Kolkata-700006, Ward No. 026 being Assessee No.110261900142 which was duly registered in the office of the registrar of Assurance-III, Kolkata and recorded in Book No. IV, Volume No. 8 Pages from 7651 to 7659 bearing Deed No.05663 for the year 2011.
18. By a registered General Power of Attorney executed on 8th November 2012 and registered on 20th November, 2011 dated said **Smt. Sulagna Basu** and **Smt. Moumita Basu** jointly nominated, appointed and constituted **Sri Debabrata Baidya**, son of Late Nemaï Charan Baidya as a constituted Attorney holder to act on their behalf with respect to 4 Cottahs 7 Chittacks and 34 Sq.ft equivalent to 300 Sq.mt. more or less together with two storied structure standing thereon lying and situated at premises being No.8/3, Kashi Ghosh Lane, and 5 Cottahs, 5 Chittacks and 3 Sq.ft more or less together with two storied structure standing thereon property lying and situated at premises being No.8/1, Kashi Ghosh Lane, P.S Burtolla, Kolkata-700006, Ward No 026 being Assessee no.110261900142 which was duly registered in the office of the registrar of Assurance-III, Kolkata and recorded in Book No. IV, Volume No. 10 Pages from 6921 to 6931 bearing Deed No.06763 for the year 2012.

19. By a Deed of Boundary Declaration dated 9th February, 2013 said **Smt. Sulagna Basu** and **Smt. Moumita Basu** represented by their constituted attorney **Sri Debabrata Baidya** declares the boundary of all the piece and parcel of the land admeasuring an area of 4 Cottahs 7 Chittaks and 16 Sq.Ft equivalent to 298.313 Sq. Meter of premises no. 8/3, Kashi Ghosh Lane, P.S- Burtolla, Ward No. 26, Kolkata 700006, under Borough IV(K.M.C) which was duly registered in the office of the registrar of Assurance-II, Kolkata and recorded in Book No. I, Volume No. 6 Pages from 4391 to 4398 bearing Deed No. 1562 for the year 2013.
20. By a Deed of Gift dated 18th March 2013 said **Mr. Debabrata Baidya** constituted attorney of **Smt. Sulagna Basu** and **Smt. Moumita Basu** gifted, transferred and conveyed a portion of land admeasuring an area of 256 Sq.ft corresponding to 23.806 Sq. Meter out of 4 Cottahs 7 Chittaks and 16 Sq. Ft equivalent to 298.313 Sq. Meter of premises no 8/3, Kashi Ghosh Lane, P.S- Burtolla, Ward No. 26, Kolkata 700006, under Borough IV(K.M.C) to **Kolkata Municipal Corporation** which was duly registered in the office of the registrar of Assurance-II, Kolkata and recorded in Book No. I, Volume No. 11 Pages from 1202 to 1211 bearing Deed No. 03640 for the year 2013.
21. By a Deed of Gift dated 18th March 2013 said **Sri Debabrata Baidya** constituted attorney of **Smt. Sulagna Basu** and **Smt. Moumita Basu** gifted a portion of land admeasuring an area of 521 Sq.ft corresponding to 48.367 Sq. Meter out of 5 Cottahs 5 Chittaks and 3 Sq.Ft equivalent to 355.630 Sq. Meter of premises no 8/3, Kashi Ghosh Lane, P.S- Burtolla, Ward No. 26, Kolkata 700006, under Borough IV(K.M.C) to **Kolkata Municipal Corporation** which was duly registered in the office of the registrar of Assurance-II, Kolkata and recorded in Book No. I, Volume No. 11 Pages from 1268 to 1276 bearing Deed No. 03639 for the year 2013.
22. By a Deed of Boundary Declaration dated 18th March 2013 said **Smt. Sulagna Basu** and **Smt. Moumita Basu** represented by their constituted attorney Sri Debabrata Baidya declares the boundary of all the piece and parcel of the land admeasuring an area of 5 Cottahs 5 Chittaks and 3 Sq.Ft equivalent to 355.630 Sq. Meter equivalent to 298.313 Sq. Meter of premises no 8/3, Kashi Ghosh Lane, P.S- Burtolla, Ward No. 26, Kolkata 700006, under Borough IV(K.M.C) which was duly registered in the office of the registrar of Assurance-II, Kolkata and recorded in Book No. I, Volume No.11 Pages from 1277 to 1284 bearing Deed No. 03641 for the year 2013.
23. By a Deed of Boundary Declaration dated 18th February 2016 said **Smt. Sulagna Basu** and **Smt. Moumita Basu** through their constituted attorney

- Sri Debabrata Baidya declares the boundary of all the piece and parcel of the land admeasuring an area of 9 Cottahs 12 Chittaks and 18 Sq.Ft equivalent to 653.92 Sq. Meter of premises no 8/3, Kashi Ghosh Lane, P.S- Burtolla, Ward No. 26, Kolkata 700006, under Borough IV(K.M.C) which was duly registered in the office of the registrar of Assurance-II, Kolkata and recorded in Book No. 1, Volume No.1902-2016 Pages from 23091 to 23108 bearing Deed No. 0778 for the year 2016.
24. By a Deed of Gift dated 6th June 2017 said **Smt. Sulagna Basu** and **Smt. Moumita Basu** represented by their constituted attorney **Sri Debabrata Baidya** gifted, transferred and conveyed a portion of land admeasuring an area of 5.639 Sq. Meter out of 9 Cottahs 12 Chittaks and 18 Sq.Ft equivalent to 653.92 Sq. Meter of premises no. 8/3, Kashi Ghosh Lane, P.S- Burtolla, Ward No. 26, Kolkata 700006, under Borough IV(K.M.C) to **Kolkata Municipal Corporation** which was duly registered in the office of the registrar of Assurance-II, Kolkata and recorded in Book No. I, Volume No. 1902-2017 Pages from 54424 to 54440 bearing Deed No. 01672 for the year 2017.
25. By a registered “**Undertaking For No Eviction Of Tenant**” dated 6th June 2017 said **Smt. Sulagna Basu** and **Smt. Moumita Basu** through their constituted attorney **Mr. Debabrata Baidya** declares that they will not evict any tenants and in case it is necessary to move any tenant they would provide them with any identical area in and around premises no 8/3, Kashi Ghosh Lane, P.S- Burtolla, Ward No. 26, Kolkata 700006, under Borough IV(K.M.C) to Kolkata Municipal Corporation which was duly registered in the office of the registrar of Assurance-II, Kolkata and recorded in Book No. I, Volume No. 1902-2017 Pages from 54409 to 54423 bearing Deed No. 01671 for the year 2017.
26. Thereafter, said Smt. Sulagna Basu and Smt. Moumita Basu applied for amalgamation of Premises No. 8/1, Kashi Ghosh Lane and Premises No. 8/3, Kashi Ghosh Lane under Kolkata Municipal corporation and subsequently on 28.10.2015 the said amalgamation being case No. M/026/31-Jul-16 was approved by DAC –North and after amalgamation the said premises was renumbered as Premises No. 8/3, Kashi Ghosh Lane, Police station- Burtolla, Post Office- Beadon Street, ward no.26; being Assesses No.11-026-19-0014-2 within the limit of Kolkata Municipal Corporation; Under jurisdiction of registrar of assurances, Kolkata-700006.in the State of West Bengal; India
27. While possessing and enjoying the aforesaid property on 28th August 2018 said Smt. Sulagna Basu and Smt. Moumita Basu through their constituted

attorney **Mr. Debabrata Baidya** applied for the sanction plan for an area of 09 Cottah 12 Chittack 18 Sq. ft. before the Kolkata Municipal Corporation for constructing a G+4-storied building on the aforesaid property and subsequently the same was approved being building Permit No .2018040014 and the same is valid till 27th August 2023.

28. The owner had a desire for developing the said property and constructing a G+4-storied building, therefore a Development Agreement dated 16th January, 2019 was executed by and between **Smt. Sulagna Basu, Smt. Moumita Basu** and **M/S Fine Construction** duly represented by its partner namely **Mr. Shahnawaz Alam** for developing all the piece or parcel of land admeasuring an area of 9 (Nine) Cottahas 15 (Fifteen) Chittacks and 34 (Thirty Four) Sq.ft more or less equivalent to 16.47 decimal together with a two storied structure standing thereon, situated at premises No. 8/3, Kashi Ghosh lane, Police station- Burtolla, Post Office- Beadon Street, ward no.26; being Assesses No.11-026-19-0014-2 within the limit of Kolkata Municipal Corporation; Under jurisdiction of registrar of assurances, Kolkata-700006, in the State of West Bengal; India, which was registered in the office of the Additional Registrar of Assurances –II , Kolkata and recorded in Book No. I, Volume No. 1902-2019, Pages from 5904 to 5950 bearing Deed No. 0127 for the year 2019.
29. By a registered Deed of Revocation of General Power of Attorney executed on 16th January, 2019 and subsequently registered on 29th January, 2019 said **Smt. Sulagna Basu, Smt. Moumita Basu** canceled all the powers and authorities given **Mr. Debabrata Baidya** which was delegated to him by the above named executants by a General Power of Attorney dated 20th November 2012 being Deed No. 06763 for the year 2012, which was registered in the office of the Additional Registrar of Assurances –II , and recorded in Book No. IV, Volume No. 1903-2019, Pages from 21339 to 21357 bearing Deed No. 0366 for the year 2019.
30. By a registered Development Power of Attorney dated 16th January, 2019 said **Smt. Sulagna Basu**, wife of Mr. Supratik Basu and **Smt. Moumita Basu** nominated, constituted and appointed **Mr. Shahnawaz Alam** as a constituted Attorney holder to act on their behalf with respect to 4 Cottahas 7 Chittacks and 34 Sq.ft equivalent to 300 Sq.mt. more or less together with two storied structure standing thereon lying and situated at premises being No.8/3, Kashi Ghosh Lane, and 5 Cottahas, 5 Chittacks and 3 Sq.ft more or less together with two storied structure standing thereon property lying and situated at premises being No.8/1, Kashi Ghosh Lane, P.S Burtolla, Kolkata-700006, Ward No 026 being Assessee no.110261900142, which was



registered in the office of the Additional Registrar of Assurances - III, and recorded in Book No. IV, Volume No. 1903-2019, Pages from 21358 to 21384 bearing Deed No. 0367 for the year 2019.

31. On 25th February 2020 said Sulagana Basu wife of Mr. Supratik Basu declare and affirm herself before the First Class Metropolitan Magistrate Court at Kolkata to be the sole legal Heir of Late Sarit Kumar Basu.
32. On 26th February 2020 said Moumita Basu wife of Mr. Niladri Basu declare and affirm herself before the First Class Metropolitan Magistrate Court at Kolkata to be the sole legal Heir of late Swati Dutta.

In view of the above referred search:

We, hereby certify that as per the title documents available to us, the above mentioned owners namely 1) **Moumita Basu** and 2) **Sulagna Basu** having a clear, free and having marketable title of All that piece and parcel of land admeasuring an area of 8 (Eight) Cottahs out of 10 (ten) Cottahs more or less equivalent to 16.52 decimal together with a two storied structure standing thereon, situated At premises No. 8/3, Kashi Ghosh lane, Police station- Burtolla, Post Office- Beadon Street, ward no.26; within the limit of Kolkata Municipal Corporation; Under jurisdiction of registrar of assurances, Kolkata-700006, in the State of West Bengal, India.

The complete report, receipt and information slip for the relevant search is enclosed herewith.

Yours Faithfully

DEBADYUTI CHAKRABORTY

Advocate

Enrollment No. *F/306/38/1999*

Particulars of document:

1. Certified Copies of the relevant Deeds.
2. Photocopies of the relevant document.
3. Inspection receipts of Registration office (Index-I & II) and Litigation Search (2008 to 2019).