

Bibhas Kumar Ghosh

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Dated 1st February, 2019

TITLE INVESTIGATION REPORT

A searches have been conducted by me, through Sri B.C. Lahiri, Ld. Advocate of Alipore Police Court, Kolkata- 700 027 in the office of District Sub Registrar - IV at Alipur, and also at the office of Additional District Sub Registrar at Sonarpur for a period 13 years (from 2007 to 2019 Till date) of the properties the details and description of which is given in Schedule- I, herein and after verifying all the relevant papers and documents as described in Schedule- II, herein, it has been found that M/s Megacity Services Private Limited is the sole and absolute owner of the property mentioned in Schedule- I, herein.

Some of the records in the concerned Registry Offices are found partly illegible and or damaged. 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, no adverse entry have been found and no further sale and purchase transaction found during searches. I am of the opinion that M/s Megacity Services Private Limited is the sole and absolute rightful owner of the property mentioned in Schedule- I, herein, is free from all encumbrances, charges, liens, lispendences, claims, demands, attachments, mortgages, vested whatsoever and or howsoever in nature and the said property has got a clear, free and good marketable title.



The Schedule- I, and Schedule- II, as stated above are described hereunder shall be treated as an integral part of this title investigation report.

The original search receipts, the numbers of which are given below and the search reports written hereunder also are treated as part and parcel of this title investigation report.

Receipt Nos. :-

District Sub Registrar & Additional District Sub Registrar at Alipur

Index No-1- Receipt No. AA012541 dated 17.1.2019

Index No.II- Receipt No.AA012542 dated 17.1.2019

Additional District Sub Registrar at Sonarpur

Index No. I- Receipt No. AA012541 dated 17. 1 .2019

Index No. II- Receipt No. AA012542 dated 17.1. 2019

SCHEDULE- I

LAND/PROPERTY

ALL THAT piece and parcel of land measuring an area about 280 decimals (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, Touzi Nos 1062 & 2434, R. .S No. 170, R.S (Hal) Khatian Nos. 143, 227, 96,149, 219 & 267 corresponding to L.R Khatian Nos 922,144, 300, 102/2, 605/1, 963/1, 1027/2,341/1, 847, 903, 861,380, 1027/2, 473/1, 586/1, 631,537, 187, & 954, forming part of R.S & L.R Dag Nos. 532, 533, 534,535, 538 & 540, with in the local limit of Banhooghly No 1 Gram Panchayet, Being Municipal Holding No 620, Hogolkuria, Additional District Sub Registrar at Sonarpur Police Station- Sonarpur within the District of South 24 Parganas.



SCHEDULE- II

TITLE -

1. By one Bengali Registered Deed of Conveyance dated 30th April, 2013 M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 16.5 decimal (more or less), comprised under Mouza-Hogolkuria, J. L. No. 67 R.. S. No 170, Touzi No.1062, R. S Khatian No 143 corresponding to L. R. Khatian No. 922, forming part of R. S. & L. R. Dag No. 533, under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No Gram Panchayet, Additional District Sub Registrar at Sonarpur, Police Station Sonarpur, District- South 24 Parganas from one Sri Sudhir Chandra Mondal & Others against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur, and recorded in Book No.1, C.D Volume No.11 , Pages- from 4154 to 4167 , Being No. 05060 for the year 2013 .
2. By another Bengali Registered Deed of Conveyance dated 14th March, 2013 M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 07 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, R..S No 170, Touzi No. 2434, R.. S Khatian No 227 corresponding to L. R. Khatian Nos . 144 & 300, forming part of R. S. & L. R. Dag No. 540, under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No Gram Panchayet, Additional District Sub Registrar at Sonarpur, District- South 24 Parganas from one Sri Ramjan Ali Piyada & others against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C.D Volume No.8 Pages- from 1441 to 1454, Being No. 03229 for the year 2013.

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3. By another Bengali Registered Deed of Conveyance dated 14th March 2013, M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 18.5 decimal (more or less), comprised under Mouza-Hogolkuria, J. L. No. 67, R. S No 170, Touzi No. 2434 , R. S Khatian No 143 corresponding to L. R. Khatian No. 861, forming part of R. S. & L. R. Dag No 533 , under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No Gram Panchayet, Additional District Sub Registrar at Sonarpur, District- South 24 Parganas from one Sri Subodh Makal & others against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur, and recorded in Book No.1, C. D Volume No.8, Pages- from 1410 to 1423 , Being No.03232 for the year 2013 .
4. By another Bengali Registered Deed of Conveyance dated 14th March, 2013 M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 37 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, R. .S No 170, Touzi No. 2434, R. S Khatian No. 267 corresponding to L. R. Khatian Nos . 847 & 903, forming part of R. S. & L. R. Dag No 538, under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No Gram Panchayet, Additional District Sub Registrar at Sonarpur, District- South 24 Parganas from one Sri Ramjan Ali Piyada & others against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C.D Volume No.8 , Pages- from 1424 to 1440, Being No.03231 for the year 2013 .



5. By another Bengali Registered Deed of Conveyance dated 16th July, 2014 M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 48 decimal (more or less), comprised under Mouza-Hogolkuria, J. L. No. 67, R. S No 170, Touzi No. 2434 , R. S Khatian Nos. 96 & 219 corresponding to L. R. Khatian Nos. 102/2, 605/1, 963/1 & 1027/2 , forming part of R. S. & L. R. Dag Nos. 534 & 532, under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No Gram Panchayet, Additional District Sub Registrar at Sonarpur District- South 24 Parganas from one Sri Bhakta Chandra Bodhak alias Bhakta ram Bodhak against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur, and recorded in Book No.1, C. D Volume No.15, Pages- from 2607 to 2624, Being No .07351 for the year 2014 .
6. By another Bengali Registered Deed of Conveyance dated 26th November, 2014 M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 66 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, R. S No 170, Touzi No. 1062 R. S Khatian No. 96 corresponding to L. R. Khatian No. 341/1, forming part of R. S. & L. R. Dag No 534, under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No Gram Panchayet, Additional District Sub Registrar at Sonarpur, District- South 24 Parganas from one Sri Debashis Majumder against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C.D Volume No.24, pages- from 1771 to 1785, Being No.11453 for the year 2014 .



7. By another Bengali Registered Deed of Conveyance dated 17th October, 2014 M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 24.76 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67 , R..S No 170, Touzi No. 2434 R.S Khatian No. 219 corresponding to L. R. Khatian No. 380 & 1027/2 , forming part of R. S. & L. R. Dag No. 532, under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No Gram Panchayet, Additional District Sub Registrar at Sonarpur, District- South 24 Parganas from one Smt Aloka Makal, Sri Sankar Makal, Dibakar Makal, Bhaskar Makal, Kinkar Makal, Dipendu Makal, Gautam Makal against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C.D Volume No. 22, Pages- from 2963 to 2981, Being No. 10445 for the year 2014 .
8. By another Bengali Registered Deed of Conveyance dated 17th December, 2014 M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 06 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67 , R. .S No 170, Touzi No. 2434 R. S Khatian No. 219 corresponding to L. R. Khatian No. 473/1, forming part of R. S. & L. R. Dag No 532, under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No Gram Panchayet, Additional District Sub Registrar at Sonarpur District South 24 Parganas from one Sri Bhuban Mal, Jibananda Mal, Smt Laxmi Mondal, against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C.D Volume No.25, Pages- from 1336 to 1350, Being No.11985 for the year 2014 .

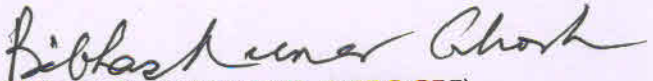


9. By another Bengali Registered Deed of Conveyance dated 22nd January, 2015 M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 21 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, R.S No 170, Touzi No. 1062, R. S Khatian No 143 corresponding to L. R. Khatian No 586/1, forming part of R. S. & L. R. Dag No. 533, under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No Gram Panchayet, Additional District Sub Registrar at Sonarpur District- South 24 Parganas from one Sri Bablu Kayal, Kusum Bala Kayal, Khokon Kayal, Pradip Kayal, Maya Rani Kayal, Kartick Kayal, Malapati Naiya, Draupadi Kayal, Sandha Pramanick, Pulak Kayal, Mamoni Kayal alias Rinku Kayal, Sujata Kayal, Ashim Kayal against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C. D Volume No.1 , Pages- from 4619 to 4639 , Being No. 00339 for the year 2015.
10. By another Bengali Registered Deed of Conveyance dated 3rd July, 2018 M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 39 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, R.. S No 170, Touzi No. 2434 R. S Khatian No 149 corresponding to L. R. Khatian No 631, 537, 187 & 954, forming part of R. S. & L. R. Dag No. 535 , under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No Gram Panchayet, Additional District Sub Registrar at Sonarpur, District- South 24 Parganas from one Sri Bhola Nath Bag, Balai Chand Bag alias Balai Chandra Bag, Komal Bag alias Komal Chandra Bag, Subal Chandra Bag, against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C. D Volume No.1 , Pages- from 4619 to 4639 Being No. 3560 for the year 2018.



11. Further Searches have been made in the office of Block Land & Land Revenue Office at Sonarpur wherein it reveals that the said M/s Megacity Services Private Limited have mutated its name in the record of concerned Block Land & Land Revenue Office at Sonarpur and obtained L. R Khatian No. 1277 and are paying taxes regularly. Also the said M/s Megacity Services Private Limited have mutated its name in the records of Banhooghly 1 No Gram Panchayet and have obtained Municipal Holding No. 620, Hogolkuria, and were paying taxes regularly relating to the Land as fully described in Schedule-1 hereinabove.

Considering and verifying the aforesaid papers and documents I am in the opinion that M/s Magacity Services Private Limited is the sole, absolute and rightful recorded owner of land/properties as described and mentioned in Schedule - I and the said Properties are free from all encumbrances, charges, liens, lispences, claims, demands, attachments, mortgages, whatsoever and or howsoever in nature and the said properties have got a clear, free and good marketable title.


(BIBHAS KUMAR GHOSH)

ADVOCATE

Redg. No WB/733/1995

No. REGN AA 012541

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application 276/17/11/19
- Date of application 2007-19
- Search for the year(s)
- 4. Name of office to which the record to be searched or inspected relates *DR of Sonarpur*
- 5. Name of person or property to be searched
- 6. Nature of document *Megacity Services*
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) *PV & Ltd.*
- 8. From whom received *B C Dehri*
- 9. Fees paid under Article — *287*
 - F (1) (i)
 - F (1) (ii)
 - F (2)



Registrar of

No. REGN AA 012542

Receipt for Fees Deposited for Search or Inspection

Serial Number of application

2962
19/1/19.

Date of application

2007-19.

Search for the year(s)

4. Name of office to which the record to be searched or inspected relates

B27 Sonarpur.

5. Name of person or property to be searched

M Ho Jal Kuria.

6. Nature of document

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....

Vol 1277 D 553, 560.

8. From whom received

B Lalini

9. Fees paid under Article —

287

F (1) (i)

F (1) (ii)

F (2)

