



# VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,  
PATENT & TRADEMARK ATTORNEYS.

Partners :  
A. K. Ghosh  
D. N. Mitra  
Amit Basu  
Ms. D. Ghosh  
Ms. S. Bagchi  
S. Roy

Temple Chambers  
6, Old Post Office Street  
Ground Floor  
Kolkata - 700 001

## REPORT ON TITLE

- 1] **OWNERS:** **ASPIRATIONS HIRISE PRIVATE LIMITED, ASPIRATIONS PROPERTIES PRIVATE LIMITED and ASPIRATIONS DEVELOPERS PRIVATE LIMITED**  
all having their registered offices at  
premises No.2C, Mahendra Road,  
Kolkata-700 025.

2] **DESCRIPTION OF THE PROPERTY:**

### I

**ALL THAT** the tenanted two storied and partly three storied brick built messuage tenement and/or dwelling house constructed or erected on the piece and parcel of land containing an area of 1 cottah 12 chittack 12 sq. ft. and having total built up area of 600 sq.ft. more or less situate lying at and being premises No.4A Dr. Shyamadas Row, Kolkata, Ward No.069, Police Station-Ballygunj, Sub-Registry office Alipur in the district of South 24 Parganas, in the town of Kolkata butted and bounded as follows:-

ON THE NORTH BY :- By KMC Road known as Madhab Lane, Kolkata;

ON THE SOUTH BY :- By Premises No.4/1A Dr. Shyamadas Row and partly by Premises No.9/1B, Palit Street, Kolkata;

ON THE EAST BY :- By Premises No.9B, Palit Street, Kolkata;

ON THE WEST BY :- By KMC Road known as Dr. Shyamadas Row, Kolkata.

### II

**ALL THAT** the tenanted two storied and partly three storied brick built messuage tenement and/or dwelling house constructed or erected on the piece and parcel of land containing an area of 1 cottah 06 chittack 03 sq.ft. and having total built up area of 600 sq.ft. more or less situate lying at and being premises No.4/1A Dr. Shyamadas Row, Kolkata, Ward No.069, Police Station-Ballygunj, Sub-Registry office Alipur in the

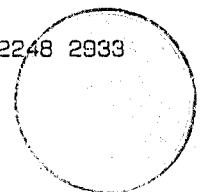
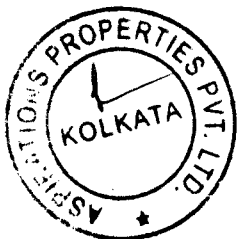
Telephones : 2248 1296 / 2248 4600 / 2210 2381 / 2231 6373 , Fax : 91 (033) 2248 2939

E-mail : vmoses@vsnl.com

Delhi Office : C - 129, East of Kailash, New Delhi - 110 065

Phone : 91 (011) 2692 9794-95, Fax : 91 (011) 2692 9793

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district of South 24 Parganas, in the town of Kolkata butted and bounded as follows:-

ON THE NORTH BY :- By Premises No.4A Dr. Shyamadas Row, Kolkata;

ON THE SOUTH BY :- By Premises No.4/1B Dr. Shyamadas Row and partly by Premises No.9/2B, Palit Street, Kolkata;

ON THE EAST BY :- By Premises No.9/1B, Palit Street, Kolkata;

ON THE WEST BY :- By KMC Road known as Dr. Shyamadas Row, Kolkata.

### III

**ALL THAT** the tenanted two storied and partly three storied brick built messuage tenement and/or dwelling house constructed or erected on the piece and parcel of land containing an area of 1 cottah 04 chittack 42 sq.ft. and having total built up area of 600 sq.ft. more or less situate lying at and being premises No.4/1B **Dr. Shyamadas Row**, Kolkata, Ward No.069, Police Station-Ballygunj, Sub-Registry office Alipur in the district of South 24 Parganas, in the town of Kolkata butted and bounded as follows:-

ON THE NORTH BY :- By Premises No.4/1A Dr. Shyamadas Row, Kolkata;

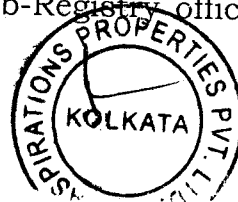
ON THE SOUTH BY :- By Premises No.4/1C Dr. Shyamadas Row and partly by Premises No.9/3B, Palit Street, Kolkata;

ON THE EAST BY :- By Premises No.9/2B, Palit Street, Kolkata;

ON THE WEST BY :- By KMC Road known as Dr. Shyamadas Row, Kolkata.

### IV

**ALL THAT** the tenanted two storied and partly three storied brick built messuage tenement and/or dwelling house constructed or erected on the piece and parcel of land containing an area of 1 cottah 04 chittack 15 sq.ft. and having total built up area of 600 sq.ft. more or less situate lying at and being premises No.4/1C **Dr. Shyamadas Row**, Kolkata, Ward No.069 Police Station-Ballygunj, Sub-Registry office Alipur in the



district of South 24 Parganas, in the town of Kolkata butted and bounded as follows:-

- ON THE NORTH BY :- By Premises No.4/1B Dr. Shyamadas Row, Kolkata;
- ON THE SOUTH BY :- By Premises No.11, Palit Street, Kolkata;
- ON THE EAST BY :- By Premises No.9/3B, Palit Street, Kolkata;
- ON THE WEST BY :- By KMC Road known as Dr. Shyamadas Row, Kolkata.

### V

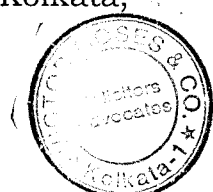
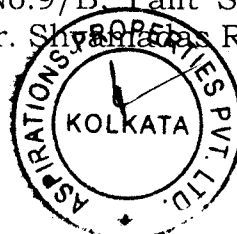
**ALL THAT** the tenanted two storied and partly three storied brick built messuage tenement and/or dwelling house constructed or erected on the piece and parcel of land containing an area of 2 cottahs 03 chittack 06 sq.ft. and having total built up area of 600 sq.ft. more or less situate lying at and being premises No.9B Palit Street, Kolkata, Ward No.069, Police Station-Ballygunj, Sub-Registry office Alipur in the district of South 24 Parganas, in the town of Kolkata butted and bounded as follows:-

- ON THE NORTH BY :- By KMC Road known as Madhab Lane, Kolkata;
- ON THE SOUTH BY :- By Premises No.9/1B, Palit Street, Kolkata;
- ON THE EAST BY :- By Premises No.13/C, Palit Street, Kolkata;
- ON THE WEST BY :- By Premises No. 4A Dr. Shyamadas Row, Kolkata.

### VI

**ALL THAT** the tenanted two storied and partly three storied brick built messuage tenement and/or dwelling house constructed or erected on the piece and parcel of land containing an area of 1 cottah 12 chittack 43 sq.ft. and having total built up area of 600 sq.ft. more or less situate lying at and being premises No.9/1B Palit Street, Kolkata Ward No.069, Police Station-Ballygunj, Sub-Registry office Alipur in the district of South 24 Parganas, in the town of Kolkata butted and bounded as follows:-

- ON THE NORTH BY :- By Premises No.9/B, Palit Street, Kolkata and partly by 4A Dr. Shyamadas Row, Kolkata;



- ON THE SOUTH BY :- By Premises No.9/2B, Palit Street, Kolkata;
- ON THE EAST BY :- By Premises No.13/C, Palit Street, Kolkata;
- ON THE WEST BY :- By Premises No.4/1A Dr. Shyamadas Row, Kolkata.

### VII

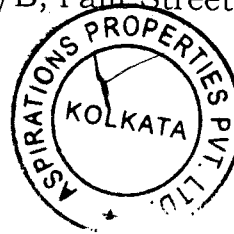
**ALL THAT** the tenanted two storied and partly three storied brick built messuage tenement and/or dwelling house constructed or erected on the piece and parcel of land containing an area of 1 cottah 12 chittack 15 sq.ft. and having total built up area of 600 sq.ft. more or less situate lying at and being premises No. **9/2B Palit Street**, Kolkata Ward No.069, Police Station-Ballygunj, Sub-Registry office Alipur in the district of South 24 Parganas, in the town of Kolkata butted and bounded as follows :-

- ON THE NORTH BY :- By Premises No.9/1B, Palit Street and partly by Premises No.4/1A Dr. Shyamadas Row, Kolkata;
- ON THE SOUTH BY :- By Premises No.9/3B, Palit Street, Kolkata;
- ON THE EAST BY :- By Premises No.13/B, Palit Street, Kolkata;
- ON THE WEST BY :- By Premises No.4/1B, Dr. Shyamadas Row, Kolkata.

### VIII

**ALL THAT** the tenanted two storied and partly three storied brick built messuage tenements and/or dwelling houses constructed or erected on the piece and parcel of land containing an area of 1 cottah 11 chittack 08 sq.ft. and having total built up area of 600 sq.ft. more or less situate lying at and being premises No. **9/3B Palit Street**, Kolkata, Ward No.069, Police Station-Ballygunj, Sub-Registry office Alipur in the district of South 24 Parganas, in the town of Kolkata butted and bounded as follows:-

- ON THE NORTH BY :- By Premises No.9/2B, Palit Street and partly by Premises No.4/1C Dr. Shyamadas Row, Kolkata;
- ON THE SOUTH BY :- By Premises No.11, Palit Street, Kolkata;
- ON THE EAST BY :- By Premises No.13/B, Palit Street, Kolkata;



ON THE WEST BY :- By Premises No.4/1C, Dr. Shyamadas Row, Kolkata.

**IX**

**ALL THAT** the tenanted two storied and partly three storied brick built messuage tenements and/or dwelling houses constructed or erected on the piece and parcel of land containing an area of 6 cottahs 14 chittack 14 sq.ft. and having total built up area of 4000 sq.ft. more or less situate lying at and being premises No.11 **Palit Street**, Kolkata, Ward No.069, Police Station-Ballygunj, Sub-Registry office Alipur in the district of South 24 Parganas, in the town of Kolkata butted and bounded as follows:-

ON THE NORTH BY :- By Premises No.4/1C, Dr. Shyamadas Row and partly by Premises No.9/3B, Palit Street, Kolkata;

ON THE SOUTH BY :- By KMC Road known as Palit Street, Kolkata;

ON THE EAST BY :- By Premises No.13A, Palit Street, Kolkata;

ON THE WEST BY :- By KMC Road known as Dr. Shyamadas Row, Kolkata.

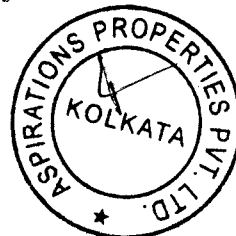
**3] COPIES OF THE DOCUMENTS PERUSED:**

a. Bengali Kobala dated the 26<sup>th</sup> day of May 1929, made between one Bishnu Narayan Kundu therein referred to as the Vendor of the one part and one Bijoy Narayan Kundu therein referred to as the Purchaser of the other part and registered at the office of the Additional District Sub-Registrar Alipore 24 Parganas in Book No.I, Volume No.35, Pages 248 to 251 Being No.2547 for the year 1929.

b. Will executed by Bijoy Narayan Kundu on 10<sup>th</sup> February 1931 and registered at the office of the Sub-Registrar of Assurances, Calcutta in Book No.III, Volume No.3, Pages 24 to 37, Being No.35 for the year 1931.

c. Grant of Probate dated 28.05.1932 obtained from the Court House of the Learned District Judge at Hooghly.

d. Death Certificate of Raj Narayan Kundu.



e. Kolkata Municipal Corporation property tax bill for the year 2009-2010 in respect of 4A, 4/1A, 4/1B and 4/1C, Dr. Shyama Das Row, Kolkata.

f. Kolkata Municipal Corporation property tax bill for the year 2009-2010 in respect of 9/2B, 9/3B and 11, Palit Street, Kolkata.

#### **4] SCOPE OF LIMITATION:**

The scope of our report is limited by the following general parameters.

We have assumed that the copies of the documents provided to us:

a) bear the genuine signatures, dates, stamps, seals and other markings;

b) in connection with any particular issue are the only documents available with the Owners relating to such issue;

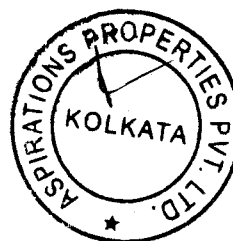
c) have not been superseded by any other document not made available to us for whatever reason;

d) are authentic and the authenticity of all copies of documents/information provided to us and the conformity of such copies or extracts submitted to us with that of the original documents.

To the extent possible, we have relied upon documents and records provided by the representative of the Owners abovenamed and this Report is being prepared solely based on those. Valuation and physical verification of the land are not part of our scope of work as such no physical verification of the said land has been made by us.

We have taken due care for preparation of this report, however, we shall not be responsible or in any way held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report made relying upon any representation(s) made by the Owner or otherwise;

The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client or any other person should (or should not) consummate any transaction.



This report is addressed to and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent.

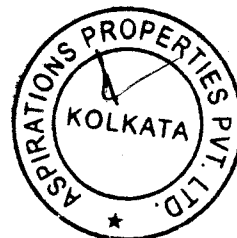
**5) SEARCHES MADE:**

- a) Index-II at the offices of (i) Registrar of Assurances, Kolkata, (ii) District Registrar, Alipore and (iii) Sub-Registrar, Alipore from 1979 to February, 2010 in respect of premises Nos.4A, 4/1A, 4/1B, 4/1C Dr. Shyama Das Row, Kolkata and 9B, 9/1B, 9/2B, 9/3B and 11, Palit Street, Kolkata.
- b) Index-I at the offices of (i) Registrar of Assurances, Kolkata, (ii) District Registrar, Alipore and (iii) Sub-Registrar, Alipore from 1979 to February, 2010 in the name of Raj Narayan Kundu, son of Laxmi Narayan Kundu.
- c) At the office of the Kolkata Municipal Corporation;
- d) At the office of the Land Acquisition Collector, Kolkata;
- e) At the office of the Kolkata Metropolitan Development Authority;
- f) At the office of the Kolkata Improvement Trust;

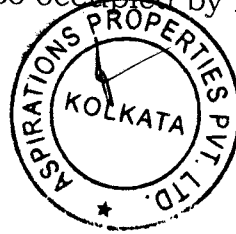
**6) DEVOLUTION OF TITLE:**

A) One Bijoy Narayan Kundu, who, during his lifetime and at the time of his death was a Hindu governed by the Dayabhaga School of Hindu Law was seized and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of land containing an area of 20 cottahs 1 chittack 23 sq. ft. more or less situate lying at and being premises Nos.9, 9/1, 9/2, 9/3 and 11, Palit Street, Police Station Bhawanipore in the town of Calcutta (hereinafter referred to as the said entire property).

B) The said Bijoy Narayan Kundu died on or about the 15<sup>th</sup> day of May, 1932 corresponding to 1<sup>st</sup> day of Jaistha, 1338 B.S. after making and publishing his Last Will and Testament dated the 24<sup>th</sup> day of February, 1931 registered with the Sub-Registrar of Assurances, Calcutta in Book No.III, Volume No.3, Pages 24 to 37, Being No.35 for the year 1931, whereby and whereunder he made the following provisions:-



- 1) He appointed his younger son Bishnu Narayan Kundu and the eldest grandson Raj Narayan Kundu as the joint executors to his estate.
  - 2) He disinherited his elder son Lakshmi Narayan Kundu from his estate for the reasons recorded in the said Will.
  - 3) He gave devised and bequeathed unto and in favour of his younger son Bishnu Narayan Kundu the properties and estate described in Schedule-Ka under the said Will with a direction that he will have life interest therein, and, after his death, his properties and estate under Schedule - Ka would be absolutely inherited by his son or sons or their heir or heirs.
  - 4) He gave devised and bequeathed unto and in favour of the said Raj Narayan Kundu the properties and estate described in Schedule-Kha under the said Will which included the said property with a direction that he will have life interest therein, and, after his death, his properties and estate under Schedule - Kha would be inherited by his son or sons or their heir or heirs.
  - 5) He gave devised and bequeathed unto and in favour of his grandson Deb Narayan Kundu the properties and estate described in Schedule-Ga under the said Will with a direction that he will have life interest therein, and, after his death, his properties and estate under Schedule - Ga would be inherited by his son or sons or their heir or heirs.
  - 6) He gave devised and bequeathed unto and in favour of his grandson Indra Narayan Kundu the properties and estate described in Schedule-Gha under the said Will with a direction that he will have life interest therein, and, after his death, his properties and estate under Schedule - Gha would be inherited by his son or sons or their heir or heirs.
- C) The said property was thus devised unto and in favour of the said Raj Narayan Kundu during his lifetime and after his death unto and in favour of his son or sons absolutely and forever.
- D) The said entire property has since been re-numbered as premises Nos.4A, 4/1A, 4/1B and 4/1C, Dr. Shyamadas Row and 9B, 9/1B, 9/2B, 9/3B and 11, Palit Street, Kolkata.
- E) There are several rows of building constructed on the said entire property and are let out to tenants and also occupied by licencees.





F) The said Raj Narayan Kundu died on the 14<sup>th</sup> day of December, 2009 leaving him surviving his only son Rabindra Nath Kundu and his only daughter Smt. Sipra Chowdhury as his heir heiress and legal representatives.

G) By virtue of the provisions of said Will, the said Rabindra Nath Kundu became the absolute owner in respect of amongst others the said entire property.

H) By an Indenture of Conveyance dated the 11<sup>th</sup> day of March, 2010 made between the said Rabindra Nath Kundu therein referred to as the Vendor of the One Part and ASPIRATIONS HIRISE PRIVATE LIMITED, ASPIRATIONS PROPERTIES PRIVATE LIMITED and ASPIRATIONS DEVELOPERS PRIVATE LIMITED, therein jointly referred to as the Purchasers of the Other Part and registered at the office of the District Sub-Registrar-III, Alipore, South 24-Parganas, in Book No.I, CD Volume No.4, Pages 6493 to 6514, Being No.01947 for the year 2010 the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the said entire property subject to the existing tenancies thereon.

I) The said ASPIRATIONS HIRISE PRIVATE LIMITED, ASPIRATIONS PROPERTIES PRIVATE LIMITED and ASPIRATIONS DEVELOPERS PRIVATE LIMITED had mutated their respective names in the records of the Kolkata Municipal Corporation and paid all the outstanding dues to the Kolkata Municipal Corporation.

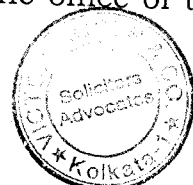
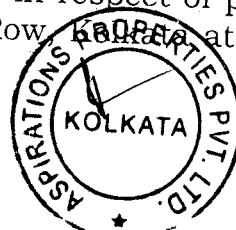
J) Thereafter the said Aspiration Hirise Private Limited and others applied for and obtained amalgamation of the said properties being Premises Nos. 4A, 4/1A, 4/1B and 4/1C, Dr. Shyamadas Row and Premises Nos. 9B, 9/1B, 9/2B, 9/3B and 11, Palit Street, Kolkata from Kolkata Municipal Corporation and the amalgamated premises became known and numbered as premises No. 11, Palit Street, Kolkata.

K) Thus the ASPIRATIONS HIRISE PRIVATE LIMITED, ASPIRATIONS PROPERTIES PRIVATE LIMITED and ASPIRATIONS DEVELOPERS PRIVATE LIMITED, jointly herein became the absolute owners of the said property.

**7) RESULT OF SEARCHES:**

**a) Registration Offices:**

i) From the Index-II searches made in respect of premises Nos.4A, 4/1A, 4/1B and 4/1C, Dr. Shyamadas Row, Kolkata at the office of the



Registrar of Assurances, Kolkata it transpires that the pages for the years 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1991, 1995, 1996, 1998, 1999, 2000 and 2001 are partly torn and Book for the years 1996, 1997 and 1999 are not available.

**ii)** From the Index-II searches made in respect of premises Nos.9B, 9/1B, 9/2B, 9/3B and 11, Palit Street, Kolkata at the office of the Registrar of Assurances, Kolkata it transpires that the pages for the years 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1991, 1995, 1996, 1998, 1999, 2000 and 2001 are partly torn and Book for the years 1996, 1997 and 1999 are not available.

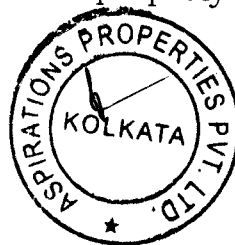
**iii)** From the Index-II searches made in respect of premises Nos.4A, 4/1A, 4/1B and 4/1C, Dr. Shyamadas Row, Kolkata at the office of the District Registrar, Alipore it transpires that the pages for the years 1988, 1989, 1990, 1991, 1992, 1995, 2000 and 2002 are partly torn; and the Volumes for the years 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986 and 1987 are damaged;

**iv)** From the Index-II searches made in respect of premises Nos.9B, 9/1B, 9/2B, 9/3B and 11, Palit Street, Kolkata at the office of the District Registrar, Alipore it transpires that the pages for the years 1988, 1989, 1990, 1991, 1992, 1995, 2000 and 2002 are partly torn; and the Volumes for the years 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986 and 1987 are damaged;

**v)** From the Index-II searches made in respect of premises Nos.4A, 4/1A, 4/1B and 4/1C, Dr. Shyamadas Row, Kolkata at the office of Sub-Registrar, Alipore it transpires that the pages for the years 1998, 1999 and 2000, are partly torn; and the Volumes for the years 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992 and 1995 are damaged and Book for the year 1995 is not available.

**vi)** From the Index-II searches made in respect of premises Nos.9B, 9/1B, 9/2B, 9/3B and 11, Palit Street, Kolkata at the office of Sub-Registrar, Alipore it transpires that the pages for the years 1998, 1999 and 2000, are partly torn; and the Volumes for the years 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992 and 1995 are damaged and Book for the year 1995 is not available.

Hence, the searches in respect of these years at the concerned offices had to be based on the records available. However, no adverse entry was found in respect of the said property from the searches made at those offices.



**b)i)** From the Index-I searches made in the name of Raj Narayan Kundu, son of Laxmi Narayan Kundu at the office of the Registrar of Assurances, Kolkata it transpires that the page for the year 1987 is partly torn.

**ii)** From the Index-I searches made in the name of Raj Narayan Kundu, son of Laxmi Narayan Kundu at the office of the District Registrar, Alipore it transpires that the pages for the years 1979 and 1981, are partly torn; and the Volume for the year 1980 is damaged;

**iii)** From the Index-I searches made in the name of Raj Narayan Kundu, son of Laxmi Narayan Kundu at the office of Sub-Registrar, Alipore it transpires that the page for the year 1979 is partly torn; and the Volumes for the years 1980 and 1981 are damaged and Book for the years 1982, 1983, 1984, 1985, 1986, 1987, 1988 and 1989 are not available.

Hence, the searches in respect of these years at the concerned offices had to be based on the records available. However, no adverse entry was found in respect of the said property from the searches made at those offices.

**c) Kolkata Municipal Corporation:**

From the searches made at the office of the Kolkata Municipal Corporation, it transpires that presently, the property is not affected by any scheme of road alignment. However, the appropriate authority has not issued any certificate to this extent.

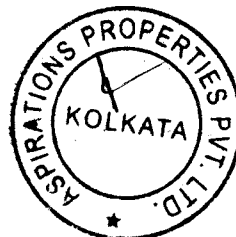
There is also no municipal tax due in respect of the said property.

**d) Land Acquisition Collector, Kolkata:**

From the searches made at the office of the Land Acquisition Collector, Kolkata, it transpires that presently, the said entire property is not affected by any acquisition or requisition proceedings.

**e) Kolkata Metropolitan Development Authority:**

From the searches made at the office of the Kolkata Metropolitan Development Authority it transpires that the said entire property presently is not acquired by KMDA for any project.



f] **Kolkata Improvement Trust:**

From the searches made at the office of the Kolkata Improvement Trust it transpires that the said entire property presently not affected by any scheme of KIT for any project.

8) **CONCLUSION:**

Considering the abovementioned documents, papers and searches, we are of the view that the title of the said property in question appears to be free from encumbrances and the Owners jointly have marketable title to the same.

Dated this 11<sup>th</sup> day of March, 2010.

**For VICTOR MOSES & CO.,  
SOLICITORS & ADVOCATES**

  
**(D.N. MITTRA)  
PARTNER**

T0747

