

9. Xerox copy of Mutation Certificate unto and in favour of Krishna Builders and Developers Pvt. Ltd, in respect of Premises No. 4, Roy Bahadur Road, Assessee No. 411181000045.
10. Xerox copy of application B.L. & L.R.O Mutation in respect of R.S Dag Numbers, 954, 955, 924/1006, 956/1030. 956, 1040, Khatian Number 42 and 739, Mouza Sahapur, P.S. Behala, in the name of Krishna Builders Pvt. Ltd,
11. Xerox copy of registered Power of Attorney dated 3/04/2012 registered with the office of Additional Registrar of Assurances III, recorded in Book No. IV, Volume No. 3, at pages 8188 to 8198, being Deed No.02024, for the year of 2012, executed by Krishna Builders Pvt. Ltd, unto and in favour of Partha Sarathi Majumdar.
12. Xerox copy of No Objection Certificate from Urban Land (Ceiling and Regulation) Act, dated 05.12.2012.
13. Xerox copy of recommendation from West Bengal Fire & Emergency Services, vide Memo No. WBFES/DG/FP/130/12/KOL/RB/820/12(820/12), for proposed construction of G+XII Storied Residential Building lying and situated at Premises No. 4, Roy Bahadur Road, under Ward No. 118, Borough XIII, Kolkata- 700 034.
14. Municipal Tax Receipt in the name of Krishna Builders and Developers Pvt. Ltd in respect of Premises No. 4, Roy Bahadur Road, Assessee No. 411181000045.
15. Xerox copy of Letter, intimating to the Inspector-in-Charge, Kalighat Police Station, dated 20.02.2012, with regard to Loss of Deed, Being Deed No. 195 for the year of 1941 and Deed No. 252 for the year of 1939.
16. Xerox copy of Permission from West Bengal and Sikkim Geo-Spatial Data Centre, dated 11.07.2012. (Survey of India)
17. Xerox copy of Public Notice dated 22.02.2012 in Telegraph with regard to Loss of Deed. Being Deed No. 195 for the year of 1941 and Deed No. 252 for the year of 1939.
18. Xerox copy of registered Development Agreement (Joint Venture Agreement) dated 6th day of June, 2014, between Krishna Builders & Developers Pvt. Ltd and Happy Bengal Promoters Ltd, registered with District Sub Registrar II, recorded in Book No. I, CD Volume No. 8, at Pages 14033 to 14066, being Deed No. 06090 for the year of 2014.
19. Xerox copy of registered Power of Attorney dated 6th day of June, 2014, executed by Krishna Builders and Developers Pvt. Ltd unto and in favour of Happy Bengal Promoters Ltd, registered with District Sub Registrar II, recorded in Book No. IV, CD Volume No. 8, at Pages 14067 to 14083, being Deed No. 06091 for the year of 2014.
20. Xerox copy of R.S Dag information in respect of R.S Dag Numbers, 954, 955, 924/1006, 956/1030. 956, 1040.
21. Draft Agreement for Sale.

VI. DEVOLUTION OF TITLE:

- A. By a registered Sale Deed dated 11.02.1939 registered in the Office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 6, Pages 203 to 207, being No. 252 for the year 1939, one Suhasini Bose became the sole and absolute owner in respect of ALL THAT piece or parcel of homestead land, measuring about 27 Cottahs 12 Chittaks 2 Sq. ft. more or less, lying and situated at Mouza - Sahapur and comprised in Dag Nos. 954, 955, 924/1006, 1956/1030, 956, 1040, C.S. Khatian No. 42, J.L. No. 4, Touzi No. 93/101, P.S. - Behala, District - 24-Parganas (now under District - South 24-Parganas)
- B. By another registered Sale Deed dated 11.12.1940 registered in the Office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 8, Pages 251 to 253, being No. 195 for the year 1941, the said Suhasini Bose became the sole and absolute owner in respect of ALL THAT piece or parcel of homestead land, measuring about 10 Cottahs more or less, lying and situated at Mouza - Sahapur and comprised in Dag No. 924/1006, C.S. Khatian No. 42, J.L. No. 8, P.S. -Behala, District 24-Parganas (now under District - South 24-Parganas)

- C. The said Suhasini Bose since deceased was the sole and absolute owner in respect of the **ALL THAT** piece or parcel of homestead land, measuring about 37 Cottahs 12 Chittaks 2 Sq. ft. more or less, lying and situated at Mouza - Sahapur and comprised in Dag Nos. 954, 955, 924/1006, 1956/1030, 956, 1040, C.S. Khatian No. 42, J.L. No. 4 and 8, P.S. - Behala, District - 24-Parganas (now under District - South 24-Parganas) **TOGETHER WITH** all right, title and interest appertaining thereto free from all encumbrances and for the sake of brevity hereinafter called and referred to as the said land and more fully described in the Part-I and II of the First Schedule hereunder written.
- D. The said Suhasini Basu died intestate leaving behind her six sons namely Indu Bhusan Bose, Phani Bhusan Bose, Kanti Bhusan Bose, Bango Bhusan Bose, Satya Bhusan Bose and Santi Bhusan Bose as her legal heirs and survivors and by virtue of the Hindu Law of Inheritance the said Indu Bhusan Bose, Phani Bhusan Bose, Kanti Bhusan Bose, Bango Bhusan Bose, Satya Bhusan Bose and Santi Bhusan Bose became the joint owners in respect of the said land, having undivided share therein.
- E. During enjoyment of the said land the said Indu Bhusan Bose died intestate leaving behind his five sons namely Himangshu Bose (since deceased), Nirmal Kumar Bose, Rajat Kumar Basu, Debjiban Basu and Kalyan Kumar Basu as his legal heirs and survivors and by virtue of the Hindu Law of Inheritance the said Himangshu Bose (since deceased), Nirmal Kumar Bose, Rajat Kumar Basu,
- F. Debjiban Basu and Kalyan Kumar Basu became the joint and absolute owners in respect of the share left by the deceased Indu Bhusan Bose in respect of the said land.
- G. During enjoyment of the said land the said Phani Bhusan Bose died intestate leaving behind his three sons namely Pradip Kumar Basu (since deceased), Utpal Kumar Basu and Diptish Kumar Basu as his legal heirs and survivors and by virtue of the Hindu Law of Inheritance the said Pradip Kumar Basu (since deceased), Utpal Kumar Basu and Diptish Kumar Basu became the joint and absolute owners in respect of the share left by the deceased Phani Bhusan Bose in respect of the said land.
- H. During enjoyment of the said land the said Kanti Bhusan Bose died intestate leaving behind his only son namely Alope Kumar Bose and one daughter namely Chhanda Roy as his legal heirs and survivors and by virtue of the Hindu Law of Inheritance the said Alope Kumar Bose and Chanda Roy became the joint and absolute owners in respect of the share left by the deceased Kanti Bhusan Bose in respect of the said land.
- I. During enjoyment of the said land the said Santi Bhusan Bose died testate leaving behind his last will and testament dated 19.11.1982 whereby and whereunder he intended to give bequeath and devise said property unto and in favour of Rajat Kumar Basu, Debjiban Basu, Himangshu Basu, Nirmal Kumar Basu, Kalyan Kumar Basu and appointed Himangshu Basu, Nirmal Kumar Basu, Debjiban Basu, Parimal Kumar Kashnabish as an executor or the said will.
- J. Said, Nirmal Kumar Basu, Debjiban Basu applied for Probate being Case No. 85 of 1991 before the Hon'ble High Court at Calcutta and which was duly granted on 03.05.1991.
- K. During enjoyment of the said land the said Bango Bhusan Bose died intestate leaving behind his only son namely Partha Basu as his legal heirs and survivors and by virtue of the Hindu Law of Inheritance the said Partha Basu became the sole and

absolute owner in respect of the share left by the deceased Banga Bhusan Bose in respect of the said land.

- L. During enjoyment of the said land the said Satya Bhusan Bose died intestate leaving behind his wife namely Roma Bose and two daughters namely Nupur Mitra and Jumur Ghosh as his only legal heirs and survivors and by virtue of the Hindu Law of Inheritance the said Roma Bose, Nupur Mitra and Jhumur Ghosh became the joint and absolute owners in respect of the share left by the deceased Satya Bhusan Bose in respect of the said land.
- M. During possession of the said land the said Himangshu Bose died intestate leaving behind his one son namely Sourav Basu and one daughter namely Nandini Bandyopadhyay as his legal heirs and survivors and by virtue of the Hindu Law of Inheritance the said Sourav Basu and Nandini Bandyopadhyay became the joint and absolute owners in respect of the share left by the deceased Himangshu Bose in respect of the said land.
- N. During possession of the said land the said Pradip Kumar Bose died intestate leaving behind his wife namely Rajarsri Basu and two sons namely Rajdeep Basu and Surya Basu as his legal heirs and survivors and by virtue of the Hindu Law of Inheritance the said Rajarsri Basu, Rajdeep Basu and Surya Basu became the joint and absolute owners in respect of the share left by the deceased Pradip Kumar Bose in respect of the said land.
- O. By virtue of the recital as above stated the said Roma Bose, Nupur Mitra, Jhumur Ghosh, Nirmal Kumar Bose, Rajat Kumar Bose, Debjiban Bose, Kalyan Kumar Bose, Nandini Bandyopadhyay, Sourav Basu, Utpal Kumar Basu, Diptish Kumar Basu, Rajarsri Basu, Rajdeep Basu, Surya Basu, Partha Basu, Chhanda Roy, Alope Kumar Bose became the joint and absolute owners in respect of the said land being **ALL THAT** piece and parcel of land admeasuring an area about 37 Cottahs, 12 Chittacks and 2 Sq. ft., more or less Together With Proposed G+XII Storied Brick Built Building lying and situated at and being Premises No. 4, Roy Bahadur Road, comprised in R.S Dag Numbers, 954, 955, 924/1006, 956/1030. 956, 1040, recorded in Khatian Number 42 and 739, Mouza Sahapur, Police Station Behala, Kolkata- 700 034, within the ambit of Kolkata Municipal Corporation, under Ward No. 118, Assessee No. 41-118-10-0004-5, Additional District Sub Registrar Behala.
- P. By a registered Sale Deed dated 07.03.2012, registered in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No. 1, CD Volume No. 8, Page 1810 to 1830, being No. 02418 for the year 2012 the said Roma Bose, Nupur Mitra, Jhumur Ghosh, Nirmal Kumar Bose, Rajat Kumar Bose, Debjiban Bose, Kalyan Kumar Bose, Nandini Bandyopadhyay, Sourav Basu, Utpal Kumar Basu, Diptish Kumar Basu, Rajarsri Basu, Rajdeep Basu, Surya Basu, Partha Basu, Chhanda Roy, Alope Kumar Bose as the Vendors therein jointly sold, transferred and conveyed unto and in favour of M/S. Krishna Builders and Developer Private Limited, the Purchaser therein **ALL THAT** piece and parcel of land admeasuring an area about 37 Cottahs 12 Chittacks and 2 Sq. ft., more or less Together With Proposed G+XII Storied Brick Built Building lying and situated at and being Premises No. 4, Roy Bahadur Road, comprised in R.S Dag Numbers, 954, 955, 924/1006, 956/1030. 956, 1040, recorded in Khatian Number 42 and 739, Mouza Sahapur, Police Station Behala, Kolkata- 700 034, within the ambit of Kolkata Municipal Corporation, under Ward No. 118, Assessee No. 41-118-10-0004-5, Additional District Sub Registrar Behala
- Q. The said M/S. Krishna Builders and Developer Private Limited duly applied and mutated its name with the records of the Kolkata Municipal Corporation in respect of the said land.

A.K. CHOWDHARY & CO.
Advocates
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Phone: 2243 0723, 2243 7668
Email: chowdharyanil01@gmail.com

Dated : 09.12.2017

REPORT ON TITLE

I. PROJECT:- **"HAPPY KRISHNA SIGNATURE"**

II. NAME OF THE PRESENT OWNER:

M/S. Krishna Builders and Developer Private Limited.

III. NAME OF THE PRESENT DEVELOPER:

Happy Bengal Promoters Ltd.

IV. DESCRIPTION OF THE PROPERTY

ALL THAT piece and parcel of land admeasuring an area about 37 Cottah 12 Chittack 2 Sq.Ft, more or less Together With Proposed G+XII Storied Brick Built Building lying and situated at and being Premises No. 4, Roy Bahadur Road, comprised in R.S Dag Numbers, 954, 955, 924/1006, 956/1030. 956, 1040. recorded in Khatian Number 42 and 739, Mouza Sahapur, Police Station Behala, Kolkata- 700 034, within the ambit of Kolkata Municipal Corporation, under Ward No. 118, Assessee No. 41-118-10-0004-5, Additional District Sub Registrar Behala.

V. DOCUMENTS PERUSED:

1. Xerox copy of the registered Sale Deed dated 11.02.1939 registered in the Office of the Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 6, Pages 203 to 207, being No. 252 for the year 1939.
2. Xerox copy of registered Sale Deed dated 11.12.1940 registered in the Office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 8, Pages 251 to 253, being No. 195 for the year 1941,
3. Xerox copy of Xerox copy of C.S. Parcha, in the name of Indra Bhushan Basu and others.
4. Xerox copy of Khazna Dakhila (Revenue Receipt) issued in the name of Indra Bhushan Basu.
5. Xerox copy of last Will and testament dated 19.11.1982 and Grant of Probate dated 03.05.1991 being case No. 85 of 1991.
6. Xerox copy of registered Power of Attorney dated 2nd September, 2004, registered with the office of Additional District Sub Registrar, Alipore, recorded in Book No. IV, Volume No. 23, at pages 142 to 154, being Deed No.723, for the year of 2004, executed by Rajdeep Basu, unto and in favour of Rajarshi Basu.
7. Xerox copy of registered Power of Attorney dated 4th March, 2004, registered with the office of Additional District Sub Registrar, Alipore, recorded in Book No. IV, Being Deed No. 215, executed by Sourav Basu in favour of Nandini Bandopadhyay.
8. Xerox copy of registered Sale Deed dated 07.03.2012, registered in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No. I, CD Volume No. 8, Page 1810 to 1830, being No. 02418 for the year 2012, unto and in favour of Krishna Builders Pvt. Ltd.