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Ref. No. 689/2016

Dated.

8. 8. 2016

REPORT ON TITLE

Re: Municipal Premises No. 18 Gobra Gorasthan Road, Kolkata 700046

I. TITLE BACKGROUND

1. By a Deed of Conveyance dated 23rd July 2011 and made between Gouri Shankar Beed therein referred to as the Vendor of the First Part and Venus Complex Pvt Ltd therein referred to as the Purchaser of the Second Part and Rajib Sanker Beed therein referred to as the Confirming Party of the Third Part and registered at the office of the Additional District Sub Registrar, Sealdah in Book No.I CD Volume No.5 Pages 6859 to 6873 Being No. 02268 for the year 2011 the said Gouri Shankar Beed for the consideration therein mentioned sold transferred and conveyed unto and in favour of Venus Complex Pvt Ltd ALL THAT the piece and parcel of land containing by admeasurement an area of 4 Bighas 7 cottahs 6 chittacks and 12 sq.ft. (more or less) together with all structures standing thereon situate lying at and being Municipal Premises No. 18 and 19 Gobra Gorasthan Road, Kolkata 700 046
2. By a Deed of Conveyance dated 31st July 2014 and made between (1) Niladri Krishna Ghosh Moulick (2) Himadri Krishna Ghosh Moulick (3) Kalapi Krishna Ghosh Moulick therein collectively referred to as the Vendors of the One Part and Venus Complex Pvt Ltd therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub Registrar III, South 24 Parganas in Book No.I CD Volume No.14 Pages 6347 to 6362 Being No. 06063 for the year 2014 the said Niladri Krishna Ghosh Moulick and others for the consideration therein mentioned sold transferred and conveyed unto and in favour of Venus Complex Pvt Ltd ALL THAT the piece and parcel of land containing by admeasurement an area of 2 cottahs 7 chittacks (more or less) together with all structures standing thereon situate lying at and being Municipal Premises No. 15B Gobra Gorasthan Road, Kolkata 700 046
3. In the premises the said Venus Complex Pvt Ltd thus became the Owner of Municipal Premises No. 18, 19 and 15B Gobra Gorasthan Road, Kolkata 700 046 containing in aggregate an area of 4 Bighas 9 cottahs and 13 chittacks 12 sq.ft (more or less)
4. After having acquired the said Premises No. 18, 19 and 15B Gobra Gorasthan Road, Kolkata 700 046 by virtue of the aforesaid recited deeds of conveyances the said Venus Complex Pvt Ltd by a registered Deed of Gift dated 25th February 2015 registered at the office of the District Sub Registrar III, Alipore, South 24 Parganas in Book No. I CD Volume No. 4 Pages 2149 to 2163 Being No. 01520 for the year 2015 transferred by way of Gift a divided and demarcated portion of land containing by estimation an area of 1.5 cottahs (more or less) including the passage measuring 3 feet wide and 38.6 feet in length out of lands measuring 4 Bighas 9 cottahs and 13 chittacks 12 sq.ft (more or less) unto and in favour of Gobra Agragami Sangha (CLUB)



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5. After having transferred the said divided and demarcated portion of the said properties by way of gift as recited hereinabove the said Venus Complex Pvt Ltd caused the said three properties to be amalgamated and consequent to such amalgamation the same has now been numbered as Municipal Premises No. 18 Gobra Gorasthan Road, Kolkata 700 046 containing by admeasurement an area of 88 cottahs 5 chittacks and 12 sq.ft. (more or less) together with the structures standing thereon (hereinafter referred to as the said PROPERTY)
6. For the purpose of causing a building plan to be sanctioned by Kolkata Municipal Corporation, by a Deed of Gift dated 2nd July 2016 and made between Venus Complex Private Limited therein referred to as the Donor of the One Part and The Kolkata Municipal Corporation therein referred to as the Donee of the Other Part and registered at the office of the Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2016 Pages 171213 to 171231 Being No. 190105065 for the year 2016 the said Venus Complex Pvt Ltd transferred unto and in favour of KMC by way of Gift **FIRSTLY ALL THAT** the piece and parcel of land containing by estimation an area of 1087.84 sq.ft. (more or less) equivalent to 101.06 Sq.Mtr equivalent to 1 cottah 8 chittacks and 7.84 sq.ft. **AND SECONDLY ALL THAT** the strip of land bearing 1.75 meters wide and containing by estimation an area of 388.45 sq.ft. equivalent to 36.09 sq.mtrs equivalent to 8 chittacks 28.45 sq.ft (more or less) both totaling to 1476 sq.ft. equivalent to 137.15 sq.mtrs equivalent to 2 cottahs 36.29 sq.ft. and continued to remain the Owner of the remaining part of portion of the said property being No. 18 Gobra Gorasthan Road, Kolkata 700 046

II. SEARCHES

Searches were carried out by Mr. Rathin Paul of our office at the following offices:

2.1 Office of the Addl. Registrar of Assurance – I Kolkata

Searches in respect of the subject property were carried out at the above office in Index – II for the last 30 years i.e. from 1986 to 2016 and in Index – I searches were carried out in the name of M/s Venus Complex Pvt. Ltd. for the last 12 Years from 2005 to 2016 and following entries have been found:.

Premises No. 18, 19 & 15B Gobra Goarashthan Road, Topsia, Kol- 46						
Addl. Registrar of Assurance - I Kolkata						
Year	Entries	Deed No	Book	Vol	Page	Premises No
2015	Declaration	5836	1		41193 - 41202	Premises no 18
2015	Declaration	7819	1		119158 - 119170	Premises no 18
2015	Declaration	3238	1		4025 - 4032	Premises no 18, 19, 15B
2016	Gift	5065	1		171213 - 171531	Premises no 18

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Venus Complex Pvt. Ltd.						
Addl. Registrar of Assurance - I Kolkata						
Year	Entries	Deed No	Book	Vol	Page	Premises No
2012	Declaration	6131	1	13	8340 8348	56 Christopher Road
2015	Sale	4259	1	24	2343 2363	Company acquired 1/36 th share in Dag No's 505,506 and 507 in Mouza Kayemba, Barasat
2015	Declaration	3238	1	9	4025 4032	Premises No. 18, 19 and 15B

2.2 Addl. District Sub-Registrar – Sealdah

Searches in respect of the subject property were carried out at the above office in Index – II for the last 30yrs i.e. from 1986 to 2016 and in Index – I searches were carried out in the name of M/s Venus Complex Pvt. Ltd. for last 12 years i.e. from 2005 to 2016 and following entries have been found:

Premises No. 18, 19 & 15B Gobra Goarashthan Road, Topsia, Kol- 46						
A.D.S.R - Sealdah						
Year	Entries	Deed No	Book	Vol	Page	Premises No
2011	Sale	2268	1	5	6859 6873	Premises no. 18, 19

Venus Complex Pvt. Ltd.						
A.D.S.R - Sealdah						
Year	Entries	Deed No	Book	Vol	Page	Premises No
2010	Sale	3053	1	6	9686 9704	56 Christopher Road
2010	Sale	3375	1	7	6996 7015	56 Christopher Road

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2.3 District Sub-Registrar - III, Alipore

Searches in respect of the subject property were carried out at the above office in Index - II for the last 30 years i.e. from 1986 to 2016 and in Index - I searches were carried out in the name of M/s Venus Complex Pvt. Ltd. for the last 12 years i.e. from 2005 to 2016 and following entries have been found:

Premises No. 18, 19 & 15B Gobra Goarasthan Road, Topsia, Kol- 46						
D.S.R - III Alipore						
Year	Entries	Deed No	Book	Vol	Page	Premises No
2014	Sale	6063	1	14	6374 - 6362	Premises no 15B
2015	Gift	1520	1	4	2149 - 2163	Premises no 18, 19, 15B

Venus Complex Pvt. Ltd.						
D.S.R - III Alipore						
Year	Entries	Deed No	Book	Vol	Page	Premises No
2015	Gift	1520	1	4	2149 - 2163	Premises no 18, 19, 15B

The searching details which have been obtained from the above registration offices pertains to the Deeds which have been recited hereinabove.

2.3.1 From enquiries made I have been given to understand that the entries being Deed No. 6131, 4259, 3053 and 3375 do not pertain to Municipal Premises No. 18 Gobra Gorasthan Road, Kolkata and as such they have no relevance and do not affect the title in respect of the above Premises.

2.4 Court Searches

Searches were carried out at the office of the Learned Civil Judge (Senior Division) at Sealdah and also at the office of the Learned 2nd Civil Judge (Junior Division) at Sealdah in respect of the said Premises No. 18 & 19 Gobra Gorasthan Road from the year 2011 to 2016 and in respect of premises no. 15 B Gobra Gorasthan Road from the year 2014 to 2016 in the name of Venus Complex Pvt Ltd and it appears that no Title Suit, Money Suit, Title Execution and Money Execution pending or has been filed



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2.5 **Ministry of Corporate Affairs**

Information was obtained from the website of the Ministry of Corporate Affairs and it is observed that there are no Charges on M/s Venus Complex Pvt. Ltd of CIN no. U45400WB2010PTC146629.

2.6 **Kolkata Municipal Corporation**

It appears that the said Premises bears Assessee No. 110590800235 and the recorded owner is M/s Venus Complex Pvt. Ltd and there is no outstanding dues on account of property tax.

3. From the papers which have been made available to me it appears that the said Venus Complex Pvt Ltd formed a partnership along with (1) Mr. Sandeep Kumar Agarwalla (2) Amar Agarwalla (3) Vikash Banka (4) Dhiraj Kumar Banka (5) AGW Realtors Private Limited (6) Dhiraj Agencies Private Limited under the name and style of BUILDCON DEVELOPERS on the terms and conditions contained and recorded in a Deed of Partnership dated 11th June 2015 and the said Venus Complex Pvt Ltd brought in the said Premises No. 18 Gobra Gorasthan Road, Kolkata 700 046 to form part of the assets and properties of the said partnership business and as such the said Premises now forms part of the assets and properties of the said partnership business.

4. **CERTIFICATION**

- 4.1 Based on the above searches which have been carried out and after perusing the various papers and documents which have been made available, I am of the opinion that the said Property is free from all encumbrances and charges and the present owner namely **BUILDCON DEVELOPER** has a marketable title.


R.L. GAGGAR 8. 8-20/6

SOLICITOR & ADVOCATE

8th August 2016

Encls:- all original Receipts