

DEBES KUMAR MISRA, M.A., B.Com. LL.B.
Advocate, High Court, Kolkata

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69/1, Baghajatin Place
Kolkata-700 086
Phone : 2425-0490
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Dated : 20.08.2019

TITLE REPORT

Reference : **ALL THAT** piece and parcel of a Bastu land measuring about 6 (Six) Cottahs more or less situated in Mouza - Nayabad, J.L. No.25, comprising in R.S. Dag No.171, under R.S. Khatian No.82, being Plot No.3, now under the Jurisdiction of the Kolkata Municipal Corporation Ward No.109, being the Premises No.535, Nayabad, Kolkata - 700 099, being the Assessee No.31-109-08-0535-0, P.S. Panchasayar, Kolkata - 700 099.

PRESENT OWNER: M/S OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata - 700 042, represented by its Director namely **SRI PRABIR PAUL**, son of Late Santi Ranjan Paul, residing at 248D, B. B. Chatterjee Road, P.O. Kasba, Police Station - Kasba, Kolkata - 700 042.

MY REPORT IS AS FOLLOWS

I have gone through the purchase deeds, link deeds, Record of Rights and apart from it, I have caused necessary searches in the office of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata and also searched in the competent court of law for any title suit in respect of the above premises and thereafter made this 'Title Report' based on these documents.

PART-I

WHEREAS LAND OWNER is the owner of all that piece of land measuring a little more or less 6 (Six) Cottahs situated in Mouza - Nayabad, J.L. No.25, comprising in R.S. Dag No.171, under R.S. Khatian No.82, being Plot No.3, now under the Jurisdiction of the Kolkata Municipal Corporation Ward No.109, being the Premises No.535, Nayabad, Kolkata - 700 099, being the Assessee No.31-109-08-0535-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099, in the District of South 24-Parganas, and hereinafter referred to as the **SAID PROPERTY**.

Ashirbad Reality Pvt.Ltd
[Signature]
Director

[Signature]
MS
A. K. Misra
Advocate, High Court, Kolkata
69/1, Baghajatin Place, Kolkata 700 086

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AND WHEREAS the **LAND OWNER** purchased the aforesaid plot of land by virtue of a Deed of Conveyance dated 21.12.2012, registered at D.S.R. III, Alipore, District-South 24 Parganas, recorded in Book No.I, CD Volume No.4, at Pages 6556 to 6574, Being No.2029 for the year 2013 situated in R.S. Dag No.171, under R.S. Khatian No.82, being Plot No.3, now under the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.535, Nayabad, K.M.C. Ward No.109 from the previous Owner namely Sri Jnanendra Nath Sikder, son of Sri Nagendra Nath Sikder, residing at Nayabad, P.S. Panchasayar, Kolkata - 700 099, through his Attorney namely Sri Swaraj Dhara, son of Sri Paritosh Kumar Dhara, residing at 888/2, Madurdaha, P.O. EKTP, P.S. Tiljala, Kolkata - 700 107, by virtue of a registered General Power of Attorney dated 21.06.2012, registered at D.S.R. III, Alipore South 24 Parganas and recorded into Book No.IV, CD Volume No.1, at Pages 6567 to 6580, Deed No.540 for the year 2012.

AND WHEREAS thereafter the **LAND OWNER** herein has mutated his name in the record of The Kolkata Municipal Corporation and has been paying Municipal Rates and Taxes in respect of the **K.M.C. Premises No.535, Nayabad, K.M.C. Ward No.109**, Assessee No.31-109-08-0535-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099.

Two search Receipt Nos.(i)REGN-AA-283462 dated 31.07.2019, issued by D.R. office at Alipore and (ii)REGN-AA-435859 dated 31.07.2019, issued by R.A. Kolkata.


(*Debesh Kumar Misra*)
(DEBES KUMAR MISRA)
ADVOCATE

MR. DEBES KUMAR MISRA
M.A., B.Com. LL.B.
Advocate, High Court, Cal.
69/1, Baghajatin Place, Cal-86

Ashirbad Reality Pvt.Ltd


Director

No. REGN AA 283462

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 33262

Date of application 31/7/05

Search for the year(s) 2005-15.

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

5. Name of person or property to be searched

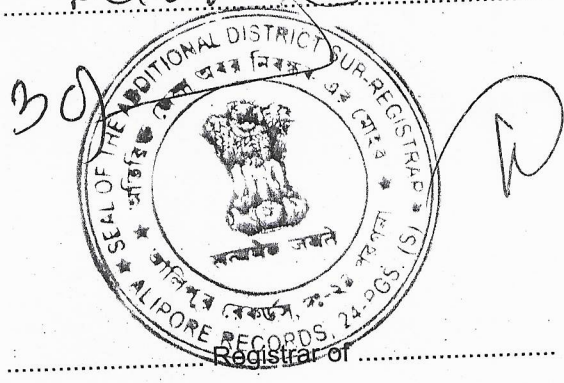
6. Nature of document 530, Nayabid.

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

8. From whom received D. Misra (Adv)

9. Fees paid under Article —

- F (1) (i)
- F (1) (ii)
- F (2)



Ashirbad Reality Pvt.Ltd
[Signature]
 Director

No. REGN AA 435859

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 83859

Date of application 31/12/19

Search for the year(s) 2008-19

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

5. Name of person or property to be searched II

6. Nature of document Sale

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 535, Nayababad

From whom received D. Misra

Fees paid under Article —

(1) (i)

(1) (ii)

(2)

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..... Registrar of

Ashirbad Reality Pvt.Ltd

Rohit Kumar

Director