

*A.K. Chowdhary & Co.*

Advocates

10, Old Post Office Street

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Dated: 04.07.2016

**REPORT ON TITLE**

**I. PROJECT: MEENA PARADISE**

**II. NAME AND ADDRESS OF THE PRESENT OWNERS:**

1. JAMUNA DEAL TRADE PVT. LTD.  
DA-120, Salt Lake, Sector- I,  
Kolkata- 700 064.
2. FESTIVE REALCON PVT.LTD  
209, AJC Bose Road, 5<sup>th</sup> Floor,  
Room No. 180, P.S. Beniapukur,  
Kolkata- 700017
3. ROXY COMMO SALES PVT. LTD  
209, AJC Bose Road, 5<sup>th</sup> Floor,  
Room No. 180, P.S. Beniapukur,  
Kolkata- 700017.
4. BASUMATA VINIMAY PVT.LTD.  
DA-165, Salt Lake, Sector- I,  
Kolkata- 700 064.

**III. NAME AND ADDRESS OF THE DEVELOPER:**

MAHAMANI PROPERTIES PVT. LTD.  
AB-9, Salt Lake City, Sector-I, Kolkata- 700 064.

**IV. DESCRIPTION OF THE PROPERTY:**

ALL That piece and parcel of Land admeasuring 1 Bigha 4 Cottah, 11 Chittack, be the same a little more or less lying and situated at Mouza-Gopalpur, J.L.No. 2, Touzi No. 2998 comprised in L.R. Dag No. 2154(P), under L.R. Khatian No. 3227, new L.R. Khatian No. 8355, 8356, 8357 & 8358 being Municipal Holding No. RGM-7/56, Block-H, Police Station: Airport, District- 24 Parganas (N), Ward No. 7, within the limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation

**V. DOCUMENTS PERUSED:**



1. Photocopy of Sale Deed dated 09.03.1967 between Tomijuddin Mondal & Ors and Sunil Kumar Saha duly registered with the office of Additional District Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 37, Pages 151 to 156, Being No. 1869 for the year 1967.
2. Photocopy of Sale Deed dated 20.01.1989 between Sunil Kumar Shaw and Girish Chandra Saha duly registered with the office of Additional District Sub-Registrar Bidhannagar Salt Lake City and recorded in Book No. I, Volume No. 10, Pages 73 to 88, Being No. 422 for the year 1989.
3. Photocopy of Sale Deed dated 28.02.2011 between Girish Chandra Saha and Jamuna Deal Trade Pvt. Ltd. duly registered with the office of Additional District Sub-Registrar Bidhannagar Salt Lake City and recorded in Book No. I, CD Volume No. 4, Pages 15779 to 15795, Being No. 2526 for the year 2011.
4. Photocopy of Sale Deed dated 28.02.2011 between Girish Chandra Saha and Festive Realcon Pvt. Ltd. duly registered with the office of Additional District Sub-Registrar Bidhannagar Salt Lake City and recorded in Book No. I, CD Volume No. 4, Pages 15745 to 15761, Being No. 2524 for the year 2011.
5. Photocopy of Sale Deed dated 28.02.2011 between Girish Chandra Saha and Roxy Commo Sales Pvt. Ltd. duly registered with the office of Additional District Sub-Registrar Bidhannagar Salt Lake City and recorded in Book No. I, CD Volume No. 4, Pages 15762 to 15778, Being No. 2525 for the year 2011.
6. Photocopy of Sale Deed dated 28.02.2011 between Girish Chandra Saha and Basumata Vinimay Pvt. Ltd. duly registered with the office of Additional District Sub-Registrar Bidhannagar Salt Lake City and recorded in Book No. I, CD Volume No. 4, Pages 15209 to 15225, Being No. 2496 for the year 2011.
7. Photocopy of Development Agreement dated 22.07.2015 between Jamuna Deal Trade Pvt. Ltd., Festive Realcon Pvt. Ltd., Roxy Commo Sales Pvt. Ltd. and Basumata Vinimay Pvt. Ltd. and Mahamani Properties Pvt. Ltd. duly registered with the office of District Sub Registrar II, North 24 Parganas and recorded in Book no. I, Volume no. 1502, Pages no. 13411 - 13446, Being no. 2133 for the year 2015.
8. Photocopy of Power of Attorney dated 02.05.2016 executed by Jamuna Deal Trade Pvt. Ltd., Festive Realcon Pvt. Ltd., Roxy Commo Sales Pvt. Ltd. and Basumata Vinimay Pvt. Ltd. unto and in favour of Mahamani Properties Pvt. Ltd. duly registered with the office of Additional Registrar Assurance - III at Kolkata and recorded in Book no. IV, Volume no. 1903, Pages no. 66689 - 66717, Being no. 2709 for the year 2016.
9. Photocopy of Power of Attorney dated 02.05.2016 executed by Mahamani Properties Pvt. Ltd. unto and in favour of Jamuna Deal Trade Pvt. Ltd., Festive Realcon Pvt. Ltd., Roxy Commo Sales Pvt. Ltd. and Basumata Vinimay Pvt. Ltd. duly registered with the office of Additional Registrar Assurance - III at Kolkata and recorded in Book no. IV, Volume no. 1903, Pages no. 66289 - 66313, Being no. 2708 for the year 2016.
10. Photocopy of Porcha
11. Photocopy of Khajna Dakhila.



12. Photocopy of Mutation Certificate dated 30.03.2011 issued by Rajarhat-Gopalpur Municipality in favour of Jamuna Deal Trade Pvt. Ltd., Festive Realcon Pvt. Ltd., Roxy Commo Sales Pvt. Ltd. and Basumata Vinimay Pvt. Ltd. being no. 51810.
13. Photocopy of Municipality Tax Receipt (2015-2016) issued by Rajarhat Gopalpur Municipality in favour of Roxy Commo Sales Pvt. Ltd. & Ors being Receipt No. 75195, dated 23.04.2015.
14. Photocopy of Memorandum and Articles of Association of Jamuna Deal Trade Pvt. Ltd.
15. Photocopy of Memorandum and Articles of Association of Festive Realcon Pvt. Ltd.
16. Photocopy of Memorandum and Articles of Association of Roxy Commo Sales Pvt. Ltd.
17. Photocopy of Memorandum and Articles of Association of Basumata Vinimay Pvt. Ltd.
18. Draft Agreement for Sale.

**VI. DEVOLUTION OF TITLE:**

Whereas one Tomijuddin Mondal & Ors were the joint owners of all that piece and parcel of land admeasuring 33 Cottahs 14 Chittacks lying and situated at Mouza- Gopalpur, J.L.No. 2, Touzi No. 2998 comprised in R.S. Dag No. 2154, under R.S. Khatian No. 237 Police Station: Airport, District- 24 Parganas (N).

And whereas said Tomijuddin Mondal & Ors sold, transferred and conveyed the said land admeasuring 33 Cottahs 14 Chittacks lying and situated at Mouza- Gopalpur, J.L.No. 2, Touzi No. 2998 comprised in R.S. Dag No. 2154, under R.S. Khatian No. 237 Police Station: Airport, District- 24 Parganas (N) unto and in favour of Sunil Kumar Saha by a Sale Deed dated 09.03.1967 and the same was duly registered with the office of Additional District Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 37, Pages 151 to 156, Being No. 1869 for the year 1967.

And whereas said Sunil Kumar Shaw sold, transferred and conveyed the said land admeasuring 33 Cottahs 14 Chittacks lying and situated at Mouza- Gopalpur, J.L.No. 2, Touzi No. 2998 comprised in R.S. Dag No. 2154, under R.S. Khatian No. 237 Police Station: Airport, District- 24 Parganas (N) unto and in favour of Girish Chandra Saha by a Sale Deed dated 20.01.1989 and the same was duly registered with the office of Additional District Sub-Registrar Bidhannagar Salt Lake City and recorded in Book No. I, Volume No. 10, Pages 73 to 88, Being No. 422 for the year 1989.

And whereas said Girish Chandra Saha sold, transferred and conveyed a part of the said land admeasuring 6 Cottahs 5 Chittacks 6 Sq.ft. lying and situated at Mouza- Gopalpur, J.L.No. 2, Touzi No. 2998 comprised in R.S. Dag No. 2154, under R.S. Khatian No. 237 Police Station: Airport, District- 24 Parganas (N) unto and in favour of Jamuna Deal Trade Pvt. Ltd. by a Sale Deed dated 28.02.2011 and the same was duly registered with the office of

Additional District Sub-Registrar Bidhannagar Salt Lake City and recorded in Book No. I, CD Volume No. 4, Pages 15779 to 15795, Being No. 2526 for the year 2011.

And whereas said Girish Chandra Saha sold, transferred and conveyed another part of the said land admeasuring 6 Cottahs 5 Chittacks 6 Sq.ft. lying and situated at Mouza- Gopalpur, J.L.No. 2, Touzi No. 2998 comprised in R.S. Dag No. 2154, under R.S. Khatian No. 237 Police Station: Airport, District- 24 Parganas (N) unto and in favour of Festive Realcon Pvt. Ltd. by a Sale Deed dated 28.02.2011 and the same was duly registered with the office of Additional District Sub-Registrar Bidhannagar Salt Lake City and recorded in Book No. I, CD Volume No. 4, Pages 15745 to 15761, Being No. 2524 for the year 2011.

And whereas said Girish Chandra Saha sold, transferred and conveyed a part of the said land admeasuring 6 Cottahs 5 Chittacks 6 Sq.ft. lying and situated at Mouza- Gopalpur, J.L.No. 2, Touzi No. 2998 comprised in R.S. Dag No. 2154, under R.S. Khatian No. 237 Police Station: Airport, District- 24 Parganas (N) unto and in favour of Roxy Commo Sales Pvt. Ltd. by a Sale Deed dated 28.02.2011 and the same was duly registered with the office of Additional District Sub-Registrar Bidhannagar Salt Lake City and recorded in Book No. I, CD Volume No. 4, Pages 15762 to 15778, Being No. 2525 for the year 2011.

And whereas said Girish Chandra Saha sold, transferred and conveyed a part of the said land admeasuring 6 Cottahs 5 Chittacks 6 Sq.ft. lying and situated at Mouza- Gopalpur, J.L.No. 2, Touzi No. 2998 comprised in R.S. Dag No. 2154, under R.S. Khatian No. 237 Police Station: Airport, District- 24 Parganas (N) unto and in favour of Basumata Vinimay Pvt. Ltd. by a Sale Deed dated 28.02.2011 and the same was duly registered with the office of Additional District Sub-Registrar Bidhannagar Salt Lake City and recorded in Book No. I, CD Volume No. 4, Pages 15209 to 15225, Being No. 2496 for the year 2011.

And Whereas in the manner the said Jamuna Deal Trade Pvt. Ltd., Festive Realcon Pvt. Ltd., Roxy Commo Sales Pvt. Ltd. and Basumata Vinimay Pvt. Ltd. are the joint owners and seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel land measuring 25 Cottahs 4 Chittacks 24 sq.ft. be the same little more or less lying and situate at Mouza- Gopalpur, J.L.No. 2, Touzi No. 2998 comprised in R.S. Dag No. 2154, under R.S. Khatian No. 237 Police Station: Airport, District- 24 Parganas (N).

And whereas Jamuna Deal Trade Pvt. Ltd., Festive Realcon Pvt. Ltd., Roxy Commo Sales Pvt. Ltd. and Basumata Vinimay Pvt. Ltd. entered into Development Agreement dated 22.07.2015 with Mahamani Properties Pvt. Ltd. for the purpose of development and construction upon the land admeasuring 1 Bigha 4 Cottahs 11 Chittacks and the same was duly registered with the office of District Sub Registrar II, North 24 Parganas and

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recorded in Book no. I, Volume no. 1502, Pages no. 13411 - 13446, Being no. 2133 for the year 2015.

And whereas Jamuna Deal Trade Pvt. Ltd., Festive Realcon Pvt. Ltd., Roxy Commo Sales Pvt. Ltd. and Basumata Vinimay Pvt. Ltd. executed Power of Attorney dated 02.05.2016 unto and in favour of Mahamani Properties Pvt. Ltd. and the same was duly registered with the office of Additional Registrar Assurance - III at Kolkata and recorded in Book no. IV, Volume no. 1903, Pages no. 66689 - 66717, Being no. 2709 for the year 2016.

And whereas Mahamani Properties Pvt. Ltd. executed Power of Attorney dated 02.05.2016 unto and in favour of Jamuna Deal Trade Pvt. Ltd., Festive Realcon Pvt. Ltd., Roxy Commo Sales Pvt. Ltd. and Basumata Vinimay Pvt. Ltd. and the same was duly registered with the office of Additional Registrar Assurance - III at Kolkata and recorded in Book no. IV, Volume no. 1903, Pages no. 66289 - 66313, Being no. 2708 for the year 2016.

**VII. SEARCHES CONDUCTED:**

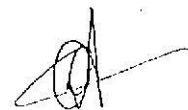
We have caused searching through searcher in the records available with the offices of the District Registrar at Barasat & Additional District Sub-Registrar at Bidhannagar & Rajarhat for the period of 2000 to 2013 and Registrar of Assurances at Kolkata for the period of 2000 to 2013 as is maintained and made available. During the period of searching with the aforesaid registration offices, no adverse entries have been found in Index. The original search receipts are annexed hereto.

*Note: Only Index - II Search has been made available in the relevant registry Office. Pending IGR Search is not made available.*

We have also conducted search of Jamuna Deal Trade Pvt. Ltd., Festive Realcon Pvt. Ltd., Roxy Commo Sales Pvt. Ltd. and Basumata Vinimay Pvt. Ltd. with the Records of Registrar of Companies, Kolkata and no charges have been found in respect of the immovable properties of the above mentioned company till the date.

**VIII. OPINION ON TITLE:**

We are of the opinion that the title of the aforesaid property is free from all sorts of encumbrances, charges, liens, lispendens, demands, claims, hindrances, attachments, debts, dues, acquisitions, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever and also clear, marketable, mortgagable.



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Advocates

G.A.R. /

Service Request Date : 09/06/2016

U02484640

Account made into : ICICI BANK

Received From :

Name : Anil Kumar Chowdhary  
 Address : 10, Old Post Office Street  
 Room no. 21, 1st floor  
 Kolkata , West Bengal  
 India - 00700001

## Particulars of Remittance

Service Type: Fee for inspection of Public documents

Service Description	Type of Fee	Amount (Rs.)
Inspection of Public documents of FESTIVE REALCON PRIVATE LIMITED ( U45400WB2011PTC159415 )	Normal	100.00
Inspection of Public documents of BASUMATA VINIMAY PRIVATE LIMITED ( U51909WB2011PTC159642 )	Normal	100.00
Inspection of Public documents of JAMUNA DEALTRADE PRIVATE LIMITED ( U51909WB2011PTC159645 )	Normal	100.00
Inspection of Public documents of ROXY COMMOALES PRIVATE LIMITED ( U51909WB2011PTC159647 )	Normal	100.00
<b>Total</b>		<b>400.00</b>

Mode of Payment: Internet Banking - ICICI Bank

Received Payment Rupees: Four Hundred Only

View public documents service is available for 3 hrs per company, from the time the document is viewed, and is valid for 1 week

Regal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

Meena Prasad  
(Searcher do)

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No. REGN X 079913

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 88518

Date of application..... 27/6/16

Search for the year(s)..... 02-16

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

Name of person or property to be searched.....

Nature of document.....

Particulars of record to be inspected (year, number, book, volume and page in the case of

registered document)..... (Probal prasad, D-2154, 222) (P)

From whom received..... R. Saha

Fees paid under Article—

(1) (i) 15/-

(1) (ii)

(2)

Registrar of.....

Legal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN X 172666

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 33853  
 Date of application..... 27-6-16.  
 Search for the year(s)..... 2003 - 16  
 Name of office to which the record to be searched or inspected relates..... DR + Bhojn  
 Name of person or property to be searched..... N. Gopalom  
 Nature of document..... D - 2154 (P)  
 Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 11 - 3227.

From whom received..... R. Saha

Fees paid under Article— 30/-

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

..... Registrar of.....