

Date: 13/02/2018**REPORT ON TITLE OF THE LAND**

**Property Concerned:-** ALL THAT piece and parcel of (total) Land as given below:-

Mouja - Barakhola, J.L. No. 21, P.S. - Purba Jadavpur

District - South 24 Parganas

<u>R.S. Plot no.</u>	<u>Specific portion:</u>	<u>Area in Acres</u>
125	Northern	2.40 Acres
126	Middle	10.27 Acres

**12.67 Acres**

**Present Owner:-** West Bengal Housing Board (Estd. Under W.B. Act XXXII of 1972) (ABASAN) 105, S.N. Banerjee Road, Kolkata - 700014

**Documents Inspected:**

1. Land Acquisition Notification dated 4<sup>th</sup> December 2000 being No. South 24 Parganas No. 105N/LA-4/14 of 2000/2001/Housing published in The Calcutta Gazette on December 12<sup>th</sup> 2000.
2. Notification dated 09-08-2007 being Notification no. 634-H1/1L-2/99 (Pt) given by Joint Secretary of the Govt. Of West Bengal Housing Department.
3. Permissive Possession Certificate dated 31-08-2007 issued by West Bengal Housing Board in favour of M/S Bengal Peerless Housing Development Company Limited.



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4. Registered Development Agreement dated : 8<sup>th</sup> day of July 2009 between West Bengal Housing Board in favour of M/S Bengal Peerless Housing Development Company Limited being no. 04246 for the year 2009 registered in the office of the District Sub Registrar III at Alipore and recorded in book no. 1 CD Vol no. 17, pages 1851 to 1867.
5. Power of Attorney dated 8<sup>th</sup> July 2009 executed by the West Bengal Housing Board in favour of M/S Bengal Peerless Housing Development Company Limited which was registered in the Office of the DSR III at Alipore and recorded in Book no. IV, CD Vol no. 1 page 3690 to 3701 being Deed no. 00447 for the year 2009.

**Report:**

1. By a Land Acquisition Notification dated 4<sup>th</sup> December 2000 being No. South 24 Parganas No. 105N/LA-4/14 of 2000/2001/Housing, published in The Calcutta Gazette on December 12<sup>th</sup>, 2000 the Government of West Bengal Land and Land Reforms Department have acquired the following land for implementation of Housing Scheme.

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125	Northern	2.40 Acres
126	Middle	10.27 Acres

**Total land: 12.67 Acres**



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2. By a Notification dated 09-08-2007 being Notification no. 634-H1/1L-2/99 (Pt) the Govt. Of West Bengal Housing Department has transferred the above mentioned land to West Bengal Housing Board in exchange of valuable consideration mentioned there in.
3. By a Letter dated 31<sup>st</sup> August 2007 the West Bengal Housing Board delivered up the possession (permissive basis) of the above mentioned land to the M/S Bengal Peerless Housing Development Company Limited for making development on the said land.
4. After getting the Plan sanctioned the Developer had commenced construction of the said project.
5. By Registered Development Agreement dated : 8<sup>th</sup> day of July 2009 executed between West Bengal Housing Board in favour of M/S Bengal Peerless Housing Development Company Limited being no. 04246 for the yer 2009, M/S Bengal Peerless Housing Development Company Limited started the project on the said land.
6. By a registered Power of Attorney dated 8<sup>th</sup> July 2009 executed by the West Bengal Housing Board in favour of M/S Bengal Peerless Housing Development Company Limited which was registered in the Office of the DSR III at Alipore and recorded in Book no. IV, CD Vol no. 1 page 3690 to 3701 being Deed no. 00447 for the year 2009. By the said GPA the West Bengal Housing Board constituted M/S Bengal Peerless Housing Development Company Limited as his lawful attorney to do all the needful regarding management, maintenance and administer the Land and all buildings and construction to be constructed thereon and every part thereof and

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to enter into any agreement/deed regarding transfer/lease of all the flats/commercial spaces/units/spaces and to appear before any Registration authority and represent and to execute any documents before any competent Registration Authority.

7. The entire land measuring about 12.67 Acres is situated in Plot no. 401 Mouza - Barakhola, Kolkata - 700099 presently within the Jurisdiction of Purba Jadavpur P.S. , P.O. - Mukundupur , Phase I, of Avidipta was completed and Phase II of Avidipta is being developed on about 2.63 Acres of land .

**In view of the above, I hold that the land measuring 2.63 Acres out of the total land 12.67 Acres situated in Plot no. 401 Mouza - Barakhola, Kolkata - 700099 presently within the Jurisdiction of Purba Jadavpur Police Statation, P.O. - Mukundupur where the Phase II of Avidipta is being developed is free from encumbrances and the flats/units/spaces constructed thereon has good marketable title.**

Yours faithfully



Advocate

F/172/117/2018