

Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Alipur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842

Date : _____

REPORT ON TITLE

ALL THAT THE piece and parcel of land measuring about 212 cottahs, comprised in RS Dag nos. 3785, 3786, 3783/3809, 3783, 3782, 3784, 3784/3810, under R.S. Khatian No. 2074, in Mouza -Sukchar, J.L. No. 9, Being Municipal Premises no. 618, Barrackpore Trunk Road, Municipal holding No. 46A to 46N and 46P to 46Z/7, Ward No. 14, under Panihati Municipality, P.S. Khardah, District - 24 Parganas (North) Kolkata - 700114.

Present Owner:- (1) NORTHSTAR MERCHANTS PRIVATE LIMITED (2) SYNERGY BARTER PRIVATE LIMITED (3) TWINKLE COMMOTRADE PRIVATE LIMITED (4) VANTAGE DISTRIBUTORS PRIVATE LIMITED (5) SUHANA VINIMAY PRIVATE LIMITED (6) ZED VYAPAAR PRIVATE LIMITED (7) AASTHA TRADECOMM PRIVATE LIMITED (8) KASTURI COMMODEAL PRIVATE LIMITED (9) LIBERAL DISTRIBUTORS PRIVATE LIMITED (10) FASTER COMMERCIAL PRIVATE LIMITED (11) SUNDARAM VINCOM PRIVATE LIMITED (12) ZAOM VINCOM PRIVATE LIMITED (13) PRESIDENCY TRADERS PRIVATE LIMITED (14) UPKAR COMMODITIES PRIVATE LIMITED (15) PLATINUM VYAPAAR PRIVATE LIMITED (16) SHASAN ESTATES PRIVATE LIMITED (17) BAHUBALI COMMOTRADE PRIVATE LIMITE, (18) PLANET VANIJYA PRIVATE LIMITED (19) OCTAGON SUPPLIERS PRIVATE LIMITED (20) RATNABALI MERCHANTS PRIVATE LIMITED (21) UPKAR VANIJYA PRIVATE LIMITED (22) PRATHANA SALES AGENCIES PRIVATE LIMITED (23) LIFESTYLE AGENTS PRIVATE LIMITED


BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata - 700 027
Room No. - WB/298/82

Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Alipur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842

Date : _____

(24) PANTHER MARKETING PRIVATE LIMITED (25) PRINCIPLES SALES AGENCIES PRIVATE LIMITED (26) STARLIGHT AGENTS PRIVATE LIMITED (27) GLORY VYAPAAR PRIVATE LIMITED (28) RATNABALI MARKETING PRIVATE LIMITED (29) GOLDMINE COMMERCIAL PRIVATE LIMITED (30) JUPITER DEALERS PRIVATE LIMITED (31) MINOLTA AGENCIES PRIVATE LIMITED (32) QUEST SUPPLIERS PRIVATE LIMITED.

ABSTRACT OF TITLE

A. One Pyne Properties Pvt. Ltd. was seized possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land containing an area of 4.36 acres be the same a little more or less together with several old and dilapidated garden houses, buildings, outhouses, security rooms and structures situate lying at and being Premises No. 618, Barracpore Trunk Road, Holding No. 46, Ward No. 14 within Panihati Municipality comprised in Mouza - Sukhchar, , JL No. 9, R.S. No. 14, Touzi No. 156, Police Station Khardah as per details hereunder and herein after referred to as the said property:

R S Khatian No.	R S Dag No.	Area in Acres
18	3785	1.82
18	3786	0.47
18	3783/3809	0.74
20	3783	0.52
21	3782	0.26


BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata - 700 027
Regn. No. - WB/298/82

Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Alipur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

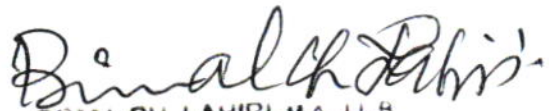
Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842

Date : _____

212	3784	0.47
84	3784/3810	0.08
TOTAL		4.36

- B. The said Pyne Properties Pvt. Ltd. on or about 31.01.2008 by virtue of 32 (thirty two) Nos. separate Deeds of Conveyances duly registered in the Office of Additional Registrar Assurances - II, Kolkata more fully mentioned herein below sold transferred and conveyed 1/39th share each of the said Property unto and in favour of the Owners herein.

Sl. No.	Name of the Purchaser	Book No.	CD Vol. No.	Pages	Deed No./Year
1	Minolta Agencies Pvt. Ltd.	I	49	1614-1630	7393/2012
2	Octagon Suppliers Pvt. Ltd.	I	49	1843-1859	7394/2012
3	Planet Vanijya Private Limited	I	49	1599-1613	7395/2012
4	Platinum Vyapaar Pvt. Ltd.	I	49	1817-1831	7396/2012
5	Presidency Traders Pvt. Ltd.	I	49	1860-1876	7397/2012
6	Goldmine Commercial Pvt. Ltd.	I	49	1733-1749	7398/2012
7	Zoom Vincom Pvt. Ltd.	I	49	1800-1816	7400/2012


BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata - 700 027
Regn No. - WB/298/82

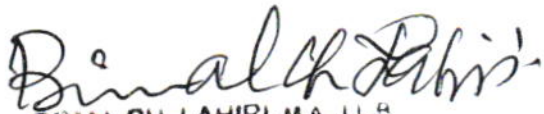
Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Alipur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842

Date : _____

8	Upkar Commodities Pvt. Ltd.	I	49	1877-1893	7401/2012
9	Glory Vyapaar Pvt. Ltd.	I	49	1681-1697	7402/2012
10	Bahubali Commotrade Pvt. Ltd.	I	49	1750-1764	7404/2012
11	Jupiter Dealers Pvt. Ltd.	I	49	1631-1645	7405/2012
12	Quest Suppliers Pvt. Ltd.	I	501	659-680	7531/2012
13	Vantage Distributors Pvt. Ltd.	I	45	3348-3362	11272/2012
14	Twinkle Commotrade Pvt. Ltd.	I	45	3363-3377	11273/2012
15	Synergy Barter Pvt. Ltd.	I	45	3378-3392	11274/2012
16	Sundaram Vincom Pvt. Ltd.	I	45	3646-3662	11275/2012
17	Kasturi Commodeal Pvt. Ltd.	I	45	3663-3679	11276/2012
18	Northstar Merchants Pvt. Ltd.	I	45	3897-3912	11277/2012
19	Zed Vyapaar Pvt. Ltd.	I	45	3729-3743	11278/2012
20	Panther Marketing Pvt. Ltd.	I	45	3744-3760	11279/2012
21	Suhana Vinimay Pvt. Ltd.	I	45	3393-3407	11412/2012
22	Faster Commercial Pvt. Ltd.	I	45	3408-3424	11413/2012
23	Ratnabali Marketing Pvt. Ltd.	I	45	3425-3441	11414/2012
24	Starlight Agents Pvt. Ltd.	I	45	3442-3458	11415/2012
25	Lifestyle Agents Pvt. Ltd.	I	45	3459-3475	11416/2012


BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata - 700 027
Room No. - WB/298/82

Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Alipur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842

Date : _____

26	Liberal Distributors Pvt. Ltd.	I	45	3476-3492	11417/2012
27	Aastha Tradecomm Pvt. Ltd.	I	45	3493-3509	11418/2012
28	Upkar Vanijya Pvt. Ltd.	I	45	3510-3526	11419/2012
29	Principles Sales Agencies Pvt. Ltd.	I	45	4228-4245	11420/2012
30	Ratnabali Merchants Pvt. Ltd.	I	45	3545-3561	11421/2012
31	Prathana Sales Agencies Pvt. Ltd.	I	45	3562-3578	11422/2012
32	Sha-San Estates Pvt. Ltd.	I	49	1911-1927	11989/2012

- C. By a Registered Deed of Partition aforesaid purchasers being the Owners herein partitioned their portion being 3.50 acres of duly demarcated land out of the total land 4.36 acres comprised in the said property as per details mentioned herein below:

R S Khatian No.	R S Dag No.	Area in Acres
18	3785	1.82
18	3786	0.47
18	3783/3809	0.74
212	3784	0.47


BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata - 700 027
Regn No. - WB/298/82

Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Alipur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842

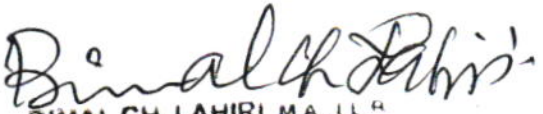
Date : _____

84	3784/3810	0.08
TOTAL		3.50

- D. The Owners herein also got their name mutated in the record of BLLRO for their respective plot of land in the said total land of 3.50 acres. Subsequently the Owners also got their names mutated in the records of Panihati Municipality for their respective plot of land.
- E. The Owners also got their plots of land converted from Bastu, Bagan & Danga to Housing complex from the Office of the Additional District Magistrate and District Land and Land Reform Officer North 24 Parganas, Barasat.

PAPER EXAMINED

1. The different deeds in connection with the aforesaid property along with the Mutation certificate and Tax receipt of the said property.
2. Search report having searched in the office of the Registrar of Assurances -II and IV at Kolkata, during the period from 1980 to 2016 till date, and in the office of the DSR-Barasat during the period from 1980 to 2016 till date and in the office of the A.D.S.R. Khardah during the period from 1980 to 2016 till date in respect of the above mentioned property.
3. I have also examined all the Xerox copy of the Title deeds produce by the present owner and also examined the Xerox copy of the Records, Tax receipts and also the Mutation in the name of the present owner.


BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata - 700 027
Regn No - WB/298/82

Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Alipur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842

Date : _____

OBSERVATION

1. I have examined the Xerox copies of all deeds and other papers and documents in connection with the aforesaid property.
2. From the careful consideration of the aforesaid and the reports, documents and papers, I find that the aforesaid present owner are the full and absolute owner of the entirety of the said property and had lawfully seized and possessed the said property by paying the rates/taxes regularly to the Authority concern.

CONCLUSION

After going through the above abstract and the documents as above and fully relying upon the same, I am the opinion that the said present owners **NORTHSTAR MERCHANTS PRIVATE LIMITED and 31 Others**, are the absolute bonafide owner of the land and Property and has got good clear marketable title and the said property is free from all encumbrances.


BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata - 700 027
Regn No - WB/298/82