

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 8 (Eight) Chittacks situated in Mouza - Nayabad, J.L. No.25, comprising in R.S. Dag No.171, 177 and 178, under R.S. Khatian No.82, being Plot No.4, now under the Jurisdiction of the Kolkata Municipal Corporation Ward No.109, being the K.M.C. Premises No.633, Nayabad, Assessee No.31-109-08-3051-3, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, 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.

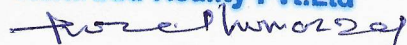
MY REPORT IS AS FOLLOWS

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 8 (Eight) Chittacks situated in Mouza - Nayabad, J.L. No.25, comprising in R.S. Dag No.171, 177 and 178, under R.S. Khatian No.82, being Plot No.4, now under the Jurisdiction of the Kolkata Municipal Corporation Ward No.109, being the **K.M.C. Premises No.633**,



Ashirbad Reality Pvt.Ltd

Director

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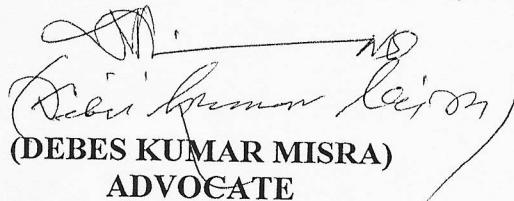
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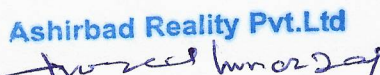
Nayabad, Assessee No.31-109-08-3051-3, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099, in the District of South 24-Parganas.

AND WHEREAS the **LAND OWNER** purchased the aforesaid plot of land by virtue of a registered 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 6575 to 6593, Being No.2030 for the year 2013 situated in **R.S. Dag No.171, 177 and 178**, under **R.S. Khatian No.82**, being Plot No.4, now under the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, from the previous Owner namely Sri Rudrabrata Sikder and Sri Subhabrata Sikder, both sons of Sri Jnanendra Nath Sikder, both of residing at Nayabad, P.S. Panchasayar, Kolkata - 700 099, through their 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, Deed No.544 for the year 2012.

AND WHEREAS thereafter the **LAND OWNER** herein has mutated its 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.633, Nayabad, K.M.C. Ward No.109**, Assessee No.31-109-08-3051-3, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099.

Two search Receipt Nos.(i)REGN-AA-283463 dated 31.07.2019, issued by D.R. office at Alipore and (ii)REGN-AA-435860 dated 31.07.2019, issued by R.A. Kolkata.


(DEBES KUMAR MISRA)
ADVOCATE

Ashirbad Reality Pvt.Ltd

Director

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

No. 1556

No. REGN AA 283463

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 33263
Date of application 31/0/18
2005 18.

Search for the year(s)
Name of office to which the record to be searched or inspected relates DT Headsh.

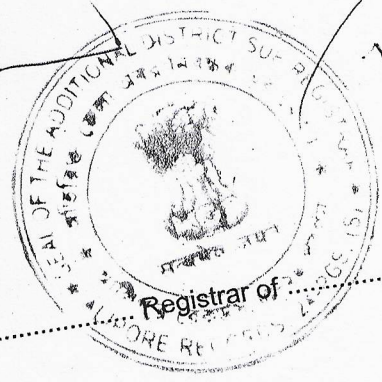
Name of person or property to be searched 603, Nayabnd.

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

From whom received D Mista (Ddr)

Fees paid under Article — 30

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



Ashirbad Reality Pvt.Ltd
Director

No. REGN AA 435860

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 83860

Date of application 31/7/19

Search for the year(s) 2006-19

Name of office to which the record to be searched or inspected relates *in*

5. Name of person or property to be searched *in*

6. Nature of document *in*

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 633 Nagabod

From whom received D. Misra

Fees paid under Article —

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

15/-

..... Registrar of

Ashirbad Reality Pvt.Ltd
Ashirbad Reality
Director