

# **Srabani De Ghoshal**

ADVOCATE

High Court & City Civil Court at Calcutta,  
Bar Association : SMALL CAUSES COURT, CALCUTTA  
2 & 3, Kiran Shankar Roy Road,  
4<sup>th</sup> Floor, Kolkata - 700001  
Phone : 2248-2627, 2242-6190

**Residence/Chamber :**

Sarada Bhavan,  
39, Shashi Bhusan Neogi Garden Lane,  
Flat No.1 and 2, 2nd floor,  
Ch. -Ground Floor  
Baranagar, Kolkata - 700036  
Mobile. 9830170789,  
Mail id: [aheli.sa43@gmail.com](mailto:aheli.sa43@gmail.com)

Date: 12-08-2020

## **LEGAL SCRUTINY REPORT**

To  
"M/S GREEN SQUARE PROJECTS",  
211, B. T. Road, P.O. & P.S. Baranagar,  
District - North 24 Parganas, Kolkata - 700 036.

Dear Sir,

**Sub :** Legal Scrutiny Report in respect of the Project "GREEN ORCHID" situated at Premises No.1, Sisir Kumar Dawn Road, P.O. & P.S. – Baranagar, Kolkata – 700036, under Mouza Palpara, Touzi No. 1-6, 8-16, J.L. No.7, LR Khatian No. 2546, L. R. Dag No.2951 & 2952 under the Baranagar Municipality Holding No. 994 Ward No. 27, District – 24 Parganas (North).

As desired by you, I am furnishing hereunder the legal scrutiny report in respect of the Project (described in part I hereto).

### **PART I DESCRIPTION OF THE PROPERTY:**

**ALL THAT** piece and parcel of land measuring about 10 Cottahs 7 Chittacks 16 Sq.ft more or less situated at Premises No.1, Sisir Kumar Dawn Road (Previously known as 21, Bhattacharjee Para Lane), P.O. & P.S. – Baranagar, Kolkata – 700036, under Mouza Palpara, Touzi No. 1-6, 8-16, J.L. No.7, LR Khatian No. 2546, L. R. Dag Nos.2951 & 2952, Holding No. 994, within local limit of Ward No. 27 of the Baranagar Municipality, District – 24 Parganas (North), which is butted and bounded :-

On the North : 16 feet wide Sisir Kumar Dawn Road.  
On the South : Srilal Apartment, 22/1, Bhattacharya Para Lane,  
On the East : 26, S. K. Dawn Road.  
On the West : 1/2B, S.K. Dawn Road.

**Name of the Owner cum Developer :** "M/S GREEN SQUARE PROJECTS", a partnership firm registered under the Partnership Act, 1932 having its principal place of business at 211, B. T. Road, P.O. & P.S. Baranagar, Kolkata - 700 036, District - North 24 Parganas, represented by its Authorised Partners, namely (1) SRI PRADIP CHANDRA KAR & (2) SMT ANITA GUPTA.

**PART II List of Documents submitted before me/us for Scrutiny and Legal Opinion:**

1. Photocopy of Deed of Conveyance dated 28-05-1986 executed between(1) Smt. Angur Bala Dawn wife of Late Sisir Kumar Dawn and (2) Samir Kumar Dawn son of Late Sisir Kumar Dawn (Vendors) AND M/s Calcutta National Chemical Industries Pvt. Ltd. (Purchaser). The said Deed was duly registered in the office of A.D.S.R. Cossipur-Dum Dum, North 24 Parganas and recorded in Book No. I, Volume No. 44 Pages 125 to 134 Being No. 2418 for the year 1986.
2. Photocopy of Deed of Surrender of Lease dated 10-09-2008 executed between M/s Calcutta National Chemical Industries Pvt. Ltd. (Lessee) AND (1) Smt. Angur Bala Dawn wife of Late Sisir Kumar Dawn and (2) Samir Kumar Dawn son of Late Sisir Kumar Dawn (Lessors). The said Deed was duly registered in the office of A.R.A.-II, Kolkata and recorded in Book No. I, C.D. Volume No. 18 Pages 9477 to 9486, Being No. 08935 for the year 2009.
3. Photocopy of Deed of Conveyance dated 10-09-2008 executed between AND (1) Smt. Angur Bala Dawn wife of Late Sisir Kumar Dawn and (2) Samir Kumar Dawn son of Late Sisir Kumar Dawn (Vendors) AND M/s Simran Vyapaar Pvt. Ltd. (Purchaser). The said Deed was duly registered in the office of A.R.A.-II, Kolkata and recorded in Book No. I, C.D. Volume No. 18 Pages 9462 to 9476 Being No. 08934 for the year 2009.
4. Photocopy of Deed of Conveyance dated 29-09-2008 executed between M/s Calcutta National Chemical Industries Pvt. Ltd. (Vendor) AND M/s Simran Vyapaar Pvt. Ltd. (Purchaser). The said Deed was duly registered in the office of A.R.A.-II, Kolkata and recorded in Book No. I, C.D. Volume No. 18 Pages 9448 to 9461 Being No. 08946 for the year 2009.
5. Photocopy of Deed of Conveyance dated 8-12-2018 executed between M/s Simran Vyapaar Pvt. Ltd. (Vendor) AND M/s Green Square Projects (Purchaser). The said Deed was duly registered in the office of A.R.A.-IV, Kolkata and recorded in Book No. I, C.D. Volume No. 1904-2018, Pages 495037 to 495067, Being No. 190412771 for the year 2018.
6. Photocopy from the certified copy of L.R. Khatian (Porcha) 2546 of Mouza Palpara, J.L. No. 7, District North 24 Parganas.
7. Photocopy of Order for change of land use made in Case No. C-50/2019 dated 05-02-2019 in respect of L.R. Dag Nos. 2951 & 2952 recorded under L.R. Khatian No. 2546, Mouza Palpara, J.L. No. 7, District North 24 Parganas.
8. Photocopy of Mutation certificate dated 26-09-2019 of Premises No. 1, Sisir Kumar Dawn Road, Holding No. 994 issued by Baranagar Municipality.
9. Photocopy of Property Tax Paid receipt dated 06-03-2020 issued by Baranagar Municipality for Assessment No. 1201202010462.

10. Photocopy of the certified true copy of Assessment Registered of Baranagar Municipality for the year 2020-2021 in respect of Ward No. 27, Premises No. 1, Sisir Kumar Dawn Road, Holding No. 994.
11. Photocopy of FORM OF BUILDING PERMIT being No. PWBS/353/27 Dated 16-01-2020 issued by Baranagar Municipality in respect of Premises No. 1, Sisir Kumar Dawn Road, Holding NO. 994, Ward No. 27.
12. Photocopy of Sanctioned Building Plan bearing No. PW/BS/353/27 dated 16-01-2020 in respect of Premises No. 1, Sisir Kumar Dawn Road, Holding NO. 994, Ward No. 27.
13. Photocopy of Form E submitted by M/s Green Square Projects giving notice to the Baranagar Municipality for commencement of work as per Building Permit No. PWBS/353/27 Dated 16-01-2020.
14. Photocopy of PAN Card of M/s Green Square Projects.

### **PART III FLOW OF TITLE OF PROPERTY - (HISTORY OF TITLE)**

#### ***Ownership of Sisir Kumar Dawn :***

One Sisir Kumar Dawn, seized possessed and sufficiently entitled of Premises No. 21 Bhattarcharjee Para Road, Police Station Baranagar, Mouza Palpara, J.L. No. 07, District 24 Parganas, admeasuring **10 Cottah 07 Chittak 16 Square feet** more or less (“**SAID PREMISES**”)along with other plots of land.

#### **Demise of Sisir Kumar Dawn :**

Said Sisir Kumar Dawn died intestate on 09-05-1942 leaving behind his widow, Angur Bala Dawn and his son, Samir Kumar Dawn as his legal heirs and successors of all the estate left behind by Sisir Kumar Dawn, since deceased.

#### **Rename of said Land:**

The said Premises was renumbered and came to known as 1, Sisir Kumar Dawn Road, within local limit of Baranagar Municipality.

#### **Ownership of Messrs Calcutta National Chemical Industries Private Limited :**

By virtue of a Deed of Conveyance dated 28-05-1986 said Angur Bala Dawn and Samir Kumar Dawn jointly sold transferred and conveyed ALL THAT piece and parcel of land together with the structure standing thereupon measuring about 02 Cottah 43 Square feet more or less out of the said Premises, lying and situated at premises No. 1, Sisir Kumar Dawn

Road, Police Station Baranagar, Mouza Palpara, J.L. No. 7, District North 24 Parganas unto and in favour of Messrs Calcutta National Chemical Industries Private Limited, for the premises and consideration mentioned therein. The said Deed was duly registered in the office of A.D.S.R. Cossipur-Dum Dum, North 24 Parganas and recorded in Book No. I, Volume No. 44 Pages 125 to 134 Being No. 2418 for the year 1986.

**Lease to Messrs Calcutta National Chemical Industries Private Limited :**

By virtue of a lease deed dated 26-11-1993 said Angur Bala Dawn and Samir Kumar Dawn jointly granted lease and/or demised ALL THAT piece and parcel of land measuring about 08 Cottah 06 Chittak 18 Square feet more or less together with the structure standing thereupon, being the retained/ remaining portion of the said Premises, lying and situated at premises No. 1, Sisir Kumar Dawn Road, Police Station Baranagar, Mouza Palpara, J.L. No. 7, District North 24 Parganas, unto and in favour of Messrs Calcutta National Chemical Industries Private Limited, for the Term of 21 years and rent as reserved / contained therein. The said Deed was duly registered in the office of A.D.S.R. Cossipur-Dum Dum, North 24 Parganas and recorded in Book No. I, Volume No. 169 Pages 254 to 266 Being No. 6387 for the year 1993.

**Surrender of Lease by Messrs Calcutta National Chemical Industries Private Limited :**

By virtue of a Deed of Surrender of Lease dated 10-09-2008 said Messrs Calcutta National Chemical Industries Private Limited, surrendered / determined the lease dated 26-11-1993 in respect of ALL THAT piece and parcel of land measuring about 08 Cottah 06 Chittak 18 Square feet more or less together with the structure standing thereupon, being the retained/ remaining portion of the said Premises, lying and situated at premises No. 1, Sisir Kumar Dawn Road, Police Station Baranagar, Mouza Palpara, J.L. No. 7, District North 24 Parganas, for the remaining tenure/ term and hand over the possession to Angur Bala Dawn and Samir Kumar Dawn. The said Deed was duly registered in the office of A.R.A.-II, Kolkata and recorded in Book No. I, C.D. Volume No. 18 Pages 9477 to 9486, Being No. 08935 for the year 2009.

**First Ownership of M/s Simran Vyapaar Private Limited :**

By Virtue of a Deed of Conveyance dated 10-09-2008 said Angur Bala Dawn and Samir Kumar Dawn jointly sold transferred and conveyed ALL THAT piece and parcel of land measuring about 08 Cottah 06 Chittak 18 Square feet more or less together with the structure standing thereupon, lying and situated at premises No. 1, Sisir Kumar Dawn Road, Police Station Baranagar, Mouza Palpara, J.L. No. 7, R.S. Khatian Nos. 61, 344, RS. Dag Nos. 458 & 459, within ward No. 27 of the Baranagar Municipality, District North 24 Parganas, PIN 700036, unto and in favour M/s Simran Vyapaar Private Limited, for the premises and consideration mentioned therein. The said Deed was duly registered in the office of A.R.A.-II, Kolkata and recorded in Book No. I, C.D. Volume No. 18 Pages 9462 to 9476 Being No. 08934 for the year 2009.

**Second Ownership of M/s Simran Vyapaar Private Limited :**

By virtue of a Deed of Conveyance dated 29-09-2008 said Messrs Calcutta National Chemical Industries Private Limited sold transferred and conveyed ALL THAT piece and parcel of land together with the structure standing thereupon measuring about 02 Cottah 43 Square feet more or less, lying and situated at premises No. 1, Sisir Kumar Dawn Road, Police Station Baranagar, Mouza Palpara, J.L. No. 7, R.S. Khatian Nos. 61, 344, RS. Dag No. 458, within ward No. 27 of the Baranagar Municipality, District North 24 Parganas, PIN 700036, unto and in favour M/s Simran Vyapaar Private Limited, for the premises and consideration mentioned therein. The said Deed was duly registered in the office of A.R.A.-II, Kolkata and recorded in Book No. I, C.D. Volume No. 18 Pages 9448 to 9461 Being No. 08946 for the year 2009.

**Absolute ownership of M/s Simran Vyapaar Private Limited:**

By virtue of the aforesaid two Deeds of Conveyance as Being Nos. 08934 for the year 2009 and 08946 for the year 2009, said M/s Simran Vyapaar Private Limited, became sole and absolute owner of ALL THAT piece parcel of land measuring about 10 Cottah 07 Chittak 16 Square feet more or less together with the structure standing thereupon, lying and situated at premises No. 1, Sisir Kumar Dawn Road (previously known as 21, Bhattacharjee Para Road), Police Station Baranagar, Mouza Palpara, J.L. No. 7, R.S. Khatian Nos. 61, 344, RS. Dag Nos. 458 & 459, within ward No. 27 of the Baranagar Municipality, District North 24 Parganas, PIN 700036 (“SAID PROPERTY”).

**Mutation at B.L.& L.R.O. :**

Said M/s Simran Vyapaar Private Limited, while seized possessed the said Property as sole and absolute owner, duly mutated its name in the record of B.L.&L.R.O., Block Barrackpur-II, North 24 Parganas at its name was in L.R. Khatian No. 2546 in respect of L.R. Dag Nos. 2951 and 2952, Mouza Palpara, J.L. No. 07, Police Station Baranagar, District North 24 Parganas and paid land rent thereon.

**Conversion of the Said Property :**

Said M/s Simran Vyapaar Private Limited, after recording its name in the records of the B.L.&L.R.O., Block Barrackpur-II, North 24 Parganas duly applied for the changed the nature of use of the said property as per provision of WBLR, Act, 1955 and vide Order dated 15-11-2019 (Memo No. Conversion/2191/1/3/DL& LRO/2019) from the ADM & DL&LRO, North 24 Parganas at Barasat, land use of the said property, comprising L.R. Dag Nos. 2951 & 2952, Mouza Palpara, J.L. No. 7, was changed to “HOUSING COMPLEX”.

**Ownership of M/s Green Square Projects:**

By virtue of a Deed of Conveyance dated 08-12-2018 said M/s Simran Vyapaar Pvt. Ltd. sold transferred and conveyed ALL THAT piece parcel of land measuring about 10 Cottah 07 Chittak 16 Square feet more or less together with the structure standing thereupon, lying and situated at premises No. 1, Sisir Kumar Dawn Road (previously known as 21, Bhattacharjee Para Road), Police Station Baranagar, Mouza Palpara, J.L. No. 7, R.S. Khatian Nos. 61, 344, corresponding to L.R. Khatian No. 2546, RS. Dag Nos. 458 & 459, corresponding to L.R. Dag Nos. 2951 & 2591, within ward No. 27 of the Baranagar Municipality, District North 24 Parganas, PIN 700036, being the 'Said Property' unto and in favour of M/s Green Square Projects, a partnership firm having its principal place of business at 211, B. T. Road, P.O. & P.S. Baranagar, Kolkata - 700 036, District - North 24 Parganas, for the premises and consideration mentioned therein. The said Deed was duly registered in the office of A.R.A.-IV, Kolkata and recorded in Book No. I, C.D. Volume No. 1904-2018, Pages 495037 to 495067, Being No. 190412771 for the year 2018.

**Mutation at Baranagar Municipality:**

Said M/s Green Square Projects, while seized possessed the said Property as sole and absolute owner duly mutated its name in the records of Baranagar Municipality and vide letter bearing No. M/000780 dated 26-09-2019 issued from the Baranagar Municipal Office certifying that the said property comprising 1, Sisir Kumar Dawn Road have been mutated in the name of M/s Green Square Projects and thereafter said M/s Green Square Projects started paying municipal taxes.

**Assessment Roll Copy:**

From the Certified True Copy of Assessment Registered of Baranagar Municipality for the year 2020-2021 reflect the land area of Premises No. 1, Sisir Kumar Dawn Road, within in Ward No. 27 is 10 Cottah 07 Chittak 16 Sq. Ft. more or less which tally with the land area of the said property as per Deed of Conveyance dated 08-12-2018 as Being No. 190412771 for the year 2018.

**Building Permit :**

Said M/s Green Square Projects with an intention to commercially exploit the said Property duly submitted one building plan, for construction of G+3 Storied building upon the land of the said property and after demolishing the existing structure standing thereon, before the Baranagar Municipality and subsequently the Baranagar Municipality sanctioned the said building plan vide Building Permit No. PWBS/353/27 dated 16-01-2020.

**Commencement of Construction :**

Said M/s Green Square Projects informed the Baranagar Municipality vide Form 'E' (Form of Notice of Commencement) that it have started erection of the building at Premises No. 1,

Sisir Kumar Dawn Road, P.S. Baranagar, on 26-02-2020 as per the said Building Permit No. PWBS/353/27 dated 16-01-2020.

#### **PART IV EVIDENCE OF TITLE OF PROPERTY**

Deed of Conveyance dated 8-12-2018 executed between M/s Simran Vyapaar Pvt. Ltd.(Vendor) AND M/s Green Square Projects (Purchaser). The said Deed was duly registered in the office of A.R.A.-IV, Kolkata and recorded in Book No. I, C.D. Volume No. 1904-2018, Pages 495037 to 495067, Being No. 190412771 for the year 2018

#### **Observations :**

- 1) The chain of title of the property has been traced out since the year 1986.
- 2) I have given the opinion on perusal of the copies of the documents and the originals were seen and verified.
- 3) I have derived the chain of title on the basis of the documents submitted and the representations made therein.

#### **Encumbrances :**

Searches were caused through one (1) Subrata Mallik, Advocate for the Index II in the offices of D.R. Barasat & A.D.S.R.Cossipur- Dum Dum and R.A. Kolkata from the year 2003 to 26-10-2016 and (2) caused searches using the official website of Directorate of Registration and Stamp Revenue, Govt. of West Bengal ([www.wbregistration.gov.in](http://www.wbregistration.gov.in)) from 01-01-2016 to 09-07-2020 and no adverse entries were observed as per available records and system generated information supplied by the officials of the said three Registry Offices concerned with respect to the said property and no adverse entries were observed although some of the volumes of the concerned years were in torn and incomplete condition.

#### **PART VI: CERTIFICATE:-**

In view of the foregoing, I further certify that the present owners have a valid, clear, marketable and unencumbered title in the Property stated above.

Yours Faithfully,

*Srabani De Ghoshal*

Srabani De Ghoshal ,

Advocate

High Court, Cal.

WB-1838/95

Enclosed: - Search Report (4 pages)  
of Subrata Mallik,  
Advocate

**SUBRATA MALLIK**

ADVOCATE  
DISTRICT JUDGES COURT, BARASAT,  
NORTH 24-PARGANAS

RESIDENT ::

23, M.M. GHOSH ROAD,  
KOLKATA- 700 074  
OFFICE ::  
100, SOUTH SINTHEE ROAD,  
KOLKATA- 700 030  
MOBILE NO. 9903455760

=====  
Ref No. ....

Dated :: .....

To  
M/s. Green Square Projects,  
211, B.T. Road,  
Kolkata - 700036.

Ref : Mouza Palpara, Dag No.458,  
459, Khatian No.61.  
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This is to certify that the search was caused in Index-II in the records of Additional District Sub Registration Office at Cossipore Dum Dum for the year 2002 to 2016 and at Registrar of Assurances Kolkata for the year 2002 to 2016 and at District Registrar Barasat for the year 2002 to 2016 in respect of Mouza Palpara, Dag No.458, 459, Khatian No.61.

During my search, I found two entries in respect of aforesaid property, which recorded in Book No.1, Being No.8934, Pages 9462/9476, sale area 1500 sq.ft. and land 8 cottahs, 6 chittaks, 18 sq.ft. and another in Book No.I, Being No.8946, Pages 9448/9461, Sale Area of land 2 cottahs 43 sq.ft. and save and except there is no entry in respect of the said property which has been appeared in available record/index of registry office.

So the above said property is clear good and marketable and assigns free from all encumbrances and it has marketable title till date, save and except two entries.

Encl : All receipts and reports.

*S. Mallik*  
*Adv*



No. REGN X 106724

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 111924
- 2. Date of application..... 26/10/16
- 3. Search for the year(s)..... 2003-16
- 4. Name of office to which the record to be searched or inspected relates..... P.S. Baranagar
- 5. Name of person or property to be searched.....
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M. Palpara Dwg- 459  
P.S. Baranagar
- 8. From whom received..... S. Mallick
- 9. Fees paid under Article—  
F (1) (i) 15/-  
F (1) (ii)  
F (2)

Registrar of

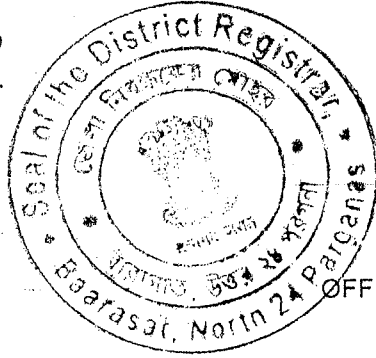
Government of West Bengal  
Office of the D.S.R. - I NORTH 24-PARGANAS ( From 02/01/2003 )  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 18-10-2016

Serial No of Application	1501007542/2016	Search No	1501007542/2016
Search for the Years	From 2002 To 2016		
Property to be Searched	District: North 24-Parganas, PS: Baranagar, Mouza: Palpara, , Plot No: RS- 00459		
From whom Received	Mr S Mallick		
Fees Paid under Articles	F1(i)-	2/-	F1(ii) 14/-

Search Result:

N/E



*Supriya Chattopadhyay*  
18/10/16

( Mr Supriya Chattopadhyay )

D.S.R. - I NORTH 24-PARGANAS

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

**No. REGN X 106724**

**Receipt for Fees Deposited for Search or Inspection**

- 1. Serial Number of application..... 11924
- 2. Date of application..... 26.10.16
- 3. Search for the year(s)..... 2003-16
- 4. Name of office to which the record to be searched or inspected relates..... P.S. Baranagar
- 5. Name of person or property to be searched.....
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... m. Palpara Dwg-459  
P.S. Baranagar
- 8. From whom received..... S. Mallick
- 9. Fees paid under Article—  
F (1) (i)..... 15/-  
F (1) (ii)  
F (2)

Registrar of