

Aurkojit Chanda,
Advocate
High Court at Calcutta.

P - 11, South End
Garden, Garia,
Kolkata - 700084.
PH. No. 9674605192

TITLE REPORT

Under instructions and on behalf of my Client **M/s. Gaine Construction**, I have caused searches to be made in respect of the Said Property (defined below), details of which searches are given under.

1. Definitions

In this report, unless it is contrary or repugnant to the subject or context:

1.1. Said Property:

Land measuring **9 (nine) Cottahs 9 (nine) Chittacks 5 (five) Sq.ft.** along with **tile shed structure measuring 200 Sq.ft.** more or less, comprised in **R.S. /L.R. Dag No. 1021**, recorded in **L.R. Khatian Nos. 3134, 17684 and 17686** Mouza- Hatiara, J. L. No. 14, Post Office – Hatiara, Police Station Rajarhat and at present New Town, within the limits of Bidhannagar Municipal Corporation (**BMC**), Additional District Sub-Registrar Rajarhat (New Town), District North 24 Parganas and butted and bounded as follows:

On The North	:	By 30-0 feet wide Road [Swami Vivekananda Road (Hatiara)].
On The East	:	By Land of Susanta Roy.
On The South	:	By Land of Susanta Roy.
On The West	:	By Land of Arif Jamadar.

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights (**Said Property**).

1.2. Owners shall mean:

- 1.2.1. **Mitali Ray**, wife of Mrinal Kanti Roy and daughter of Anil Kumar Dutta, by faith Hindu, by occupation – Housewife, residing at Vill. Arsulla, Mathabanga, Post office and Police Station Baduria, District North 24 Parganas, Kolkata - 743401.
- 1.2.2. **Tandra Karmakar**, wife of Mrinal Kanti Karmakar and daughter of Late Kali Krishna Dutta, by faith Hindu, by occupation – House wife, residing at Debi Park, No. 1, Niranjana Pally, Post office- Rajarhat Gopalpur and Police Station- Airport, District North 24 Parganas, Kolkata - 700136.

1.3. Developer shall mean:

- 1.3.1. **M/s. Gaine Construction**, a proprietorship firm having its office at 4/2, Teghoria Gaine Para, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, represented by its Proprietor, namely Animesh Gaine, son of Late Bholanath Gaine, of 4/2, Teghoria Gaine Para, Post Office Hatiara, Police Station Baguiati, Kolkata-700157.

2. Production of Documents of Title

- 2.1. Inspection of original/certified copies of documents of title in respect of the Said Property was given and photocopies thereof were produced before me

3. Offices where searches have been conducted

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Registration Office

Index – II

- From the year 1991 to 2021 in respect of **R.S. /L.R. Dag No. 1021**, recorded in **L.R. Khatian Nos. 3134, 17684 and 17686** Mouza- Hatiara, J. L. No. 14, Post Office – Hatiara, Police Station Rajarhat and at present New Town, within the limits of Bidhannagar Municipal Corporation (**BMC**), Additional District Sub-Registrar Rajarhat (New Town), District North 24 Parganas.

- 3.1. A.D.S.R. Rajarhat,
- 3.2. A.D.S.R. Bidhannagar,
- 3.3. D.R. Barasat, North 24 Parganas,
- 3.4. D.S.R. II North 24 Parganas,
- 3.5. R.A. Kolkata.

NOTE: Prior to 2002, non-electronic documents, search reports are based on physical inspection of the Index at the Registration Office.

4. Title

- 4.1. **Ownership of Jogendra Nath Dutta:** By a Deed of Conveyance, registered in the office of Sub-Registrar Cossipore Dum Dum in Book No. I, Volume No. 13, Pages 128 to 131, Being No. 396 for the year 1954, Jogendra Nath Dutta has purchased land measuring 28 (twenty eight) Decimals, more or less comprised in C.S. Dag No. 954, R.S. Dag No. 1021, recorded in C.S. Khatian No. 1261, R.S. Khatian No. 1608, Mouza Hatiara, J.L. No. 14, Police Station Rajarhat, A.D.S.R. Rajarhat, District North 24 Parganas, from Bhawanipur Zamindari Company Limited (**Said Premises**).
- 4.2. **Demise of Jogendra Nath Dutta:** Jogendra Nath Dutta, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 26th January, 1959 leaving behind him surviving his wife, Harimoni Dutta, 4 (four) sons Kali Krishna Dutta, Bijoy Krishna Dutta, Anil Kumar Dutta and Sushil Kumar dutta and 7 (seven) daughters Panna Rani Karmakar, Annapurna Nandi, Niva Rani Roy, Nila Rani Karmakar, Pramoda Laha, Jasoda Karmakar and Jamuna Bala Karmakar, as his only legal heirs and heiress who jointly and equally inherited the right, title and interest of Jogendra Nath Dutta in the Said Premises and subsequently Harimoni Dutta, Kali Krishna Dutta, Bijoy Krishna Dutta, Anil Kumar Dutta, Sushil Kumar dutta, Panna Rani Karmakar, Annapurna Nandi, Niva Rani Roy, Nila Rani Karmakar, Pramoda Laha, Jasoda Karmakar and Jamuna Bala Karmakar became the joint owners of the Said Premises, each having undivided one-twelveth share or interest therein.
- 4.3. **Gift by Harimoni Dutta & Seven Ors.:** the said Harimoni Dutta, Panna Rani Karmakar, Annapurna Nandi, Niva Rani Roy, Nila Rani Karmakar, Pramoda Laha, Jasoda Karmakar and Jamuna Bala Karmakar by virtue of a Deed of Gift, dated 22nd May, 1959, registered in the Office of the Sub-Registrar Cossipore Dum Dum and copied in Book No. I, Being No. 4108 for the year 1959 jointly gifted and transferred their undivided 8/12th share of land out of the aforesaid premises in favor of their (Sons/Brothers) said Kali Krishna Dutta, Bijoy Krishna Dutta, Anil Kumar Dutta and Sushil Kumar Dutta out of love and affection.

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- 4.4. **Absolute Joint Ownership of Kali Krishna Dutta and Three Ors.:** In the above mentioned circumstances, the said Kali Krishna Dutta, Bijoy Krishna Dutta, Anil Kumar Dutta and Sushil Kumar Dutta, became the absolute owners of (1) 4/12th (four-twelveth) share in Jogendra Nath Dutta's Property by virtue of inheritance and (2) land measuring 8/12th (eight-twelveth) share, by virtue of gift from Harimoni Dutta & Seven Ors.
- 4.5. **Ownership of Anil Kumar Dutta:** By a Deed of Partition, registered in the Office of the Additional District Sub-Registrar Bidhannagar and copied in Book No. I, Volume No. 52, Pages from 185 to 206, Being No. 2724 for the year 1986, Anil Kumar Dutta, by virtue of partition between his other co-sharers, obtained land measuring 6 (six) Cottahs 10 (ten) chittacks 16(sixteen) square feet, more or less out of 28 (twenty eight) Decimals, comprised in C.S. Dag No. 954, R.S. Dag No. 1021, recorded in C.S. Khatian No. 1261, R.S. Khatian No. 1608, Mouza Hatiara, J.L. No. 14, Police Station Rajarhat, A.D.S.R. Rajarhat, District North 24 Parganas.
- 4.6. **Mutation:** Said Anil Kumar Dutta mutated his name, in the records of Land Reforms Settlement vide L. R. Khatian No. 3134.
- 4.7. **Gift by Anil Kumar Dutta:** the said Anil Kumar Dutta by virtue of a Deed of Gift, dated 3rd June, 2019, registered in the Office of the A.D.S.R. Rajarhat, New Town and copied in Book No. I, Volume No. 1523-2019, Pages 251521 to 251544, Being No. 152306490 for the year 2019 gifted and transferred land measuring 2 (two) Cottahs 11 (eleven) chittacks 25(twenty five) square feet, along with a tin shed structure measuring about 100 square feet more or less, out of 6 (six) Cottahs 10 (ten) chittacks 16(sixteen) square feet, comprised in R.S./L.R. Dag No. 1021, recorded in L.R. Khatian No. 3134, Mouza Hatiara, J.L. No. 14, Police Station Rajarhat, A.D.S.R. Rajarhat, District North 24 Parganas in favor of his daughter namely Mitali Ray (Owner No 3.1 herein) out of love and affection. (**First Portion of Said Property**).
- 4.8. **Absolute Ownership of Mitali Ray:** In the above mentioned circumstances, the said Mitali Ray, became the absolute owner of first portion of the said property, by virtue of gift from her father said Anil Kumar Dutta.
- 4.9. **Mutation:** Said Mitali Ray mutated her name in the records of Land Reforms Settlement vide L. R. Khatian No. 18864.
- 4.10. **Ownership of Kali Krishna Dutta:** By a Deed of Partition, registered in the Office of the Additional District Sub-Registrar Bidhannagar and copied in Book No. I, Volume No. 52, Pages from 185 to 206, Being No. 2724 for the year 1986, Kali Krishna Dutta, by virtue of partition between his other co-sharers, obtained land measuring 10 (ten) Cottahs 04 (four) chittacks 30 (thirty) square feet, more or less out of 28 (twenty eight) Decimals, comprised in C.S. Dag No. 954, R.S. Dag No. 1021, recorded in C.S. Khatian No. 1261, R.S. Khatian No. 1608, Mouza Hatiara, J.L. No. 14, Police Station Rajarhat, A.D.S.R. Rajarhat, District North 24 Parganas.
- 4.11. **Demise of Kali Krishna Dutta:** Said Kali Krishna Dutta, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 12th June, 2012 leaving behind him surviving his wife, Puspa Rani Dutta, 1 (one) son Tapas Kumar Dutta and 1 (one) daughter Tandra Karmakar (Owner No 3.2 herein), as his only legal heirs and heiress who jointly and equally inherited the right, title and interest of Late Kali Krishna Dutta in the Said premises and subsequently Puspa

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Rani Dutta, Tapas Kumar Dutta and Tandra Karmakar (Owner No 3.2 herein) became the joint owners of the Said portion of his share of land, each having undivided one-third share or interest therein.

- 4.12. **Mutation:** Said Puspa Rani Dutta, Tapas Kumar Dutta and Tandra Karmakar mutated their names in the records of Bidhannagar Municipal Corporation, being Holding no. Block-F/68/2268/19, in Ward No.13.
- 4.13. **Ownership of Tandra Karmakar:** By a Deed of Partition, dated 25.05.2018, registered in the Office of the A.R.A.-IV and copied in Book No. I, Volume No. 1904-2018, Pages from 229929 to 229975, Being No. 190405548 for the year 2018, said Tandra Karmakar, by virtue of partition between her other co-sharers, obtained land measuring 3 (three) Cottahs 6 (six) chittacks 35 (thirty five) square feet, more or less, comprised in C.S. Dag No. 954, R.S. Dag No. 1021, recorded in C.S. Khatian No. 1261, R.S. Khatian No. 1608, Mouza Hatiara, J.L. No. 14, Police Station Rajarhat, A.D.S.R. Rajarhat, District North 24 Parganas. (**Second Portion of Said Property**).
- 4.14. **Absolute Ownership of Tandra Karmakar:** In the above mentioned circumstances, the said Tandra Karmakar, became the absolute owner of second portion of the said property, by virtue of Deed of Partition.
- 4.15. **Mutation:** Said Tandra Karmakar mutated her name, in the records of Land Reforms Settlement vide L. R. Khatian No. 17686.
- 4.16. **Amalgamation:** By a Deed of Amalgamation, dated 24.07.2019, registered in the Office of the A.D.S.R. Rajarhat and copied in Book No. I, Volume No. 1523-2019, Pages from 347908 to 347932, Being No. 152308870 for the year 2019, said Mitali Ray and Tandra Karmakar amalgamated the First and Second Portions of land respectively into one single plot of Said property.
- 4.17. **Title of the Owners:** In the abovementioned circumstances, the Owners have acquired joint right, title and interest of the **Said Property**, free from all encumbrances.
- 4.18. **Development Agreements:** With the intention of developing and commercially exploiting their respective land by constructing Said Complex thereon and selling the Units and Commercial Spaces, and other covered and open spaces therein (Units), the Owners and the Promoter have entered into 2(two) Development Agreements as mentioned below:-

Sl. No.	Name of the Owners	Date	Registered in the Office	Book No.	CD Volume No.	Pages	Deed No.
1.	Mitali Ray	28/6/2019	ADSR Rajarhat	I	1523-2019	29659-296634	1523076 37 of 2019
2.	Tandra Karmakar	22/2/2019	ADSR Rajarhat	I	1523-2019	86942 - 86977	1523023 00 of 2019

- 4.19. **Power of Attorney:** The Owners have also granted 2 Power of Attorneys as mentioned below, to the Promoter (**Constituted Attorney**) to act in their place and stead and to represent them in all matters and purposes concerning the development of the real estate project.

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1.	Mitali Ray	28/6/2019	ADSR Rajarhat	I	1523-2019	29497- 294996	152307662 of 2019
2.	Tandra Karmakar	22/2/2019	ADSR Rajarhat	I	1523-2019	86978- 86996	152302300 of 2019

5. Conclusion

- 5.1. The Owners are the Co-Owners of the Said Property
- 5.2. The Developer has exclusive right of Development of the Said Property.
- 5.3. The searches undertaken by me relate to the encumbrances created by acts of the parties and recorded in public records but do not extend to the charge created by operation of any law, statutory charge and default of payment of Income Tax dues, other Government dues, dues towards Panchayat rates and taxes.
- 5.4. Some of the searches conducted by me were incomplete due to the non-availability of records.
- 5.5. Subject to the observations aforesaid, I am of the opinion that the Owners have marketable title to the Said Property and the Developer has the right to develop the Said Property.

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Enrolment No.: F/1961/1815/2016