

SOMESH MISHRA,

Advocate, High Court, Kolkata

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69/1, Baghajatin Place
Kolkata-700 086

Phone : 2425-0490

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Dated : 02.03.2020

TITLE REPORT

Reference : ALL THAT piece and parcel of a Bastu land measuring about 6 (Six) Cottahs 15 (Fifteen) 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, now under the Jurisdiction of the Kolkata Municipal Corporation Ward No.109, being the K.M.C. Premises No.637, Nayabad, 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

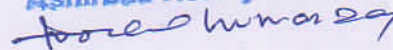
I have gone through the purchase deeds, link deeds, Record of Rights and apart from it, I have caused necessary searches in the office of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata and also searched in the competent court of law for any title suit in respect of the above premises and thereafter 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 15 (Fifteen) 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.637**,


Advocate
SOMESH MISHRA
Advocate
High Court, Calcutta

Ashirbad Reality Pvt.Ltd



Director

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Nayabad, 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 6594 to 6612, Being No.2031 for the year 2013 situated in **R.S. Dag No.177 and 178**, under **R.S. Khatian No.82**, being Plot No.5, now under the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, from the previous Owner namely Smt. Geetanjali Sikder, wife of Sri Jnanendra Nath Sikder, 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.541 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.6337 Nayabad, K.M.C. Ward No.109**, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099.

Two search Receipt Nos.(i)REGN-AA-369113 dated 24.02.2020, issued by D.R. office at Alipore and (ii)REGN-AA-002620 dated 24.02.2020, issued by R.A. Kolkata.

Ashirbad Reality Pvt.Ltd

[Signature]

Director

[Signature]
(SOMESH MISHRA)
ADVOCATE

SOMESH MISHRA

Advocate
High Court, Calcutta

[Signature]

No. REGN AA 369113

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application.....

2. Date of application.....

3. Search for the year (s).....

4. Name of office to which the record to be searched or inspected relates.....

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

6. Nature of document.....

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

8. From whom received.....

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)



Forwarded to D.S.R./A.D.S.R.
For searching from to

Forwarded to D.S.R./A.D.S.R.
For searching from to

No. REGN AA 002620

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 22620
2. Date of application 21/12/20
3. Search for the year (s) 2006-20
4. Name of office to which the record to be searched or inspected relates PM
5. Name of person or property to be searched S
6. Nature of document R
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 63A, registered
8. From whom received P. S. Purkayastha
9. Fees paid under Article —
 F (1) (i)
 F (2) (ii)
 F (2)
 16 +

..... Registrar of

Forwarded to D.S.R./A.D.S.R.

For searching from to

Forwarded to D.S.R./A.D.S.R.

For searching from to