

M/S. S.S. LEGAL SERVICES

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Visa International

Report on : 19-12-2019

To,
RBSA Advisors

2nd Floor, IAPL House,
23, South Patel Nagar,
New Delhi-110008, INDIA

Subject: Encumbrances Certificate and detailed Report on Title

Description of the property:

ALL THAT of Flat no. 5B measuring about 2057 sq. ft. (built up area) on the Fifth floor of the building built and constructed at or upon the plot of land measuring about 4440 sq.ft. equivalent to 6 Cottahs 2 Chittacks & 30 sq.ft under P.S. Shakespeare Sarani in the District Kolkata presently known and numbered as municipal Premises no. 42A, Shakespeare Sarani previously 22, Theatre Road thereafter 42, Shakespeare Sarani being municipal Holding no. 27 Block no. V and VI under Ward no. 063 within the limits of Kolkata Municipal Corporation.

Present owners of the said property: Visa International Ltd

Searches made:

Based on the searches conducted through one Sri. D.Chakraborty in the Index II in the office of A.R.A. Kolkata from the year 2006 to 2019 (as per available record) and no adverse entries were observed although some of the volumes of the concerned years were in torn and incomplete condition. The fee deposit receipt bearing no. AA 033796 is enclosed in original.

Particulars of all documents:

- a) Photocopy of copy of registered Deed of Conveyance dated 17-12-1987 between Geetanjali Housing Corporation (Vendor) and Dr. Visweshwar Nath Chadha for self and as Karta of Visweshwar Nath Chadha HUF (Confirming Party) and Himachal Saw Millers Private Limited (Purchaser). The said deed was registered in the office of Sub-Registrar of Assurances-Kolkata and recorded in its book no. I, as being no. 12607 for the year 1987 (No Back Page)-Annexure-A
- b) Photocopy of certified copy of registered Deed of Conveyance dated 25-03-1988 between Geetanjali Housing Corporation (Vendor) and Dr. Visweshwar Nath

Chadha for self and as Karta of Visweshwar Nath Chadha HUF (Confirming Party) Himachal Saw Millers Private Limited (Purchaser). The said deed was registered in the office of Sub-Registrar of Assurances-Kolkata and recorded in its book no.1, as being no. 3252 for the year 1988-Annexure-B

- c) Photocopy of certified copy of Order dated 21-12-1998 in an application under section 391(2) and 394 of the Companies Act, 1956 passed by the Hon'ble High Court at Calcutta in matter of Visa Agro Industries Pvt Ltd, Visa Resources Ltd, Mettallooy and Chemicals Pvt Ltd (Transferor Companies) and Visa International Ltd (Transferee Company)-Annexure-C
- d) Photocopy of Assessee Search Details dated 19-12-2019 in the Official the official website of Kolkata Municipal Corporation with respect to Premises no. 42 A Shakespeare Sarani showing Sri. Mihir Kr Laha as Owner-Annexure-D

Report:

Based upon the searches conducted through the searcher as aforesaid with the said various authorities and having perusal of the records pertaining to the said property i.e. the Deed, documents and papers relating to the title thereof the report is as follows:

Devolution of Title:-

WHEREAS by and through a registered Deed of Conveyance dated 29-03-1974 one Sri. Mihir Kumar Law for the consideration therein mentioned sold, transferred, conveyed, assigned ALL THAT piece and parcel of land measuring about 4440 sq.ft. equivalent to 6 Cottahs 2 Chittacks & 30 sq.ft under P.S. Shakespeare Sarani in the District Kolkata presently known and numbered as municipal Premises no. 42A, Shakespeare Sarani previously 22, Theatre Road thereafter 42, Shakespeare Sarani being municipal Holding no. 27 Block no. V and VI under Ward no. 063 within the limits of Calcutta Municipal Corporation presently Kolkata Municipal Corporation (hereinafter referred to as the "Said Properties") in favour of Geetanjali Housing Corporation. The said deed was registered in the office of Registrar of Registrar of Assurances, Kolkata and recorded in its book no. I, volume no. 93, pages 137 to 167, as being no. 1887 for the year 1974.

AND WHEREAS said Geetanjali Housing Corporation while seized possessed of and / or otherwise well and sufficiently entitled to the said properties constructed a multi-storied building consisting of various flats/apartments and other spaces on the land of the said properties as per the sanctioned building plan of the Calcutta Municipal Corporation.

AND WHEREAS one Dr. Visweshwar Nath Chadha for self and as Karta of Visweshwar Nath Chadha HUF entered into an Agreement for Sale dated 16-02-1982 with the said Geetanjali Housing Corporation for the purchase of ALL THAT of Flat no. 5B measuring about 2057 sq. ft. (built up area) on the Fifth floor of the building built and constructed at or upon the plot of land measuring about 4440 sq.ft. equivalent to 6 Cottahs 2 Chittacks & 30 sq.ft under P.S. Shakespeare Sarani in the District Kolkata presently known and numbered as municipal Premises no. 42A, Shakespeare Sarani previously 22, Theatre Road thereafter 42, Shakespeare Sarani being municipal Holding no. 27 Block no. V and VI under Ward no. 063 within the limits of Calcutta Municipal Corporation presently Kolkata Municipal Corporation (hereinafter referred to as the "Said Flat"), at a consideration agreed between them.

AND WHEREAS said Dr. Visweshwar Nath Chadha for self and as Karta of Visweshwar Nath Chadha HUF for some reason and purposes did not agree to proceed with the matter and did not execute a registered Deed of Conveyance in favour of the HUF and agreed to nominate and assign the said flat in favour of Himachal Saw Millers Private Limited by dint of two Agreements for Nomination and two Deeds of Assignment dated 28-04-1987 & 03-02-1988 respectively.

AND WHEREAS by and through a registered Deed of Conveyance dated 17-12-1987 said Geetanjali Housing Corporation for the consideration therein mentioned sold, transferred, conveyed, assigned the part of the said flat measuring ALL THAT part of Flat no. 5B measuring about 1057 sq. ft. (built up area) out of the said Flat in favour of Himachal Saw Millers Private Limited duly confirmed by Dr. Visweshwar Nath Chadha for self and as Karta of Visweshwar Nath Chadha HUF. The said deed was registered in the office of Sub-Registrar of Assurances-Kolkata and recorded in its book no. I, as being no. 12607 for the year 1987 (Refer Annexure-A)

AND WHEREAS by and through a registered Deed of Conveyance dated 25-03-1988 said Geetanjali Housing Corporation for the consideration therein mentioned sold, transferred, conveyed, assigned the other part of the said Flat measuring about ALL THAT part of Flat no. 5B measuring about 1000 sq.ft. (built up area) out of the said Flat in favour of Himachal Saw Millers Private Limited duly confirmed by Dr. Visweshwar Nath Chadha for self and as Karta of Visweshwar Nath Chadha HUF. The said deed was registered in the office of Sub-Registrar of Assurances-Kolkata and recorded in its book no.1, as being no. 3252 for the year 1988 (Refer Annexure-B)

AND WHEREAS by dint of the abovementioned two separate registered Deeds of Conveyances said Himachal Saw Millers Private Limited became the absolute owner of the said flat.

AND WHEREAS the name of Himachal Saw Millers Pvt Ltd was changed to Visa Resources Ltd in due process of law.

AND WHEREAS by and through an order dated 21-12-1998 in an application under section 391 and 394 of the Companies Act, 1956 passed by the Hon'ble High Court at Calcutta said Visa Resources Ltd was merged and amalgamated with Visa International Ltd (Refer Annexure-C)

AND WHEREAS said Visa International Ltd thus became the absolute owner of the said Flat

Observations:

1. Our opinion is based on photocopies of the documents and representations made therein without perusal of originals.
2. Subject property/Flat is not mutated in the name of the present owner i.e Visa International Ltd
3. Upto date Tax with respect to the subject property/Flat has not been paid since the same is not assessed and as per the Assessee Search Details dated 19-12-2019 with respect to Premises no. 42 A Shakespeare Sarani one Sri. Mihir Kr Laha who was the landowner is mentioned as Owner

Advice :-

1. Check all original documents specially the Title Deeds being nos. 12607 for the year 1987 & 3252 for the year 1988 (not from certified copies)
2. Obtain Mutation Certificate and upto date Tax Receipt in the name of the present owner.

Certificate:-

On going through the copies of the documents and on relying upon the contents of the same and subject to the observations and advice given above and also on the basis of the Searches conducted by the Searcher, it is certified that the said Property/Flat is owned by the Visa International Ltd and prima facie the Property/Flat is having absolute clear, free and marketable title.

The receipts for the relevant searches are enclosed herewith.

Enclosed: As above

Place: - Kolkata

Date: 19-12-2019

Yours faithfully,
For M/S. S.S. LEGAL SERVICES

Shoumya Roy
(ADVOCATE)