

M/S. S.S. LEGAL SERVICES

Advocates

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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 Unit no. 4 measuring about 1031 sq. ft. (super built up area) on the Ground floor building named & known as "Mani Villa" built and constructed at or upon the plot of land measuring about 12 Cottahs 12 Chittacks & 35 sq.ft under P.S. Behala in the District South 24 Parganas presently known and numbered as municipal Premises no. 40, Diamond Harbour Road previously 40/34, Diamond Harbour Road under municipal Ward no. 119 within the limits of Kolkata Municipal Corporation.

Present owners of the said property: James Long Properties Private Limited and Niharika Constructions Private Limited

Searches made:

Based on the searches conducted through one Sri. D. Chakraborty in the Index II in the offices of A.D.S.R Behala & D.S.R. South 24 Parganas & A.R.A. Kolkata from the year 1985 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 receipts bearing nos. AA 105501, AA 100028, AA 327378 & AA 033798 are enclosed in original.

Particulars of all documents:

- a) Photocopy of Agreement for Nomination dated 12-08-1993 between M/s Ganga Vishnu Achrya (HUF) (Purchaser) and James Long Properties Private Limited and Niharika Constructions Private Limited (Vendors) and Teage Tools & Constructions (India) Private Limited (Developer) and Visa Agro Industries (Pvt) Ltd (Transferee). -Annexure-A

- b) Photocopy of Municipal Tax Bill dated in the name of James Long Properties Private Limited and Niharika Constructions Private Limited from the office of Kolkata Municipal Corporation for the period of 2018-2019-Annexure-B
- c) Photocopy of No Outstanding Certificate dated 19-12-2019 in the name of James Long Properties Private Limited and Niharika Constructions Private Limited from the office of Kolkata Municipal Corporation till 19-12-2019-Annexure-C
- d) Photocopy of Assessment Record Book in the name of James Long Properties Private Limited and Niharika Constructions Private Limited from the office of Kolkata Municipal Corporation with respect to Unit no. 4-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:-

PLOT A

WHEREAS at all material times one Sri. Prakash Narain Kapoor was the absolute owner of ALL THAT piece and parcel of land measuring about 05 Cottahs 11 Chittacks & 13 sq.ft together with structures standing thereon under P.S. Behala in the District South 24 Parganas known and numbered as municipal Premises no. 41/35, Diamond Harbour Road under municipal Ward no. 119 within the limits of Calcutta Municipal Corporation presently Kolkata Municipal Corporation (hereinafter referred to as the "Said Plot A").

AND WHEREAS by and through a registered Deed of Conveyance dated 04-08-1988 said Sri. Prakash Narain Kapoor for the consideration therein mentioned sold, transferred, conveyed, assigned ALL THAT undivided $\frac{1}{2}$ share of the said Plot A in favour of James Long Properties Private Limited. The said Deed was registered in the office of ADSR Behala and recorded in its Book no, I as being no. 3520 for the year 1988.

AND WHEREAS by and through another registered Deed of Conveyance dated 04-08-1988 said Sri. Prakash Narain Kapoor for the consideration therein mentioned sold, transferred, conveyed, assigned ALL THAT the remaining undivided $\frac{1}{2}$ share of the said Plot A in favour of Niharika Constructions Private Limited. The said Deed was registered in the office of ADSR Behala and recorded in its Book no, I as being no. 3520 for the year 1988.

AND WHEREAS said James Long Properties Private Limited and Niharika Constructions Private Limited became the joint and absolute owners of the said Plot A

PLOT B

AND WHEREAS at all material times one Sri. Damodar Nandlal Chawla was the absolute owner of ALL THAT piece and parcel of land measuring about 05 Cottahs 12 Chittacks & 30 sq.ft together with structures standing thereon under P.S. Behala in the District South 24 Parganas known and numbered as municipal

Premises no. 40/34, Diamond Harbour Road under municipal Ward no. 119 within the limits of Calcutta Municipal Corporation presently Kolkata Municipal Corporation (hereinafter referred to as the "Said Plot B").

AND WHEREAS by and through a registered Deed of Conveyance dated 04-08-1988 said Sri. Damodar Nandlal Chawla for the consideration therein mentioned sold, transferred, conveyed, assigned ALL THAT undivided $\frac{1}{2}$ share of the said Plot B in favour of Niharika Constructions Private Limited. The said Deed was registered in the office of ADSR Behala and recorded in its Book no, I as being no. 3522 for the year 1988.

AND WHEREAS by and through another registered Deed of Conveyance dated 04-08-1988 said Sri. Damodar Nandlal Chawla for the consideration therein mentioned sold, transferred, conveyed, assigned ALL THAT the remaining undivided $\frac{1}{2}$ share of the said Plot B in favour of James Long Properties Private Limited. The said Deed was registered in the office of ADSR Behala and recorded in its Book no, I as being no. 3523 for the year 1988.

AND WHEREAS said James Long Properties Private Limited and Niharika Constructions Private Limited became the joint and absolute owners of the said Plot B

AMALGAMATION & DEVELOPMENT

AND WHEREAS said James Long Properties Private Limited and Niharika Constructions Private Limited while seized possessed of and / or otherwise well and sufficiently entitled to the said plot A & B duly amalgamated the same as by dint of a registered Agreement dated 23-08-1988 as ALL THAT piece and parcel of land measuring about 11 Cottahs 7 Chittacks & 43 sq.ft under P.S. Behala in the District South 24 Parganas presently known and numbered as municipal Premises no. 40/34, Diamond Harbour Road under municipal Ward no. 119 within the limits of Calcutta Municipal Corporation presently Kolkata Municipal Corporation (hereinafter referred to as the "Said Land") and thereafter entered into a Development Agreement dated 26-09-1988 with one Teage Tools & Constructions (India) Private Limited (hereinafter referred to as the "Said Developer") for commercial exploitation of the said Land by constructing 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 Calcutta Municipal Corporation being Plan no. 4 of 1989-90 dated 16-06-1989.

STIP OF LAND

AND WHEREAS by and through a registered Deed of Conveyance dated 23-06-1989 one Smt. Deepali Dutta for the consideration therein mentioned sold, transferred, conveyed, assigned ALL THAT piece and parcel of land measuring about 1 Cottah 4 chittacks & 10 sq.ft along with a partly one storied and partly two storied building standing thereon under P.S. Behala in the District South 24 Parganas presently known and numbered as municipal Premises no. 102, Diamond Harbour Road within the limits of Calcutta Municipal Corporation (hereinafter referred to as the "Said Plot 1") in favour of James Long Properties Private Limited and Niharika Constructions Private Limited. The said Deed was registered in the office of ADSR Behala and recorded in its Book no. I as being no. 2339 for the year 1989

AND WHEREAS by dint of a Deed of Exchange dated 12-08-1991 executed by and between the said James Long Properties Private Limited and Niharika Constructions Private Limited as the first party and one Sri Shankar Dey as the second party said first party transferred ALL THAT land measuring about 13

chittacks & 18 sq.ft out of the said Plot 1 in favour of the second party and the said Second party transferred ALL THAT Land measuring about 13 chittacks under P.S. Behala in the District South 24 Parganas being the Southern strip municipal Premises no. 88/10/1/2, Diamond Harbour Road within the limits of Calcutta Municipal Corporation (hereinafter referred to as the "Said Plot 2") in favour of the first party. The said Deed was registered in the office of ARA Calcutta as being no. 12309 for the year 1991.

AND WHEREAS said James Long Properties Private Limited and Niharika Constructions Private Limited thus became the joint and absolute owners of ALL THAT Land measuring about 7 Chittacks & 37 sq.ft out of Plot 1 and Plot 2 and since the said plots were adjacent to the said land the same were amalgamated as ALL THAT piece and parcel of land measuring about 12 Cottahs 12 Chittacks & 35 sq.ft under P.S. Behala in the District South 24 Parganas presently known and numbered as municipal Premises no. 40/34, Diamond Harbour Road under municipal Ward no. 119 within the limits of Kolkata Municipal Corporation(hereinafter referred to as the "Said properties").

UNIT 4

AND WHEREAS one M/s Ganga Vishnu Achrya (HUF) entered into one Agreement for Sale dated 05-02-1991 with the said James Long Properties Private Limited and Niharika Constructions Private Limited for the purchase of ALL THAT Unit no. 4 measuring about 1031 sq. ft. (super built up area) on the Ground floor building named & known as "Mani Villa" built and constructed on the land of the said properties (hereinafter referred to as the "Said Unit") at a consideration agreed between them.

AND WHEREAS said M/s Ganga Vishnu Achrya (HUF) entered into one Agreement for Construction dated 05-02-1991 with the said Developer for construction of the said Unit as per the terms and conditions mentioned therein.

AND WHEREAS said M/s Ganga Vishnu Achrya (HUF) Ltd for some reason and purposes did not agreed to proceed with the matter and did not execute a registered Deed of Conveyance in its favour and agreed to nominate and assign the said Unit in favour of Visa Agro Industries (Pvt) Ltd by dint of an Agreement for Nomination dated 12-08-1993 joined by the said James Long Properties Private Limited and Niharika Constructions Private Limited and the Developer.

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 Agro Industries (Pvt) Ltd was merged and amalgamated with Visa International Ltd

OBSERVATIONS:

1. Our opinion is based on photocopies of the documents and representations made therein without perusal of originals.
2. Titleholders of the said Unit is James Long Properties Private Limited and Niharika Constructions Private Limited
3. Subject property for commercial usage.

ADVICE :

1. Check all original documents
2. Appropriate Deed of Conveyance should be registered in favour of the Visa International Ltd as per the draft of which shall require examination and a deed plan should be attached for land for better clarity and obtain the IGR in original duly signed by the presenter on the reverse which should not be kept pending for payment of any additional stamp duty assessed by the Registrar (in due course of time)

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/Unit is owned by James Long Properties Private Limited and Niharika Constructions Private Limited and prima facie the Property/Unit 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)