

*Vivek Nag*  
Advocate  
High Court, Calcutta.

Chamber:  
10, Old Post Office Street,  
Kolkata - 700001.

Date: 01.06.2023

Techno Global Alliances Private Limited

Title Search report

Description of the Land:

All That piece and parcel of land admeasuring 5 Cottahs, 4 Chittacks together with structure standing thereon lying and situated at Premises no. 2/1C, Sakharam Ganesh Deuskar Sarani, (previously premises no. 2/1C Town Shend Road), P.S. Bhowanipore, District- South 24 Parganas, Ward no. 72, within the ambit of Kolkata Municipal Corporation.

Present owners of the aforesaid Land: -

Techno Global Alliances Private Limited

Searches made:

I have caused searching in the records available with the offices of the District Sub Registrar at South 24 Parganas & Additional District Sub Registrar at Alipore for the period of 2008- 2023 and Registrar of Assurances at Kolkata for the period 2008-2023 as is maintained and made available. Connected entry i.e. Being no. 160102614 of 2009, 190406304 of 2022 relating to Present property owner title and predecessor-in-title of present owner found during the search for the related period from 2008 to 2023. I have conducted search in respect of land admeasuring 5 Cottahs, 4 Chittacks together with structure standing thereon lying and situated at Premises no. 2/1C, Sakharam Ganesh Deuskar Sarani, (previously premises no. 2/1C Town Shend Road), P.S. Bhowanipore, District- South 24 Parganas, for the period of 2008 to 2023 and two entries found i.e. Deed of Declaration dated 08.07.2021, Being no. 190405723, Deed of Declaration dated 16.09.2021 being no. 190409666 of 2021, and one entry apartment transactions found i.e. Agreement for sale being no. 2819 of 2023 in respect of 1<sup>st</sup> floor apartment transaction found, entries are annexed herewith.

The searching report is available as on date of conducting search and the searching index are up to date from time to time and accordingly the Deed Nos. provided above as on date of conducting search.

My report is as follows:-

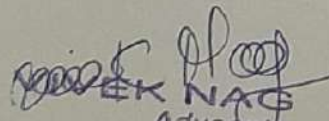
Based upon the xerox copies of the supplied documents: -

Whereas one Ashoke Jiban Mukhopadhyay, son of late Nagendra Nath Mukhopadhyay was the sole and absolute owner of the property.

And whereas said Ashoke Jiban Mukhopadhyay sole and absolute owner all that piece and parcel of land admeasuring 5 Cottah, 4 Chittacks be the same a little more or less lying and situate at and being premises no. 2/1C, Townshend Road.

And whereas said Ashoke Jiban Mukhopadhyay died testate on 01.09.1982 after having made and published his last will and Testament dated 14.01.1982 wherein he appointed his wife, Annima Mukhopadhyay and two daughters, Jonaki Chatterjee and Monoja Banerjee as the executrixes in respect of the said will and bequeathed said properties to his only son Sri Santanu Mukhopadhyay, subject to life interest of his wife Annima Mukhopadhyay and same was duly registered with the office of the Sub Registrar at Alipore and recorded in Book no. 10, Volume no. 1, Pages 33 to 35, Being no. 12 for the year 1982.

And whereas probate to the last will and Testament of Ashoke Jiban Mukhopadhyay was duly granted and obtained from the Court of learned 5<sup>th</sup> Additional District Judge at Alipore as on 18.01.1993 vide O.S Case no. 7A of 1984 in favour of the said executrixes, i.e. Anima Mukhopadhyay, Jonaki Chatterjee and Monoja Banerjee, thus the said three executrixes were granted of the probate dated 18.01.1993, discharged under the legal proposition.

  
VIVEK NAG  
Advocate  
High Court Calcutta  
F/1766/1647/2009

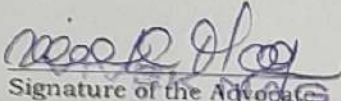
And whereas said Anima Mukhopadhyay died on 15.05.1995 and upon her death her life interest in the property having been ceased to exist, the Santanu Mukhopadhyay became the sole and absolute owner of the said premises in terms of the will dated 14.01.1982 wherein the said premises bequeathed to him by his deceased father said Ashoke Jiban Mukhopdhyay as his sole beneficial legatee.

And whereas said Santanu Mukhopadhyay sold, transferred and conveyed aforesaid land unto and in favour of Techno Global Alliances Private Limited by a Deed of Conveyance in the year of 2009, which was registered before the office of District Sub Registrar-I, South 24 Parganas and recorded in Book no. 1, CD Volume no. 12, Page nos. 2260 to 2283, Being no. 02614 for the year 2009.

And whereas said Techno Global Alliances Private Limited entered into a Development Agreement in the year of 2022 with Srishti Commotrade Pvt. Ltd for the purpose of development and construction upon the land admeasuring 5 Cottahs, 4 Chittacks in Premises no. 2/1C, Sakharam Ganesh Deuskar Sarani, (previously premises no. 2/1C Town Shend Road) the same was duly registered with the office of the Additional Registrar of Assurances -IV at Kolkata and recorded in Book no. I, Being no. 6304 for the year of 2022.

Certificate:-

I hereby certified that the land owner Techno Global Alliances Private Limited title appears to be clear and marketable.\*\*\***Subject to verification of ROC search of Techno Global Alliances Private Limited.**

  
Signature of the Advocate  
Advocate  
High Court Calcutta  
F/1788/1647/2009

**FILE: Techno Global Alliances Pvt. Ltd.**

**ADSR- Alipore (2003-2023)**

**DSR-I to IV- South 24 Pgs (2003-2023)**

**DSR-V- South 24 Pgs (2015-2023)**

**ARA-I & II- Kolkata (2002-2023)**

**ARA-III- Kolkata (2008-2023)**

**ARA-IV- Kolkata (2015-2023)**

**Search by Name & Property wise:-**

2008- No record found

2009- Prior Deed found being no. 2614, copy attach

2010-2020- No record found

2021- Record found as Declaration Deed in name of the present owner, copy attach

2022- Prior Deed found being no. 6304, copy attach

2023- Apartment transactions found

---

\*\*\* Searching has been made in premises no. 2/1C, Sakharam Ganesh Deuskar Sarani [also search in premises no. 2/1C, Town Shend Road], P.S. Bhowanipore, Dist. 24 Pgs (S);

Land- 5 Cottahs 4 Chittacks;

Searching has been made in the name of Shantanu Mukhopadhyay (2008-2009), Techno Global Alliances Pvt. Ltd. (2009-2023);

1 entry found as apartment transaction.\*\*\*

**M**

**Date: 01.06.2023**



# Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Query No  Deed No

### Deed Details

#### District

South 24-Parganas

#### Registration Office

SOUTH 24-PARGANAS (D.S.R. - I)

#### Deed No

02614

#### Deed Year

2009

#### Security Code

t7q9v9

C4V7Z3



Submit

#### Service Count

4,25,87,108

#### Deed Details

**\*\*Updated Data\*\***

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
Sale, Sale Document	D.S.R. - I SOUTH 24-PARGANAS	I-160102614/2009	12 Page No: 2260 to 2283	17/08/2009	18/08/2009	10/09/2009	160102826/2009

**\*\*Updated Data\*\***

#### Name & Address of the Party

Name	Address	Status
<b>Techno Global Alliances ( P ) Ltd.</b>	2/1 C, Townshend Road, Kol- 25Known As Sakharam Ganesh Deusk-ar Surani, Bhowanippre	Status: Company(Vendee)
<b>Nirmal Kumar Agarwal</b> Representative of Techno Global Alliances ( P ) Ltd. (Representative)	375, Prince Anwar Shah RoadKolkataPan No Adbpa6654I PS: Jadavpur Pin: 700045	Status: Vendee
<b>Santanu Mukhopadhyay</b> Son of Late Ashoke Jiban Mukhopadhyay	2/1 C, Townshend Road,( Known As 2/Ganesh Deuskar Sarani),Kolkata,pan-aytpm0015e PS: Bhowanipore Pin: 700025	Status: Vendor

**\*\*Updated Data\*\***

#### Details of Property

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
District :South 24-Parganas,PS :Bhowanipore,KOLKATA MUNICIPAL CORPORATIONPremises :2/1C,Road: Town Shend Road, Ward :72,	Property Type : Land Transaction :Sale, Sale Document	Khatian No :00000/00	Area of Land: 5 Katha, 4 Chatak, (5 Katha,4 Chatak) Area of Structure :7000 Sq Ft

**\*\*Updated Data\*\***



# Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Query No  Deed No

### Deed Details

District

Kolkata

Registration Office

KOLKATA (A.R.A. - IV)

Deed No

06304

Deed Year

2022

Security Code

p9p418

M6T3M6



Submit

Service Count

4,25,87,295

Deed Details

**\*\*Updated Data\*\***

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0110] Sale, Development Agreement or Construction agreement	A.R.A. - IV KOLKATA	I-190406304/2022	1904-2022 Page No: 453111 to 453148	06/04/2022	09/04/2022		1904006098/2022

**\*\*Updated Data\*\***

### Name & Address of the Party

Name	Address	Status
TECHNO GLOBAL ALLIANCES PVT LIMITED	District: South 24-Parganas, PS: Bhawanipore, Pin: 700025, State: West Bengal,, Country: India,	Status: Organization (Land Lord)
SHRISTI COMMOTRADE PVT. LTD.	District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,	Status: Organization (Developer)
NIRMAL AGARWAL	District: South 24-Parganas, PS: Jadavpur, Pin: 700045, State: West Bengal,, Country: India,	Status: Representative (Land Lord)
AMIT SARDA	District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,	Status: Representative (Developer)

**\*\*Updated Data\*\***

### Details of Property

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
District : South 24-Parganas,PS :Bhawanipore,Municipality: KOLKATA MUNICIPAL CORPORATION,Premises :2/1C,Road: Sakharam Ganesh Deuskar Sarani, Ward :72,	Property Type : Land Transaction :[0110] Sale, Development Agreement or Construction agreement	Khatian No :00000/00	Area of Land: 8.64574804 decimal (5 Katha,3 Chatak,37.69 Sqft) Area of Structure :7000 Sq Ft

**\*\*Updated Data\*\***



# Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Query No  Deed No

### Deed Details

#### District

Kolkata

#### Registration Office

KOLKATA (A.R.A. - IV)

#### Deed No

05723

#### Deed Year

2021

#### Security Code

v4d3g3

7C9B5



Submit

#### Service Count

4,25,87,276

#### Deed Details

**\*\*Updated Data\*\***

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0901] Declaration, Declaration relating to immovable property	A.R.A. - IV KOLKATA	I- 190405723/2021	1904-2021 Page No: 272102 to 272120	08/07/2021	17/07/2021		1904005790/2021

**\*\*Updated Data\*\***

#### Name & Address of the Party

Name	Address	Status
<b>TECHNO GLOBAL ALLIANCES PRIVATE LIMITED</b>	District: South 24-Parganas, PS: Bhawanipore, Pin: 700025, State: West Bengal,, Country: India,	Status: Organization (Declarant)
<b>NIRMAL KUMAR AGARWAL</b>	District: South 24-Parganas, PS: Jadavpur, Pin: 700045, State: West Bengal,, Country: India,	Status: Representative (Declarant)

**\*\*Updated Data\*\***

#### Details of Property

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
District : South 24-Parganas,PS :Bhawanipore,Municipality: KOLKATA MUNICIPAL CORPORATION,Premises :2/1C,Road: Town Shend Road, Ward :72,	Property Type : Land Transaction :[0901] Declaration, Declaration relating to immovable property	Khatian No :00000/00	Area of Land: 8.64574804 decimal (5 Katha,3 Chatak,37.69 Sqft)

**\*\*Updated Data\*\***



# Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Query No  Deed No

### Deed Details

#### District

Kolkata

#### Registration Office

KOLKATA (A.R.A. - IV)

#### Deed No

09666

#### Deed Year

2021

#### Security Code

7c9b5

P9P4L8



Submit

#### Service Count

4,25,87,285

#### Deed Details

**\*\*Updated Data\*\***

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0901] Declaration, Declaration relating to immovable property	A.R.A. - IV KOLKATA	I- 190409666/2021	1904-2021 Page No: 474083 to 474099	16/09/2021	05/10/2021		1904009844/2021

**\*\*Updated Data\*\***

#### Name & Address of the Party

Name	Address	Status
<b>TECHNO GLOBAL ALLIANCES PRIVATE LIMITED</b>	District: South 24-Parganas, PS: Bhawanipore, Pin: 700025, State: West Bengal,, Country: India,	Status: Organization (Declarant)
<b>NIRMAL KUMAR AGARWAL</b>	District: South 24-Parganas, PS: Jadavpur, Pin: 700045, State: West Bengal,, Country: India,	Status: Representative (Declarant)

**\*\*Updated Data\*\***

#### Details of Property

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
District : South 24-Parganas,PS :Bhawanipore,Municipality: KOLKATA MUNICIPAL CORPORATION,Premises :2/1C,Road: Sakharam Ganesh Deuskar Sarani, Ward :72,	Property Type : Land Transaction :[0901] Declaration, Declaration relating to immovable property	Khatian No :00000/00	Area of Land: 8.64574804 decimal (5 Katha,3 Chatak,37.69 Sqft)

**\*\*Updated Data\*\***

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details
District: South 24-Parganas, PS: Bhawanipore, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 2/1C, Road: Sakharam Ganesh Deuskar Sarani, , Ward: 072, Floor No : <b>1 Deed Registered in: A.R.A. - IV KOLKATA</b>	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: Khatian: 0	Flat/Apartment: 1741 sq.ft.	Deed No: I-190402819/2023 Volumne: , Page: 162195 - 162223 Date of Registration: 22/02/2023 Date of Completion: 28/02/2023 Query No: 19042000410173/2023 Serial No: 1904002642/2023
District: South 24-Parganas, PS: Bhawanipore, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 2/1C, Road: Sakharam Ganesh Deuskar Sarani, , Ward: 072, Floor No : <b>0 Deed Registered in: A.R.A. - IV KOLKATA</b>	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: Khatian: 0	Covered Garage: 135 sq.ft.	Deed No: I-190402819/2023 Volumne: , Page: 162195 - 162223 Date of Registration: 22/02/2023 Date of Completion: 28/02/2023 Query No: 19042000410173/2023 Serial No: 1904002642/2023