

S.PRANOYSHUBHRA

Advocate,
High Court, Calcutta

C/o. Saraogi & Co., Advocates
7B Kiran Shankar Roy Road
Kolkata 700001
Phone : (033) 2243 9486
(033) 2213 5761

28th January 2019

M/s. Anadya Projects LLP

33A, J.L. Nehru Road,
Chatterjee International Centre, 10th Floor,
Room No.11,
Kolkata-700071

(2) M/s. Jhnvi Properties LLP

58F, Kali Krishna Tagore Street
Kolkata-700007

(3) M/s. Hopewell Residency LLP

8, Camac Street, Shantiniketan Building,
Kolkata-700017

Kind Attention: **Mr. K.K.Chhaparia/Mr. Arun Kumar Kedia**

Dear Sirs,

Re: **Premises No.1, Sarkar Lane, Police Station-Jorsanko, Kolkata-700007,** (hereinafter referred to as "the said Premises").

As per instructions, we have caused specific searches at the following Offices in respect of the aforesaid premises:

A. REGISTRATION OFFICES

Searches caused in Registrar of Assurances, Kolkata

- i) Index-II- for the years 1988 to 2018;
Premises No.1, Sarkar Lane, Kolkata-700007, P.S.Jorasanko.
- ii) Index-I
 - a) Madho Properties Limited- for the years 2002 to 2011
 - b) Piplai Supplier Private Limited- for the years 2011 to 2018
 - c) Piplai Supplier LLP-for the years 2015 to 2019

For the purpose of ascertaining the title of the Present Owner namely Piplai Suppliers LLP, various representations were made and photocopies of certain documents were produced before me, which documents are specifically mentioned in paragraph 1 (Title) hereinbelow:

1. TITLE: Based on and after considering the photocopies of the documents of title produced, the representations made, as also the searches caused by me at the abovenamed registration offices, the present position as regards the title of the Present Owner to the said Premises is recited hereinbelow:

- a) By a registered Deed of Conveyance dated 20.02.2007 registered with Additional Registrar of Assurances-II, Kolkata in Book No.1, C.D. Volume No.52, Pages 4945 to 4959 Being No.13464 for the year 2011, the Present Owner, Piplai Suppliers LLP, (then known as Piplai Suppliers Private Limited) purchased from Madho Properties Limited, for valuable consideration, **All That** the municipal Premises No.1, Sarkar Lane, P.S. Jorasanko, Kolkata-700007, within limits of the Kolkata Municipal Corporation, Ward No.25, containing a land area of 19 (nineteen) Cottahs 14 (fourteen) Chittacks 4 (four) Square Feet be the same a little more or less, with various sheds and structures thereat, (hereinafter referred to as "the **said Premises**").
- b) After purchase of the said Premises, the said Piplai Suppliers Private Limited was converted to Limited Liability Partnership namely Piplai Suppliers LLP, being the Present Owner, and certificate to that effect was issued by the Registrar of Companies, West Bengal on 20.06.2016.
- c) The Present Owner is in complete vacant peaceful physical possession of the said Premises and mutated its name in the municipal records of the Kolkata Municipal Corporation as the absolute owner and has been paying the municipal rates and taxes.

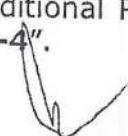
It may be noted that while causing to be made searches, relevant Index at the said registration offices for certain years were found to be incomplete or torn or partly torn or damaged or not available or transfer volumes not available or not indexed and therefore searches for those years could not be made. Further, it may be noted that certain documents, registration of which have not been completed and have been provisionally registered and/or kept pending and/or in abeyance by the concerned registration offices, are not noted in the Index, and such searches in respect those documents cannot be nor have been made. Full details of the Index which were found to be incomplete or torn or partly torn or damaged or not available or not indexed are ascertainable from the reports of searches caused which are annexed hereto in original alongwith the original search receipt as hereinbelow mentioned:

Original Receipts, bearing Application No.1902009510/2018, dated 9th July, 2018, for Index II Searching issued by the Office of the Additional Registrar of Assurances-II, Kolkata is annexed hereto and marked as "**A-1**".

Original Receipt, bearing No. REGN. Y-185180, dated 10th July 2018, for Index II searching issued by the Office of the Additional District Sub-Registrar (Records), Kolkata for searching at the Office of the Additional Registrar of Assurances-II, Kolkata is annexed hereto and marked as "**A-2**".

Original Receipts, bearing Application No.1902010265/2018, dated 23rd July, 2018, for Index I Searching issued by the Office of the Additional Registrar of Assurances-II, Kolkata, is annexed hereto and marked as "**A-3**".

Original Receipts, bearing Application No.1902010266/2018, dated 23rd July, 2018, for Index I Searching issued by the Office of the Additional Registrar of Assurances-II, Kolkata, is annexed hereto and marked as "**A-4**".



Original Receipts, bearing Application No.1902001360/2019, dated 25th January, 2019, for Index I Searching issued by the Office of the Additional Registrar of Assurances-II, Kolkata, is annexed hereto and marked as "A-5".

During searches, only the following relevant document was found to have been registered all in the office of the Additional Registrar of Assurances-II, Kolkata in respect of the above mentioned Premises:

- i. Sale Deed-Book I CD Volume 52, Pages 4945 to 4959 Being No.13464 for the year 2011-Relevant
- ii. KMC Boundary Declaration-Book No.1 Volume No.1902-2018 Pages from 127260 to 127276 Being No.190203605 for the year 2018-Relevant

B. ACQUISITION AND REQUISITION SEARCHES AT THE LAND ACQUISITION COLLECTOR, KOLKATA:

As informed to our representative it appears that the aforesaid Premises being No.1, Sarkar Lane, Kolkata-700007, P.S.Jorasanko, is at present not affected by any acquisition or requisition proceedings at the Office of The Land Acquisition Collector, Kolkata. However, no certificate from the Land Acquisition Collector, Kolkata, has been received nor are they issuing any certificates and as such our search at the Land Acquisition Collector, is based on the information received on verbal inquiries made by our representative.

C. CIVIL COURT AT CALCUTTA:

From the certificate issued by the City Civil Court at Calcutta dated 12th July, 2018, no Title Suit Case appears to have been filed in the said Court by or against Piplai Suppliers Private Limited now known as Piplai Suppliers LLP during the year of 2007 to 2018. (i.e. till the time of our causing searches).

Original of the aforesaid certificate issued by the court officer of the abovementioned court is annexed hereto and marked "B-1".

D. DEPARTMENT OF THE SHERIFF OF HIGH COURT AT CALCUTTA:

From the searches caused at the department of the Sheriff of High Court at Calcutta, no miscellaneous case and/or execution case has been found to be filed and/or pending against the said Piplai Suppliers Private Limited now known as Piplai Suppliers LLP for the year of 2007 to 2018 i.e. till the time of our causing searches.

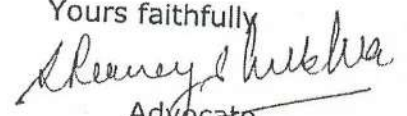
Original of the aforesaid certificate issued by the Sheriff office of the High Court are annexed hereto and marked "C-1".

E. COMMENTS:



Besides our comments and observations mentioned above, we would also like to mention that we have caused specific searches to the extent and in the manner aforesaid. Further, we have presumed that Xerox copies of the papers produced before us are in custody of the Present Owner, which need to be inspected and collected. We would also like to mention that the searches undertaken by us do not relate to any encumbrance or charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues, and relate to encumbrances affecting the title and created by those act of parties which requires, under law, a corresponding record for the public in general at the offices at which we have caused to be made the specific searches as aforesaid.

Yours faithfully


Advocate

Annexures:

- (i) "A-1 to A- 5"
- (ii) "B-1"
- (iii) "C-1"

Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1.

A-1

Date of Application: 09-07-2018

Serial No of Application 1902009510/2018 Search No 1902009510/2018
Search for the Years From 2002 To 2018 Record Available From 10/11/2008 onwards
Property to be Searched District: Kolkata, PS: Jorasanko, Premises: 1, Road: Sarkar Lane
From whom Received Mr H Datta
Fees Paid under Articles F1(i) 2/- F1(ii) 16/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Kolkata, PS: Jorasanko, KOLKATA MUNICIPAL CORPORATION, Premises: 1, Road: Sarkar Lane, , Ward: 25	Property Type: Land Transaction: Sale, Sale Document	Khatian: 00000/00	Area of Land: 19 Katha, 14 Chatak, 4 Sq. Ft., (19 Katha, 14 Chatak, 4 Sqft) Area of Structure: 4800 Sq Ft

Deed Details :

Deed No: I-190213464/2011, , Serial No: 190201726/2007, Page: 4945 - 4959,
Date of Registration: 25/10/2011, Date of Completion: 01/11/2011, Date of
Delivery: 19/03/2012



(Mr Asit Kumar Joarder)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA

A-2

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN Y 185180

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 78180
- 2. Date of application..... 10-7-88
- 3. Search for the year(s)..... 1988 - 01
- 4. Name of office to which the record to be searched or inspected relates..... AS. 102
- 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)..... 1. Surken Lane
- 8. From whom received..... H. Dutta
- 9. Fees paid under Article—
 - F (1) (i)..... 15/-
 - F (1) (ii)
 - F (2)

.....Registrar of.....

R. A. Calcutta
Index II

I, Sarkar Sen.

1988 - NL

1989 - NL

1990 - NL

1991 - NL

1992 - NL (Partly torn)

1993 - NL

1994 - NL (Partly torn)

1995 - NL

1996 - NL (Partly torn)

1997 - NL

1998 - NL

1999 - NL (Partly torn)

2000 - NL (Partly torn)

2001 - NL

50

2002 - NL

2003 - NL

2004 - NL

2005 - NL

2006 - NL

2007 - NL

2008 - NL

2009 - NL

2010 - NL

2011 - Sub, Area 19 Ktue 14 Centar 4 Sqft.
Structure 4800 Sqft

Sheet no - 13464. Page 4945-4959

M. C. S.
10/7/17

R. A. Calcutt

Index 91.

1, Sarner Lane

2012 - NL

2013 - NL

2014 - NL

2015 - NL

2016 - NL

2017 - NL

2018 - NL

R. A. Calcutt

10/7/18

Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1556

A-3

Date of Application: 23-07-2018

Serial No of Application	1902010265/2018	Search No	1902010265/2018
Search for the Years	From 2002 To 2011	Record Available	From 01/01/2000 onwards
Name of Person to be Searched	First Name : Madho Properties Ltd Last Name :		
From whom Received	Mr M Mahato		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 9/-	

Search Result:

Sl.No. Name & Address

1 Madho Properties Ltd

City: Kol, District: Kolkata
Pin: 700001, State: WEST BENGAL, Country:
India

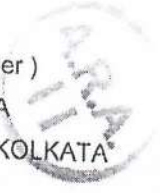
Status & Transaction

Status: Company(Ventlor)
Transaction: Sale, Sale Document
Deed Registered in: A.R.A. - II KOLKATA

Deed Details

Deed No: I-190213464/2011
Query No: 1902 /
Serial No: 190201726 /2007
Page No: 4945 to 4959
Date of Registration: 25/10/2011
Date of Completion: 01/11/2011
Date of Delivery: 19/03/2012

(Mr Asit Kumar Joarder)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1556

A-4

Date of Application: 23-07-2018

Serial No of Application 1902010266/2018 Search No 1902010266/2018
Search for the Years From 2011 To 2018 Record Available From 01/01/2000 onwards
Name of Person to be Searched First Name : Piplai Suppliers Pvt Ltd Last Name :
From whom Received Mr M Mahato
Fees Paid under Articles F1(i) 2 /- F1(ii) 7 /-

Search Result:

Sl.No. Name & Address

1 Piplai Suppliers Pvt Ltd

55 Canning St Cal

City: Kol, District: Kolkata
Pin: 700001, State: WEST BENGAL, Country:
India

Status & Transaction

Status: Company(Venture)
Transaction: Sale, Sale Document
Deed Registered in: A.R.A. - II KOLKATA

Deed Details

Deed No: I-190213464/2011
Query No: 1902 /
Serial No: 190201726 /2007
Page No: 4945 to 4959
Date of Registration: 25/10/2011
Date of Completion: 01/11/2011
Date of Delivery: 19/03/2012

(Mr Asit Kumar Joarder)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA



A-5

Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 25-01-2019

Serial No of Application 1902001360/2019 Search No 1902001360/2019
Search for the Years From 2015 To 2019 Record Available From 01/01/2000 onwards
Name of Person to be Searched First Name : piplai suppliers llp Last Name :
From whom Received Mr D Das
Fees Paid under Articles F1(i) 2/- F1(ii) 4/-

Search Result:

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	PIPLAI SUPPLIERS LLP City: KOLKATA, District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,	Status: Organization (Declarant) Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190203605/2018 Query No: 19021000258971/2018 Serial No: 1902003415/2018 Page No: 127260 to 127276 Date of Registration: 25/09/2018 Date of Completion: 29/09/2018

(Mrs Srijani Ghosh)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA



West Bengal Form No.870

HIGH COURT FORM NO.(M) 55 Civil/(H) 30 (Criminal)
APPLICATION FOR INFORMATION

B-1

Serial No. & Date	Name & Residence of the Applicant	Nature of information required	Date on which information is to be ready	Sign. of officer receiving the appln.	Remarks
1	Space for Searching Fees to be affixed so as to have Swapan Maity Clerk Licence No.N-1 7B, Kiran Shankar Roy Road Kolkata-700001. 15/07/18 06/07/18	Whether any Title Suit has been filed in the name of Piplai Suppliers Private Limited now known as Piplai Suppliers LLP in respect of Premises No.1, Sarkar Lane, Kolkata-700 007, P.S. Girish Park during the year 2007 to 2018. In the Registrar Bench of the City Civil Court at Calcutta, If so give full particulars thereof.	12 JUL 2018 CITY CIVIL COURT CALCUTTA	[Signature]	It appears from Computer filing report that no such has been filed against Piplai Supplier Private ltd in Piplai Supplier LLP at 1, Sarkar Lane, period from 01.07.2007 to 11-07-2018. 12/07/18
2	[Signature]				



C-1

SARAOGI & COMPANY

ADVOCATES

4C & 4E, PUNWANI CHAMBERS, 4TH FLOOR
7B KIRAN SHANKAR ROY ROAD
KOLKATA 700 001

GS-206/2

November, 28, 2018

The Sheriff,
Original Side
High Court, Calcutta

Re: Premises No.1, Sarkar Lane, Police Station Girish Park,
Kolkata 700007

Respected Sir,

Please allow us to search both the miscellaneous register and Attachment/Immovable properties Register in respect of the aforesaid Premises, relating to the following name;

PIPLAI SUPPLIERS LLP
(formerly known as PIPLAI SUPPLIERS PRIVATE LIMITED)

-2007-2018

Yours faithfully
For **Sarangi & Company**


Advocate




PHONE : (91) (33) 2243-9486 / 3022-6630 ★ TELEFAX : (91)(33) 2213-5761★ E-mail : ns_co1@yahoo.co.in

Associates at : NEW DELHI & MUMBAI

ORIGINAL

A

216285

SHERIFF'S OFFICE
High Court, Calcutta

Suit No. of 20

The 29/11/2018

In the name of Plaintiff
Suppliers vs. Ltd.

Received from Sarvag K W.

Plaintiff's/defendant's attorney/s the amounts as per particulars below:-

	Rs	P
(1) Fee for serving Summons/Notice
(2) Fee for return and translation
(3) Fee for copy of <i>Searching 2018-18</i>	26 = 00	
(4) Fee for service of Notice of Appeal
(5) Fee for executing Warrant of Attachment
(6) Fee for serving Special Citation
(7) Fee for executing possession order
(8) Fee for mode of service of
(9) Fee for certificate of seizure
(10) Fee for certificate of possession release
(11) Poundage other than poundage on writ of possession and disputed poundage
(12) Miscellaneous
Total	26 = 00	

Sheriff of Calcutta, Form No. 4- "Receipt Form E"
ACJP--A 9--2015-16-- 200 40,000+2 Loose Sheets.

Sheriff of Calcutta, High Court, O.S.

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2 = 25

81 - 18 - 18 - 18 - 18

2 x 2 = 4

2 x 2 = 4

2 x 2 = 4

81 - 18 - 18 - 18 - 18

81 - 18 - 18 - 18 - 18