

Dated : 02.03.2023

SEARCH REPORT

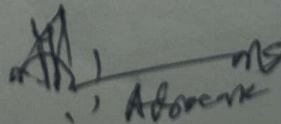
Re : ALL THAT piece and parcel of a plot of 'Bastu' land measuring an area of 5 (Five) Cottahs 5 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less whereon a new Ground plus Four storied building with Lift facility shall be erected as per sanctioned building Permit No. 2022120479 dated 30.01.2023 duly sanctioned by The Kolkata Municipal Corporation Borough Office – XII, situated in Mouza : Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3, comprising in portion of R.S. Dag No.191, under R.S. Khatian No.131, corresponding to L.R. Dag No.191, under L.R. Khatian Nos. 1676 & 1677, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, within formerly Police Station – Kasba, thereafter Police Station – Purba Jadavpur, presently P.S. Panchasayar, known as The Kolkata Municipal Corporation Premises No.866, Nayabad, having Assessee No. 31-109-08-0866-0, District – South 24-Parganas.

PRESENT OWNERS :

(1) **SMT. SWAPNA GHOSH**, wife of Sri Tapan Ghosh and (2) **SRI TAPAN GHOSH**, son of Late Upendra Nath Ghosh, both are residing at Jadavpur Police Quarter, KB-16, 3rd floor, P.S. Jadavpur, Kolkata – 700 032, District – South 24-Parganas.

I have caused necessary searches the above mentioned property in the available records of D.R. Alipore, A.D.S.R. Sealdah and also in the office of Addl. Registrar of Assurances, Kolkata from 2000 to 02.03.2023 and I have gone through the Title Deed, Link Deeds, K.M.C. & B.L. & L.R.O. Mutation Certificate, Conversion Certificate, paid up K.M.C. Tax bill, Tax Clearance Certificate, Copy of the Sanctioned building Plan etc. My Search Report is as follows:-

WHEREAS by virtue of a registered Deed of Sale dated 13.03.2002, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Paraganas and recorded into Book No. I, Volume No.38, at pages 31 to 56, Being No.1545 for the year 2002, the Owner No.1 herein, namely Smt. Swapna Ghosh, purchased a piece and parcel of land measuring net land area 2 (Two) Cottahs 4 (Four) Chittacks 25 (Twenty five) Sq.ft. more or less within K.M.C. Ward No.109, situated in Mouza :

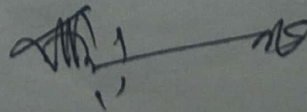

Debesh Kumar Misra

Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3, comprising in portion of R.S. Dag No.191, under R.S. Khatian No.131, within formerly Police Station – Kasba, thereafter Police Station – Purba Jadavpur, presently P.S. Panchasayar, District : South 24-Parganas, Additional District Sub-Registration Office, Sealdah, togetherwith all easement rights for a valuable consideration from the previous Owner namely Sri Asok Kumar Sinha, son of Late Chandidas Sinha of 15/1, Ekdalia Place, Flat No.3, P.S. Gariahat, Kolkata – 700 019 and the Owner No.1 becomes the absolute Owner in respect of the aforesaid property.

AND WHEREAS after purchase the Owner No.1 mutated her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.1306, Nayabad, being Assessee No.31-109-08-1306-0, within Ward No.109, under formerly Police Station – Purba Jadavpur, presently P.S. Panchasayar, Kolkata – 700 099.

AND WHEREAS by virtue of a registered Deed of Sale dated 13.03.2002, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Paraganas and recorded into Book No. I, Volume No.38, at pages 1 to 30, Being No.1544 for the year 2002, the Owner No.2 herein, namely Sri Tapan Ghosh, purchased a piece and parcel of land measuring total net land area 3 (Three) Cottahs 01 (One) Chittack more or less within K.M.C. Ward No.109, situated in Mouza : Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3, comprising in portion of R.S. Dag No.191, under R.S. Khatian No.131, under formerly Police Station – Kasba, thereafter Police Station – Purba Jadavpur, presently P.S. Panchasayar, District : South 24-Parganas, Additional District Sub-Registration Office, Sealdah, togetherwith all easement rights for a valuable consideration from the previous Owners namely Sri Suprakash Chandra Roy, son of Late Manish Chandra Roy and Smt. Sujata Roy, wife of Sri Suprakash Chandra Roy, both of 12, Anil Moitra Road, P.S. Gariahat, Kolkata – 700 019, land measuring an area of 2 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. more or less and also from Sri Asok Kumar Sinha, son of Late Chandidas Sinha of 15/1, Ekdalia Place, Flat No.3, P.S. Gariahat, Kolkata – 700 019, land measuring an area of 6 (Six) Chittacks 10 (Ten) Sq.ft. more or less totaling land area measuring 3 (Three) Cottahs 01 (One) Chittack more or less and the Owner No.2 becomes the absolute Owner in respect of the aforesaid property.

AND WHEREAS after purchase the Owner No.2 mutated his name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.866, Nayabad, being Assessee No.31-109-08-0866-0, in respect of land area measuring 2 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five)

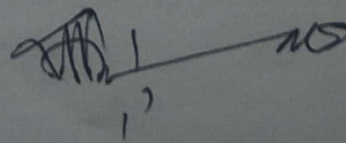


Sq.ft. and K.M.C. Premises No.1306/1, Nayabad, being Assessee No.31-109-08-3166-9, in respect of land area measuring 6 (Six) Chittacks 10 (Ten) Sq.ft. and as the two plots were situated side by side and adjacent to each other, the Owner No.2 amalgamated the said two premises into one plot of land and thereafter recorded the same in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.866, Nayabad, being Assessee No.31-109-08-0866-0, measuring net land area of 3 (Three) Cottahs 01 (One) Chittack more or less within Ward No.109, under formerly Police Station – Purba Jadavpur, presently P.S. Panchasayar, Kolkata – 700 099.

AND WHEREAS with the view to better enjoyment the Owners No. 1 & 2 herein amalgamated their respective plots of land into a compact plot of land as the two plots of land are situated side by side and adjacent to each other and this amalgamation has been made by virtue of a registered Deed of Exchange dated 26.07.2013, registered in the office of District Sub Registrar – III, Alipore and recorded in Book No. 1, CD Volume No. 13, Pages from 6952 to 6966, Being No. 6772 for the year 2013 and by virtue of this amalgamation the present Owners herein became the absolute joint Owners of the entire plot of land measuring total land area 5 (Five) Cottahs 5 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less as per present physical measurement togetherwith two R.T. sheds measuring total area of 200 (Two hundred) Sq.ft..

AND WHEREAS after amalgamation the Owners herein jointly mutated their names in the record of The Kolkata Municipal Corporation known and numbered as amalgamated Premises No.866, Nayabad, being Assessee No.31-109-08-0866-0, arising out of Premises No. 1306, Nayabad and Premises No. 866, Nayabad, in respect of amalgamated land area measuring 5 (Five) Cottahs 5 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less.

AND WHEREAS now the present Owners herein are the absolute joint recorded owners of the said land measuring net land area of 5 (Five) Cottahs 5 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less lying and situated at Mouza : Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3, comprising in portion of R.S. Dag No.191, under R.S. Khatian No.131, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, under formerly Police Station – Kasba, thereafter Police Station – Purba Jadavpur, presently P.S. Panchasayar, known as K.M.C. Premises No. 866, Nayabad, having Assessee No. 31-109-08-0866-0, Kolkata – 700 099, District – South 24-Parganas and the present



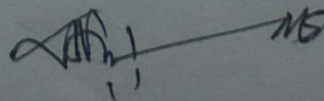
Owners herein have been enjoying their said land and property jointly without any interruption and hindrances by any body else.

AND WHEREAS the present Owners thereafter decided to develop the said land by constructing a Ground plus Four storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s on the ground floor but due to paucity of fund, lack of technical knowledge, experience in the field of construction, have decided to do the same by appointing a Developer, who is financially and technically sound to construct a Ground plus Four storied building with lift facility upon the aforesaid property as per the new sanction building plan to be sanctioned from The Kolkata Municipal Corporation at the cost of the Developer.

AND WHEREAS accordingly the present Owners herein jointly entered into a registered Development Agreement dated 26.07.2013, registered at D.S.R. III, Alipore, South 24-Parganas and recorded into Book No.1, CD Volume No. 13, Pages from 6952 to 6966, Deed No. 06772 for the year 2013, with a Developer namely "Gharbari", a Proprietorship Firm, having its registered office at 'SHAGUN', 7, Rupanjali Park, Kalikapur, Post Office – Mukundapur, Police Station - Garfa, Kolkata – 700099, District – South 24-Parganas, represented by its sole Proprietor namely Sri Sanjeet Kumar Roy, son of Sri Rabindra Prasad Roy, residing at 'SHAGUN', 7, Rupanjali Park, Kalikapur, Post Office – Mukundapur, Police Station - Garfa, Kolkata – 700099, District – South 24-Parganas and the Developer has also taken separate registered General Power of Attorney dated 26.07.2013, registered at D.S.R. III, Alipore, South 24-Parganas and recorded into Book No.1, CD Volume No. 13, Pages from 7029 to 7044, Deed No. 06774 for the year 2013, against the above mentioned Premises and in the said registered Development Agreement the entire Developer's Allocation and also the entire Owners' Allocation have been properly described.

AND WHEREAS thereafter the present Owners have filed an application before the Ld. B.L. & L.R.O. Office ATM Kasba for necessary Mutation in their names and the concerned B.L. & L.R.O. department mutated the above mentioned land and accordingly the names of the present Owners No. 1 & 2 have been published in the L.R. Record of Right vide L.R. Khatian Nos. 1676 & 1677 respectively.

AND WHEREAS subsequently the said Developer has taken sanction of a Ground plus Four Storied Building plan with Lift facility from the K.M.C. Borough Office – XII, Vide sanctioned building



DEBES KUMAR MISRA, M.A., B.Com. LL.B.
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Bar Association, Room No.2
High Court, Calcutta

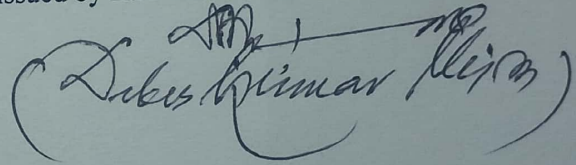
Residence-cum-Chambers :
69/1, Baghajatin Place
Kolkata-700 086
Mobile : 9830236148

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Permit No. 2022120479 dated 30.01.2023 and now the Developer is developing the entire Premises through its Developer-Firm namely "Gharbari" and erecting the building thereon.

During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2000 to 02.03.2023, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owners as aforesaid is free from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property as an absolute clear, free and marketable title. I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of K.M.D.A. and C.I.T. and any other Authority and is fit for equitable mortgages.

Two search Receipt Nos. (i) REGN-BB-152471 dated 15.02.2023, issued by D.R. office at Alipore and (ii) REGN-O-365574 dated 17.02.2023 issued by R.A. Kolkata are enclosed herewith.



[MR. DEBES KUMAR MISRA]
Advocate

No. REGN BB 152471

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 4971

Date of application 15/1/23

Search for the year (s) 2000 + 2023

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

D.R. + S.R. Seeldah

Name of person or property to be searched .. P. No - 866

Nature of document Noyabad ward - 109 Kol - 99

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

From whom received D.K. Misra Adv

Fees paid under Article —

50/-

1) (i)

2) (ii)

2)



Registrar of

[Handwritten signature]

No. REGN O 365574

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Total Number of application..... 14274
 17/2/23
 Received from..... 2000 - 23
 Account of copy of Deed No..... P.A. Rai
 Registered in Book No..... 4
 Volume No..... Page.....
 of the year- sale
 Office.....
 Amount of fee under Article..... 866, Nayababad
 (a).....
 (b).....
 Charge for preparing map or plan.....
 Charge for paper (value).....
 Charge for paper..... sheets.....
 Registrar of D. K. Mishra

25/