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DEBES KUMAR MISRA, M.A., B.Com. LL.B.
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Mobile : 9830236148

Dated : 14.05.2022

SEARCH REPORT

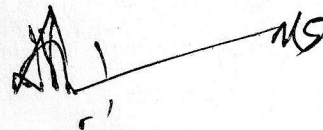
Re : ALL THAT piece and parcel of 'Bastu' land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 8 (Eight) Sq.ft. more or less together with one residential tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon whereon a new Multi-storied building with lift facility shall be erected as per sanctioned building plan vide building Permit No. 2019120220 dated 07.02.2020 duly sanctioned by The Kolkata Municipal Corporation Borough Office – XII and the said land and property is situated in Mouza – Nayabad, J.L. No. 25, comprising in R.S. Dag No. 132 (Part), under R.S. Khatian No.101, being Plot No. 72 (Phase-I), within the limits of The Kolkata Municipal Corporation Ward No. 109, known as K.M.C. Premises No. 2266, Nayabad, being Assessee No. 31-109-08-2266-8, under presently P.S. Panchasayar (formerly P.S. Purba Jadavpur), Kolkata – 700 099, District – South 24-Parganas.

PRESENT OWNER :

SMT. ANJU ROY, wife of Sri Sanjeet Kumar Roy, residing at 'SHAGUN', 7, Rupanjali Park, Kalikapur, Post Office – Mukundapur, Police Station - Garfa, Kolkata – 700099, 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 A.R.A. – 1, Kolkata from 1988 to 14.05.2022 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 a Deed of Conveyance bearing the date 14th July, 1978 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas, recorded in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor/Society namely The Jadavpur Co-Operative Land and Housing Society Limited, registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas hereinafter referred to as 'the said Society' absolutely


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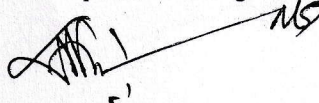
purchased for a valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring an area of 10.93 Acres (Ten Acre Ninety three decimals) comprising in R.S. Dag Nos.83, 85, 87, 88, 91,131, 132, 135, 136 and 139, under Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza – Nayabad, in formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance dated 8th February, 1979, registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. 1, Being No. 590 for the year 1979 'the said Society' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 Acres (Ten acres and Ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza – Nayabad, in formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Being No. 5334 for the year 1979 'the said Society' absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Paramanik and others the total land measuring 1 (One) Bigha 11 (Eleven) Cottahs (0.53 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No.90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, Police Station formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. I, Being No. 5335 for the year 1979 'the said Society' further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (Eight) Chittacks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, Police Station - formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. I,

Handwritten signature and initials, possibly 'MS' or 'MSD', with a long horizontal line extending to the right.

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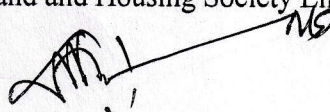
Being No. 5336 for the year 1979 'the said Society' absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99 acres) comprising in Dag No. 196, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No.56, Mouza – Nayabad, Police Station - formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 21st December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No. 6957 for the year 1979 'the said Society' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza – Nayabad, J.L. No. 25, Police Station - formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 29th April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the year 1980, 'the said Society' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101 ,R.S. No. 3, Touzi No. 56, Mouza - Nayabad, Police Station formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS 'the said Society' recorded its name with the office of the then J.L.R.O. Behala by order under Memo Nos. 2086, 2087 and 2089 dated 06.06.1980 as absolute owner of all the land measuring about 45.52 acres [137 (One hundred Thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft.] so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispens, attachments and is in khas possession thereon.

AND WHEREAS in pursuance of the object of developing the area for residential purposes of the members, the said Jadavpur Co-Operative Land and Housing Society Limited effected improvements



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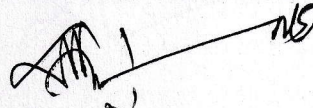
thereon by filling earth and making the same of uniform level laid out roads, passages and divided the area into several plots of different sizes and measurements for distribution among the members of 'the said Society'.

AND WHEREAS pursuant to an application for membership of 'the said Society' made by the Purchaser Member i.e. the previous Owner namely Dr. Subrata Bose, son of Sri Bhupendra Kumar Bose, residing at J3-10, Labony Estate, Salt Lake, Police Station – Bidhannagar(N), Kolkata – 700 064, for obtaining a plot of land and agreeing to comply with the terms and conditions of the said Society for the demise thereof the Purchaser member was admitted as a member of The Jadavpur Co-Operative Land and Housing Society Limited in the year 1969 and the "Said Society" issued the necessary Share Certificate separately in favour of the said previous Owner namely Dr. Subrata Bose vide Share Certificate Registered No.751 dated 13.08.1969.

AND WHEREAS by a resolution dated 02.05.1987 it was decided by 'the said Society' to allot different plots of land to its different members by lottery and such lottery was held on 31.05.1987 whereby the Purchaser Member i.e. the previous Owner namely Dr. Subrata Bose was allotted the plot of land and hereinafter referred to as "the said plot" and the said Dr. Subrata Bose accepted the such lottery.

AND WHEREAS the said previous Owner namely Dr. Subrata Bose, as the Purchaser therein paid a sum of Rs.9,000/- (Rupees Nine Thousand) only as the full and final payment to 'the said Society' from time to time as required by "the said society" for allotment of the said plot in favour of him as the Member.

AND WHEREAS the said previous Owner namely Dr. Subrata Bose as the Purchaser took the inspection of the Scheme plan and also the said allotted plot and was satisfied himself as to size and condition thereof and also that the said consideration is the fair and reasonable purchase consideration thereof and the 'the said Society' after having received the full payment of the Sale consideration and allotted the said plot to the present Owner being All That the Plot No.72 (Phase-I) measuring more or less 3 (Three) Cottahs 8 (Eight) Chittacks 8 (Eight) Sq.ft. by a registered Indenture of Conveyance dated 12th September, 1988 made between 'the said Society' therein referred to as the Vendor Society of the one part and the said Dr. Subrata Bose, referred to as the Purchaser member of the other part and the said



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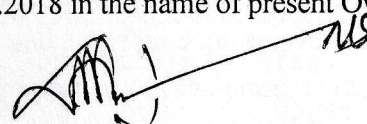
Indenture of Conveyance registered with the office of District Sub-Registrar, at Alipore, South 24-Parganas and entered in Book No. I, Volume No.261, at Pages 165 to 168, Being No.10769 for the year 1988, the said society for the consideration therein mentioned transferred its all right title and interest in respect the said plot of land to the said Dr. Subrata Bose.

AND WHEREAS after purchase said Dr. Subrata Bose completed all the formalities as the member of The Jadavpur Co-Operative Land and Housing Society Limited hereinafter referred to as the "Said Society".

AND WHEREAS since Purchase said Dr. Subrata Bose was in physical possession of the said property and mutated his name in the record of The Kolkata Municipal Corporation known and numbered as K.M.C. Premises No.2266, Nayabad, Assessee No.31-109-08-2266-8, within Ward No.109, formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata – 700 099.

AND WHEREAS while enjoying the said property peacefully said Dr. Subrata Bose due to his personal reasons declared to sell his said land and property as free from all encumbrances and by virtue of a registered Deed of Conveyance dated 11.02.2015, registered in the office of D.S.R. - III, Alipore and entered into Book No. 1, CD Volume No. 3, Pages from 2929 to 2946, Deed No. 01092 for the year 2015 the present Owner has purchased the said plot of land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 8 (Eight) Sq.ft. more or less together with one tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon standing thereon and also together with all easement rights upon the land and adjacent road/passage being Scheme Plot No. 72 (Phase – I) situated in Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No. 132 (Part), under R.S. Khatian No. 101, within K.M.C. Ward No. 109, known as K.M.C. Premises No. 2266, Nayabad, being Assessee No. 31-109-08-2266-8, presently P.S. Panchasayar (formerly P.S. Purba Jadavpur), Kolkata – 700 099, District – South 24-Parganas for a valuable consideration as morefully mentioned therein.

AND WHEREAS after purchase the present Owner has filed an application before the Ld. B.L. & L.R.O. Office ATM Kasba for necessary Mutation and the concerned B.L. & L.R.O. department mutated the above mentioned land vide Reference M/C No. 2538/2017, Memo No. 18/Mut/828/BLLRO/ATM/Kasba/18 dated 19.02.2018 in the name of present Owner.



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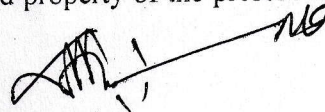
AND WHEREAS thereafter the present Owner converted the land from 'Beel Mach Chas' to 'Bastu' in nature from the Office of the Additional District Magistrate & District Land & Land Reforms Officer, South 24-Parganas, New Treasury Building (8th & 9th Floor), Alipore vide Conversion Case No. 91 (R.S.) / 2019, Memo No. 51 A (C)/91(R.S.)/5446/P/19 dated 12.09.2019 against her ownership plot of land.

AND WHEREAS the present Owner has also mutated her name in the record of K.M.C. in respect of her aforesaid purchased property known as K.M.C. Premises No. 2266, Nayabad, having Assessee No. 31-109-08-2266-8.

AND WHEREAS the present Owner now decided to develop the aforesaid property by constructing a Multi-storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s on the ground floor and for the same the Owner herein has taken the sanction of a Ground Plus Three Storied building Plan with Lift Facility vide building Permit No. 2019120220 dated 07.02.2020 from The Kolkata Municipality Corporation Borough Office – XII, but due to paucity of fund, the Owner has now decided to do the construction work of the said building by appointing a Developer, who is financially and technically sound to construct a Multi-storied building with lift facility upon the aforesaid property as per the aforesaid sanctioned building plan duly sanctioned from The Kolkata Municipal Corporation at the cost of the Owner.

AND WHEREAS accordingly the present Owner herein entered into a registered Development Agreement along with Development Power of Attorney dated 29.04.2022, registered at D.S.R. IV, Alipore, South 24-Parganas and recorded into Book No.1, Volume No.1604-2022, Pages from 153083 to 153121, Deed No. 160404443 for the year 2022, 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 now the Developer is erecting the said multi-storied building with lift facility as per aforesaid sanctioned building plan.

During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 1988 to 14.05.2022, 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



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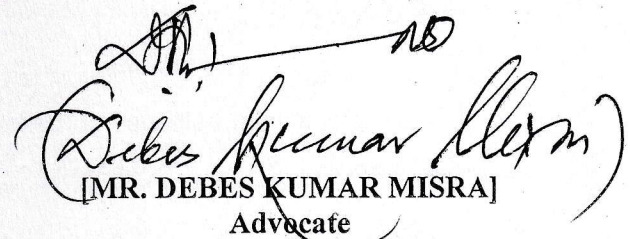
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from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property as an absolute clear, free and marketable title. I also hereby certify that the above mentioned land is not subjected to any restriction of 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-124468 dated 13.05.2022, issued by D.R. office at Alipore and (ii) REGN-BB-275345 dated 13.05.2022 issued by R.A. Kolkata are enclosed herewith.


[MR. DEBES KUMAR MISRA]
Advocate

MR. DEBES KR. MISRA
M.A.B. Com. LL.B.
Advocate, High Court, Cal,
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No. REGN BB 124468

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 13768
- 2. Date of application 13/5/22
- 3. Search for the year (s) 1988 - 2022
- 4. Name of office to which the record to be searched or inspected relates
D A Aripur Sa Saldah
- 5. Name of person or property to be searched
me - 2266 Nayabad
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
- 8. From whom received
D. K. Mishra
- 9. Fees paid under Article — 607
- F (1) (i)
- F (2) (ii)
- F (2)



[Signature]
Registrar of

No. REGN BB 275345

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 35545

Date of application 12.15.12

Search for the year (s) 1988-22

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

Name of person or property to be searched Bn

Nature of document Bn

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 226 pagyaboo

From whom received A K Mishra

Fees paid under Article —

1) (i) 30/-

1) (ii)

2)

[Signature]

..... Registrar of