

*Subir Kumar Dutta* LL.B  
ADVOCATE

ALIPORE JUDGES COURT  
&  
ALIPORE CRIMINAL COURT  
KOLKATA-700 027

CHAMBER  
18, MOORE AVENUE  
KOLKATA-700 040  
☎:- 2471-2891

RESIDENCE  
'JALCHABI', 73, Chandi Ghosh Road,  
KOLKATA - 700 040  
☎:- 2471-8494  
MOBILE : 9830034264  
subir.kumardutta@rediffmail.com

Ref. No.....

Date.....

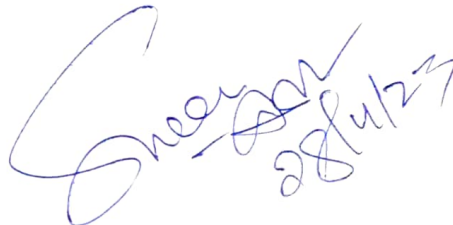
28 /04 /2023

SEARCH CERTIFICATE  
&  
REPORT ON TITLE

Reg : All that piece and parcel of land measuring 4 Cottahs 15 Chittacks and 15 Sq.ft. of land along with 2 (two) storied structure comprised in Mouza Kanklia Dak Mutiapara. Dihj – Panchannogram. Division – VI, Sub-Division – “S”, Holding No. 6 (formerly No. 26), bearing J. L. No. 40, within Touzi No. 1298/2833, Khatian Nos. 370. 373 and 376, Dag Nos. 19, 21, 22, 23, 30 & 33, situated lying at and being the Municipal Premises No. 11/A, Sultan Alam Road , Kolkata – 700 033, within the limit of Ward no. 089 under the Kolkata Municipal Corporation. and Police Station – formerly Tollygunge now Charu Market , Sub-Registration Office - Alipore in the District of South 24 Parganas .

Present Owners . (1) **SRI ASHIS KUMAR BAGCHI**, son of Late Arya Kumar Bagchi, residing at 11/A, Sultan Alam Road, P. S. – Charu Market, P.O. - Tollygunge, Kolkata – 700 033, Ward No. 089 and (2) **SRI ANJAN KUMAR BAGCHI** son of Late Arya Kumar Bagchi, residing at 11/A, Sultan Alam Road, Police Station – Charu Market, Post Office - Tollygunge, Kolkata – 700 033.

This is to certify that I have caused necessary searches in Index - II before the A.D.S.R. Alipore for the year 2003 to 2023, D.S.R.- I Alipore for the year 2003-2023, D.S.R.-II at Alipore for the year 2020-2023, D.S.R.-III at Alipore for the year 2020-23, D.S.R.-IV at Alipore, for the year 2020-2023, D.S.R.-V at Alipore , for the year 2020-2023, A.R.A.-I at Kolkata, for the year 2003 to 2023, A.R.A.-II, at Alipore for the year 2020-2023, A.R.A.-III, at Alipore for the year 2020-2023 and A.R.A. - IV, at Alipore

  
28/4/23

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11/A, Sultan Alam Road, Kolkata – 700 033 under the ward no. 089 within the limit of Kolkata Municipal Corporation.

- (4) That subsequently said Sri Arya Kumar Bagchi has mutated his name in the record book of Kolkata Municipal Corporation in respect of the aforesaid property and is having the assessee no. **21-089-1900-17-0**.
- (5) That by a Development Agreement made on 18/09/2013, registered in the office of the Additional District Registrar of Alipore 24 Parganas vide Book No. I. Volume No. 31, Pages 1628 to 1645, Being No. 07561, for the year 2013 executed and registered by and between said Mr. Arya Kumar Bagchi son of Late Sachindra Kumar Bagchi, referred therein as Owner of the First Part and Hi-Rise Apartment Makers Private Limited, represented by its Director, **Ajoy Sen**, son of Badal Krishna Sen, mentioned therein as Developer of the Other Part for development of the said land measuring 4 Cottahs 15 Chittacks and 15 Sq.ft. of land alongwith 2 (two) storied structure, situated lying at and being the Municipal Premises No. 11/A, Sultan Alam Road, Kolkata – 700 033, within the limits of the Kolkata Municipal Corporation Ward No. 089, Police Station – formerly Tollygunge now Charu Market, Sub-Registration Office - Alipore in the District of South 24 Parganas.
- (6) That the said Arya Kumar Bagchi son of Late Sachindra Kumar Bagchi, as Principal also executed and registered a Development Power of Attorney, registered on 20/09/2013 in the office of the A.D.S.R Alipore and recorded in Book No. I, Pages 1791 to 1798, Being No. 160507562, for the year 2013, in respect of Municipal Premises No. 11/A, Sultan Alam Road, Kolkata – 700 033, within the limit of K.M.C. Ward No. 089 in favour of HI-RISE APARTMENT MAKERS

*Subir Kumar*  
28/11/23

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PRIVATE LIMITED, represented by its Director, **Ajoy Sen**, son of Badal Krishna Sen, mentioned therein as Attorney with such terms, conditions and covenants mentioned therein.

- (7) That said Arya Kumar Bagchi, represented by his Constituted Attorney Sri Ajoy Sen, registered Deed of Boundary Declaration on 17/12/2015, registered in the office of the A. D. S. R. Alipore, and recorded in Book No. 1, Pages 125435 to 125445, Being No. 160508502, for the year 2015.
- (8) That while seized and possessed of the said property, the said Arya Kumar Bagchi who was a Hindu, governed by the Dayabhaga or Bengal School of Hindu Law died intestate on 11.09.2017 leaving behind surviving him his two sons namely Sri Ashis Kumar Bagchi and Sri Anjan Kumar Bagchi, became the joint owners of the said property left by their father. His wife Smt. Ruby Roy predeceased him on 16.01.2008.
- (9) That in the circumstances referred to above as per Hindu Succession Act and law of inheritance said (1) Sri Ashis Kumar Bagchi and (2) Sri Anjan Kumar Bagchi became the joint owners of the said Municipal Premises No. 11/A, Sultan Alam Road, Kolkata - 700 033, within the limit of Ward no. 089 under the Kolkata Municipal Corporation and were enjoying the same free from all encumbrances paying taxes regularly.
- (10) That said Sri Ashis Kumar Bagchi and Sri Anjan Kumar Bagchi, both sons of late Arya Kumar Bagchi, both jointly mentioned therein as Owners of the One Part, executed and registered a Supplementary Development Agreement or Construction Agreement made on 15/12/2020 registered in the office of the A.D.S.R. Alipore and

*Subir Adv*  
28/12/23

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recorded in Book No. I, Pages 736 to 761, Being No. 160503489 for the year 2020 in respect of Municipal Premises No. 11/A, Sultan Alam Road, Kolkata – 700 033, within the limit of K.M.C. Ward No. 089 with Hi-Rise apartment Makers Private Limited, represented by its Director Sri Ajoy Sen son of late Badal Krishna Sen, mentioned therein as Developer of the Other Part with such other terms and conditions mentioned therein.

(11) That the said Sri Ashis Kumar Bagchi and Sri Anjan Kumar Bagchi, both sons of late Arya Kumar Bagchi , both jointly as Principals, executed and registered a Development Power of Attorney dated 15/12/2020, in the office of the A.D.S.R Alipore and recorded in Book No. I, Pages 1143 to 1163, Being No. 160503508, for the year 2020 in respect of the said Municipal Premises No. 11/A, Sultan Alam Road, Kolkata – 700 033, within the limit of K.M.C. Ward No. 089, in favour of Hi-Rise Apartment Makers Private Limited, represented by its Director, Ajoy Sen, son of Badal Krishna Sen, mentioned therein as Attorney with such terms, conditions and covenants mentioned therein

(12) That a Deed of Gift was registered on 12/10/2022 in the office of the A.D.S.R Alipore and recorded in Book No. I, Pages 75381 to 75391, Being No. 160502201 for the year 2022 by the said Owner in favour KMC for the purpose of sanction of building plan .

*Subir An*  
28/4/23

*Subir Kumar Dutta* LL.B  
ADVOCATE

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In my opinion the aforesaid Sri Ashis Kumar Bagchi and Sri Anjan Kumar Bagchi, both sons of late Arya Kumar Bagchi, both jointly as Owners now owned and possessed all that the land and building Municipal Premises No. 11/A, Sultan Alam Road, Kolkata – 700 033, within the limit of K.M.C. Ward No. 089 having good right, marketable title and peaceful possession over the said property as mentioned hereinabove.

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 the KMDA and The K.I.T. and any other authority and is fit for equitable mortgage.

The search receipt is enclosed herein.

*Subir Kumar Dutta*  
( SUBIR KUMAR DUTTA )  
Advocate. *Subir*  
08/4/23

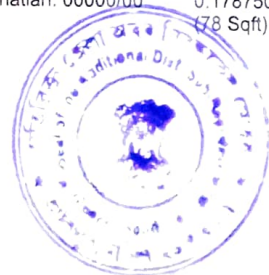
Government of West Bengal  
Office of the ALIPORE (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 11-04-2023

Serial No of Application	1605001698/2023	Search No	1605001698/2023
Search for the Years	From 2003 To 2023	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Charu Market, , Premises: 11/A, Road: Sultan Alam Road		
From whom Received	Mr Subir Kr Dutta (Adv)		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 20/-	

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District South 24-Parganas, PS, Charu Market, KOLKATA MUNICIPAL CORPORATION, Premises: 11/a, Road: Sultan Alam Road, , Ward: 89	Property Type: Land Transaction: Sale, Development Agreement or Construction agreement	Plot No: Khatian:	Area of Land: 4 Katha, 15 Chatak, 15 Sq. Ft., (4 Katha, 15 Chatak, 15 Sqft) Area of Structure: 2000 Sq Ft
<b>Deed Details :</b>		Deed No: I-160507561/2013, Query No: 1605016786 /2013, Serial No: 160509539/2013, Page: 1628 - 1645, Date of Registration: 19/09/2013, Date of Completion: 20/09/2013,		
2	District South 24-Parganas, PS; Charu Market, KOLKATA MUNICIPAL CORPORATION, Premises: 11/a, Road: Sultan Alam Road, , Ward: 89	Property Type: Land Transaction: Sale, Development Power of Attorney after Registered Development Agreement	Plot No: Khatian:	Area of Land. 4 Katha, 15 Chatak, 15 Sq. Ft., (4 Katha, 15 Chatak, 15 Sqft) Area of Structure: 2000 Sq Ft
<b>Deed Details :</b>		Deed No: I-160507562/2013, Query No: 1605016787 /2013, Serial No: 160509540/2013, Page: 1791 - 1798, Date of Registration: 19/09/2013, Date of Completion: 20/09/2013,		
3	District South 24-Parganas, PS, Charu Market, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 11/A, Road: Sultan Alam Road, , Ward: 89	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian: 00000/00	Area of Land. 8.12625012 decimal (4 Katha, 14 Chatak, 36 Sqft)
<b>Deed Details :</b>		Deed No: I-160508502/2015, Query No: 16050001069300/2015, Serial No: 1605009933/2015, Page: 125435 - 125445, Date of Registration: 17/12/2015, Date of Completion: 21/12/2015, Date of Delivery: 06/01/2016		
4	District South 24-Parganas, PS, Charu Market, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 11/A, Road: Sultan Alam Road, , Ward: 089	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian: 00000/00	Area of Land: 8.18125005 decimal (4 Katha, 15 Chatak, 15 Sqft) Area of Structure: 4835 Sq Ft
<b>Deed Details :</b>		Deed No: I-160503489/2020, Query No: 16052001584576/2020, Serial No: 1605003876/2020, Page: 736 - 761, Date of Registration: 15/12/2020, Date of Completion: 18/01/2021,		
5	District South 24-Parganas, PS, Charu Market, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 11/A, Road: Sultan Alam Road, , Ward: 089	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: Khatian: 00000/00	Area of Land: 8.18125005 decimal (4 Katha, 15 Chatak, 15 Sqft) Area of Structure: 4835 Sq Ft
<b>Deed Details :</b>		Deed No: I-160503508/2020, Query No: 16058001693465/2020, Serial No: 1605003892/2020, Page: 1143 - 1163, Date of Registration: 15/12/2020, Date of Completion: 18/01/2021,		
6	District South 24-Parganas, PS, Charu Market, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 11/A, Road: Sultan Alam Road, , Ward: 089	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: Khatian: 00000/00	Area of Land: 0.17875026 decimal (78 Sqft)





( Mr Tabis Ansari )

A.D.S.R. ALIPORE

OFFICE OF THE A.D.S.R. ALIPORE