

R. L. GAGGAR B. A. (Hons) LL.B.
Solicitor & Advocate

TEMPLE CHAMBERS
6, OLD POST OFFICE STREET,
3RD FLOOR, KOLKATA - 700 001

(Office) : 2230-7326, 2248-4933 / 5478
Phone : 3028 4933 / 34/ 36
Resi : 2287-5905 / 3891
Fax : +91-33-3028 4938
E-mail : rl_gaggar@hotmail.com

Ref. No.

494/2018

19th June 2018 Dated.

P.S. Group Realty Limited
1002 E.M.Bypass
Kolkata 700 105

Dear Sirs,

Re: Premises No. 7 Dr. U.N. Brahmachari Street (formerly Loudon Street) P.S. Shakespeare Sarani, Kolkata 700 017

Sub: REPORT ON TITLE

1. BACKGROUND

- 1.1 We are taking the root of title from the year 1981 which gives a title for more than 30 years which is rather safe so far as the title of the property is concerned.
- 1.2 Prior to the year 1981, Mrinalini Properties & Mercantile Company Private Limited (now known as MPMC PVT LTD) was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the Municipal Premises No. 7 Dr. U.N. Brahmachari Street (formerly Loudon Street) P.S. Shakespeare Sarani, Kolkata 700 017 (hereinafter referred to as the said PROPERTY)
- 1.3 By a registered Deed of lease dated 28th February 1981 and made between Mrinalini Properties & Mercantile Company Private Limited therein referred to as the Lessor of the One Part and Pushpak Commercial Company Limited therein referred to as the Lessee of the Other Part and registered at the office of the Registrar of Assurances, Calcutta in Book No. I Volume No. 96 Pages 155 to 179 Being No.1561 for the year 1981 the said Mrinalini Properties & Mercantile Company Private Limited t granted a Lease in respect of the entirety of the said Property unto and in favour of the said Pushpak Commercial Company Limited for a period of 99 years commencing from 28th February 1981 with an option of renewal for two consecutive terms of 99 years each at the rent and subject to the terms and conditions contained and recorded in the said Deed of Lease.

Ref. No.

:: 2 ::

Dated.

- 1.4 The said Mrinalini Properties & Mercantile Company Private Limited thereafter by a registered Indenture dated 25th March 1981 registered at the office of the Registrar of Assurances, Calcutta in Book No. 1 Volume No.174 pages 11 to 18 Being No.2525 for the year 1981 transferred and assigned the reversionary interest in respect of the said property unto and in favour of the said Pushpak Commercial Company Limited for the consideration therein mentioned and consequent to transfer and assignment of the reversionary interest the leasehold right held by the said Pushpak Commercial Company Limited merged into a freehold right.
- 1.5 In the events as recited hereinabove the said Pushpak Commercial Company Limited thus became the Owner of the entirety of the said Property.
- 1.6 By a Development Agreement dated 29th August 2016 and made between Pushpak Commercial Company Limited therein referred to as the Owner of the First Part and PS Group Realty Limited therein referred to as the Developer of the Second Part and MPMC Pvt Ltd therein referred to as the Confirming Party of the Third Part and registered at the office of the Additional Registrar of Assurances-II, Kolkata in Book No. 1 Volume No.1902-2016 Pages 119387 to 119465 Being No. 190203780 for the year 2016 the said Pushpak Commercial Company Limited granted the exclusive right of development in respect of the said property unto and in favour of the said PS Group Realty Limited for the consideration and subject to the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the DEVELOPMENT AGREEMENT)

2. PERUSAL OF DOCUMENTS

- 2.1 For the purpose of consideration of the title we have perused the following documents which had been made available to us:

g
cc

Ref. No.

:: 3 ::

Dated.

Sr. No.	Details
1.	Deed of Conveyance being deed no. 2485 for the year 1966 between Sudhindra Nath Bose and Uma Sarkar
2.	Deed of Conveyance being no. 2484 for the year 1966 between Sudhindra Nath Bose and Arati Sarkar
3.	Deed of Conveyance being no. 35 for the year 1974 between Arati Sarkar and Mrinalini Properties & Mercantile Co. Pvt Ltd
4.	Deed of Conveyance being no. 30 for the year 1974 between Keshab Chandra Basu and Mrinalini Properties & Mercantile Co. Pvt Ltd
5.	Deed of Conveyance being no. 34 for the year 1974 between Uma Sankar Sarkar and Mrinalini Properties & Mercantile Co. Pvt Ltd.
6.	Deed of Conveyance being no. 2525 for the year 1981 between Mrinalini Properties & Mercantile Co. Pvt Ltd and Pushpak Commercial
7.	Registered undertaking by Pushpak Commercial being no. 4966/2012
8.	Registered Development Agreement dtd. 29.08.2016 between Pushpak Commercial company Ltd and P.S. Group Realty Ltd

3. SEARCHES

- 3.1 Searches were carried out by Mr. Rathin Paul of our office. Mr. Paul carried out searches at the office of the Additional Registrar of Assurances-II, Kolkata in Index II from the year 1957 to 2017 and the following entries have been found:

Ref. No.

:: 4 ::

Dated.

7, Dr. U.N. Brahmachari Street (previously Loudon Street), P.S. Shakespeare Sarani					
Addl. Registrar of Assurances - II Kolkata					
Year	Entries	Deed No.	Book	Vol	Page
1966	Sale	2484	1	88	88 to 93
1966	Sale	2485	1	94	9 to 17
1981	Sale	1561	1	96	155 to 179
1981	Sale	2525	1	174	11 to 18
1981	Declaration	7668	1	370	126 only

3.2 Mr. Paul also carried out searches at the office of the Additional Registrar of Assurances, Kolkata in Index I from the year 2002 to 2017 in the name of Pushpak Commercial Company Limited and the following entries have been found

M/s. Pushpak Commercial Company Limited					
Addl. Registrar of Assurances - II, Kolkata					
Year	Entries	Deed No.	Book	Vol	Page
2012	Declaration	4966	1		5290 to 5300
2016	Development Agreement	3780	1		119387 to 119465

3.3 The Declaration being No. 4966 for the year 2012 pertains to a declaration given by Mr. Ashok Kumar Seksaria, Director for demolishing an existing structure for facilitating the development

3.4 Mr. Paul also carried out searches at the office of the City Civil Court, Calcutta to ascertain whether any title suit, money suit, title execution proceedings or money execution proceedings have been filed by against Pushpak Commercial Company Limited. It appears no such proceedings have been filed during the period 2007 to 2018.

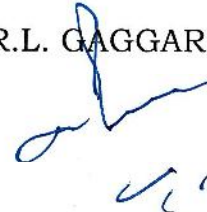
:: 5 ::

Ref. No.

Dated.

- 3.5 Mr. Paul also carried out searches in the website of Calcutta High Court to ascertain whether there are any pending cases against and/or initiated by Pushpak Commercial Co Ltd. From the website it appears that WP 629 of 2013 is pending. However, we have been given to understand that the said writ petition has since been disposed off.
 - 3.6 Mr. Paul also carried out searches at the office of the Sheriff, Calcutta High Court to ascertain whether any order of attachments has been passed in respect of the said Property on the said Pushpak Commercial Company Limited . It appears no such proceedings have been filed during the period 2007 to 2018.
 - 3.7 Mr. Paul also carried out searches at the Assessment Department, Kolkata Municipal Corporation. It has been observed that Pushpak Commercial Company Limited is the recorded owner and that taxes have been paid till date.
 - 3.8 Mr. Paul also carried out searches on the website of the Ministry of Corporate Affairs to ascertain whether any charge exists on the property. It appears there is no charge on the property
4. **OBSERVATIONS**
- 4.1 After perusing the papers and based on the searches carried out by Mr. Paul we are of the opinion that the said Property is free from all encumbrances and charges and Pushpak Commercial Company Limited has a marketable title in respect thereof.

R.L. GAGGAR



No. REGN X 859187

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 145787
- 2. Date of application..... 13-12-17
- 3. Search for the year(s)..... 1957-17
- 4. Name of office to which the record to be searched or inspected relates..... RAUL
- 5. Name of person or property to be searched..... R
- 6. Nature of document..... R
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Pr - 7. Dr. U. N. Brahmachari
St. P.S. Shukra Senani
- 8. From whom received..... R. Paul
- 9. Fees paid under Article—

F (1) (i)
 F (1) (ii)
 F (2)

30/-

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



No. REC-1

855181

Receipt for Fees Deposited for Search or Inspection

1. Name of office with the record to be searched or inspected: *St. Louis*

2. Name of person or organization to whom record is to be searched or inspected: *St. Louis*

3. Name of person or organization to whom record is to be inspected: *St. Louis*

4. Name of person or organization to whom record is to be returned: *St. Louis*

5. Name of person or organization to whom record is to be returned: *St. Louis*

6. Name of person or organization to whom record is to be returned: *St. Louis*

7. Name of person or organization to whom record is to be returned: *St. Louis*

8. Name of person or organization to whom record is to be returned: *St. Louis*

9. Name of person or organization to whom record is to be returned: *St. Louis*

10. Name of person or organization to whom record is to be returned: *St. Louis*

11. Name of person or organization to whom record is to be returned: *St. Louis*

12. Name of person or organization to whom record is to be returned: *St. Louis*

13. Name of person or organization to whom record is to be returned: *St. Louis*

14. Name of person or organization to whom record is to be returned: *St. Louis*

15. Name of person or organization to whom record is to be returned: *St. Louis*

16. Name of person or organization to whom record is to be returned: *St. Louis*

17. Name of person or organization to whom record is to be returned: *St. Louis*

18. Name of person or organization to whom record is to be returned: *St. Louis*

19. Name of person or organization to whom record is to be returned: *St. Louis*

20. Name of person or organization to whom record is to be returned: *St. Louis*

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

Date of Application: 01-02-2018

Serial No of Application 1902001315/2018 **Search No** 1902001315/2018
Search for the Years From 2002 To 2018 **Record Available** From 01/01/2000 onwards
Name of Person to be Searched First Name : Pushpak Commercial Last Name :
From whom Received Mr R Paul
Fees Paid under Articles F1(i) 2/- F1(ii) 16/-

Search Result:

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	Pushpak Commercial Company Limited City: Kol, District: Kolkata Pin: 700017, State: WEST BENGAL, Country: India	Status: Company(Declarant) Transaction: Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190204966/2012 Query No: 1902011376 /2012 Serial No: 190204672 /2012 Page No: 5290 to 5300 Date of Registration: 25/04/2012 Date of Completion: 26/04/2012 Date of Delivery: 26/04/2012
2	Pushpak Commercial Company Limited City: KOLKATA, District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,	Status: Organization (Land Lord) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190203780/2016 Query No: 19020001232140/2016 Serial No: 1902003067/2016 Page No: 119387 to 119465 Date of Registration: 14/09/2016 Date of Completion: 14/09/2016

(Mr Ashoke Kumar Biswas)
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

Date of Application: 13-12-2017

Serial No of Application	1902015650/2017	Search No	1902015650/2017
Search for the Years	From 2002 To 2017	Record Available	From 10/11/2008 onwards
Property to be Searched	District: Kolkata, PS: Shakespeare Sarani, Premises: 7, Road: Dr. U.N. Brahmachari Street		
From whom Received	Mr R Paul		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 15/-	

Search Result: No Record Found

(Mr Ashoke Kumar Biswas)
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

Date of Application: 10-01-2018

Serial No of Application	1902000467/2018	Search No	1902000467/2018
Search for the Years	From 2002 To 2018	Record Available	From 01/01/2000 onwards
Name of Person to be Searched	First Name : Pushpak Commercial Company Last Name : Ltd		
From whom Received	Mr R Paul		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 16/-	

Search Result: No Record Found



(Mr Ashoke Kumar Biswas)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA

R. L. GAGGAR B. A. (Hons) LL.B.
Solicitor & Advocate

TEMPLE CHAMBERS
6, OLD POST OFFICE STREET,
3RD FLOOR, KOLKATA - 700 001

(Office) : 2230-7326, 2248-4933 / 5478
Phone : 3028 4933 / 34 / 36
Resi : 2287-5905 / 3891
Fax : +91-33-3028 4938
E-mail : rl_gaggar@hotmail.com

Ref. No.

Dated.

Date: 15/01/2018

To
The Sheriff
Calcutta High Court

Reg : Property at 7, Dr. U.N Brahmachari Street. (previously 7, Laudon Street) P.S -
Shakespeare Sarani, Kolkata - 17

Dear Sir.

I intend to check the filing register to know if there is any attachment on the subject property with the name **M/s Pushpak Commercial Company Limited** during the period from 2007 to 2018

Thanking you

Yours Faithfully




Rathin Paul
For
R.L. GAGGAR



West Bengal form no. 870

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

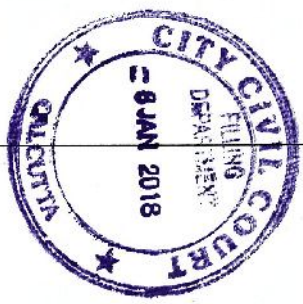
Serial No & Date 1	Name & residence of the applicant 2	Nature of information required 3	Date on which information is to be ready 4	Signature of officer receiving the information 5	REMARKS 6
55/01/18	Rathin Paul Advocate Clerk 6, Old post office Street Temple Chambers Building Kolkata - 700001	Before The City Civil Court at Calcutta Please let me know whether any has been filed by or against M/s Pushpak Commercial Company Limited inspect of the propert at Premises no. 7, Dr. U N Brahmachari Street previously 7, Laudon Street, P. S - Shakespeare Saranni Kolkata - 700017 From the year 2007 to 2018	20 JAN 2018		It appears from computer that no order has been filed against respondent-1/2/3/4/5/6/7/8 being Pushpak Owner deal company limited at 7, Laudon Street, KST-17 period from 01.01.2007 to 06.01.18



08/01/18

File

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


<p>Serial No & Date 1</p>	<p>Name & residence of the applicant 2</p>	<p>Nature of information required 3</p>	<p>Date on which information is to be ready 4</p>	<p>Signature of officer receiving the information 5</p>	<p>REMARKS 6</p>
<p>CE 08/01/18</p>	<p>Rathin Paul Advocate Clerk 6, Old post office Street Temple Chambers Building Kolkata - 700001</p>	<p>Before The City Civil Court at Calcutta Please let me know whether any <i>Money Suit</i> has been filed by or against <i>M/s</i> Pushpak Commercial Company Limited M/s Pushpak Commercial Company Limited In respect of the property at Premises no. 7, Dr. U.N Brahmachari Street previously 7, Laudon Street, P.S - Shakespeare Saranni Kolkata - 700017 From the year 2007 to 2018 <i>five years</i></p>			<p><i>It appears from computer file that agent M/s Pushpak Commercial Co. had at 7, Laudon Street - 17 period from 01/01/07 to 08.01.18.</i> <i>08/01/18.</i></p>

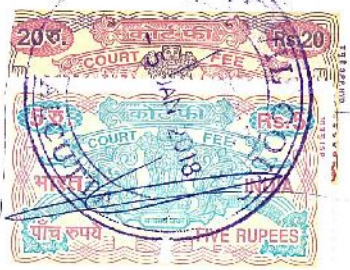


08/01/18

file

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

Serial No & Date 1	Name & residence of the applicant 2	Nature of information required 3	Date on which information is to be ready 4	Signature of officer receiving the information 5	REMARKS 6
<p>19/01/18</p>	<p>Rathin Paul Advocate Clerk 6, Old post office Street Temple Chambers Building Kolkata - 700001</p>	<p>Before The City Civil Court at Calcutta Please let me know whether any <i>File Execution</i> has been filed by or against M/s Pushpak Commercial Company Limited In respect of the property at Premises no. 7, Dr. U.N Brahmachari Street previously 7, Laudon Street, P.S - Shakespeare Sarani Kolkata - 700017 From the year 2007 to 2018</p>	<p>20/01/18</p>		<p>It appears from computer filing report that T.B. case has been filed against M/s Pushpak Commercial Company Ltd. at 7, Dr. U.N. Brahmachari's Street, Kol-17. Fined from 01.01.07 to 06.01-18,</p> <p>02/08.01.18</p>




on
 Applicant

Hand

Received from

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

Serial No & Date 1	Name & residence of the applicant 2	Nature of information required 3	Date on which information is to be ready 4	Signature of officer receiving the information 5	REMARKS 6
50 08/01/18	Rathin Paul Advocate Clerk 6, Old post office Street Temple Chambers Building Kolkata - 700001	Before The City Civil Court at Calcutta Please let me know whether any <i>Money</i> <i>Execution</i> has been filed by or against M/s Pushpak Commercial Company Limited in respect of the property at Premises no. 7, Dr. U. N Brahmachari Street previously 7, Laudon Street, P. S - Shakespeare Sarani Kolkata - 700017 From the year 2007 to 2018	20 MAR 2018		It appears from Computer filing report that no H.D. case has been filed against M/s Pushpak Commercial Co. Ltd. at 7, Dr. U. N. Brahmachari Street, Kot-13 Perfor from 01.01.07 to 08.01.18 R 08.01.18



001

1000

18

High Court of Calcutta - Original Side

Case Status Information System

Case Status : M

Status Of : WRIT PETITIONS (WP) 629 Of 2013

Litigants : PUSHPAK COMMERCIAL CO. LTD AND ANR Vs. KOLKATA MUNICIPAL CORPORATION AND ORS

Pet's Adv : H . N . DAITA AND CO.

Res's Adv :

Last Date of Hearing : Tuesday, December 03, 2013

Next / Final Date of
Hearing : Wednesday, December 04, 2013

Case Updated On : Thursday, December 05, 2013

Category : MISCELLANEOUS : MUNICIPALITY

Connected Application(s)

No Connected Application

Connected Matter(s)

No Connected Cases

Back



THE KOLKATA MUNICIPAL CORPORATION
Assessment-Collection Department
No Outstanding Certificate (NOC)

NOC No: E1005052017/110631600074
NOC Issue Date : 01/02/2018

From
The Assessor-Collector

To

The Owner:
PUSHPAK COMMERCIAL COMPANY LTD

Dear Sir(s)/Madam(s),

Re: Assessee No : 110631600074
Premises No : 7, DR. U. N. BRAHMACHARI STREET
Ward No : 063

This is to inform that, as per our records, there is no outstanding amount due against the above mentioned assessee no as on date.

This NOC is based on the AV Rs. 43420 w.e.f. 2/2006

For, Assessor-Collector

Date : 01/02/2018

As per available data as on our record.
This NOC will not cover any fresh/supplementary demand on account of General Revaluation/Interim Revaluation.
This NOC will be treated as invalid and cancelled, if any payment through Bank Draft / Pay Order drawn in favour of KMC, fails to be encashed.
This document being computer generated does not require any signature



MCA Services

Home > MCA Services > Master Data > Index Of Charges

DSC Services

DIN Services

Master Data

- About Master Data
- View Company / LLP Master Data
- View Index of Charges
- View Signatory Details
- View Director Master Data
- View Director / Designated Partner Details
- Advanced Search

LLP Services

LLP Services For Business User

e-Filing

Company Services

Complaints

Document Related Services

Fee and Payment Services

Investor Services

Track SRN/Transaction Status

Address for sending physical copy of G.A.R. 33

Public Search of Trademark

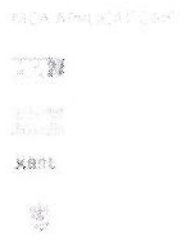
Notices Under Section 248(2)

CHECK LINKS

- REG ID
- CDI ID
- SEID ID
- JCA ID
- DIR ID
- REG ID
- MOVAI ID
- NCDT ID
- KOAI (CA) ID
- ICSI (CS) ID
- KAI (KMA) ID

- Principal Account
- OTDR
- Stamps
- Declaration
- Privacy Policy
- Account ID
- About MCA
- Acts & Rules
- MCA Services
- Statistics & Reports

- RTI
- Public PDI
- Corporate News Centre
- Contracts



Error

Following errors have occurred while submitting the page:

- No Charges Exist for Company PUSHPAK COMMERCIAL COMPANY LTD. [U51909WB1980FLC033015]

Enter Characters shown below

