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SEARCH REPORT

(A) **Premises No.** 177, Manicktala Main Road, P. S. Phoolbagan, Kolkata - 700 054, within Ward No. 31 of Kolkata Municipal Corporation, Sub Registry Office Sealdah.

(B) **Area** of premises no. 177, Manicktala Main Road, P. S. Phoolbagan, Kolkata - 700 054, within Ward No. 31 of Kolkata Municipal Corporation, Sub Registry Office Sealdah, having an area of approximately measuring 2 bighas, 2 Cottahs, 8 Chittacks equivalent to 42.50 cottahs together with various dilapidated structures measuring 18,500 (Eighteen Thousand Five Hundred) Sq. Feet. approximately.

(C) **Devolution of Title**

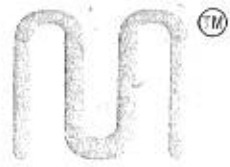
- i) By a registered Deed of Sale dated 26th September, 1919 (in Bengali language) registered in the office of the Sub-Registrar, Sealdah, recorded in Book No. I, Volume No. 56, Pages 272 - 276, being No. 4649 for the year 1919, one Rakhal Chandra Dey, son of Late Jhandu Ram Dey, a resident of 142/2, Narkeldanga Main Road, then Police Station Beliaghata, sold, transferred and conveyed Holding No. 82A, Premises No. 102, Manicktala Main Road, Kolkata containing an area of 1 nigha, 2 cottahs and 8 chittacks (First Land) more or less to one Sriyukta Babu Bhutnath Ghosh, son of Sriyukta Babu Kali Charan Ghosh, a resident of 10, Lakshmi Dutta Lane, Baghbazar in the city of Kolkata, absolutely and forever.





- ii) During the lifetime of Sriyukta Babu Bhutnath Ghosh, several structures were constructed by him, in the First Land.
- iii) On or about 29.10.1928 the said Babu Bhutnath Ghosh, died intestate leaving his two sons, viz. Shri Dhananjoy Ghosh and Sri Madan Mohan Ghosh, as his only legal heirs. After the demise of said Babu Bhutnath Ghosh, his two sons viz. Shri Dhananjoy Ghosh and Sri Madan Mohan Ghosh, became the absolute joint owners of the First Land.
- iv) By a registered Deed of Sale dated 22nd September, 1933 (in Bengali language) registered in the office of the Sub-Registrar, Scaldah, recorded in Book No. I, Volume No. 26, Pages 135 - 139, being No. 1510 for the year 1933, one Smt. Nani Bala Dassi, wife of Late Sarat Chandra Belal, a resident of 21, Kankurgachi Second Lane, then Police Station Beliaghata, District 24 Parganas sold, transferred and conveyed undivided half share of 1 bigha land in Premises No. 178, Manicktala Main Road (formerly 103, Manicktala Main Road), Kolkata (undivided half share of second land) to Sri Dhananjoy Ghosh and Sri Madan Mohan Ghosh, both sons of Late Bhutnath Ghosh, absolutely and forever.
- v) By another registered Deed of Conveyance dated 22nd September, 1933 (in Bengali language) registered in the office of the Sub-Registrar, Scaldah, recorded in Book No. I, Volume No. 25, Pages 204 - 209, being No. 1511 for the year 1933, Kanai Lal Belal, Balai Chand Belal, both sons of Late Chandi Charan

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Belel, Pratap Chandra Belel and Lakshmi Narayan Belel, both minor sons of Late Chandi Charan Belel, represented by their certified guardian Smt. Sailabala Dassi, wife of Late Chandi Charan Belel of 56, Balaram Dey Street, in the city of Kolkata, sold, transferred and conveyed undivided half share of 1 bigha land in Premises No. 178, Manicktala Main Road (formerly 103, Manicktala Main Road), Kolkata (undivided half share of second land) to Sri Dhananjoy Ghosh and Sri Madan Mohan Ghosh, both sons of Late Bhutnath Ghosh, absolutely and forever. Thus Shri Dhananjoy Ghosh and Shri Madan Mohan Ghosh became the absolute joint owners of the Second Land i.e. Premises No. 178, Manicktala Main Road.

- vi) It appears from the record of the Kolkata Municipal Corporation that the then Premises No. 102, Manicktala Main Road was renumbered as 177, Manicktala Main Road.
- vii) It also appears that the name of Babu Bhutnath Ghosh was recorded as the owner of First Land i.e. Premises No. 177, Manicktala Main Road and subsequently the names of his 2 sons i.e. Dhananjoy Ghosh and Madan Mohan Ghosh was mutated after the death of Bhutnath Ghosh.
- viii) It also appears from the records of Kolkata Municipal Corporation that the Second Land i.e. Premises No. 178, Manicktala Main Road was amalgamated and merged with First Land i.e. Premises No. 177, Manicktala Main Road and the amalgamated Premises No. 177, Manicktala Main Road,

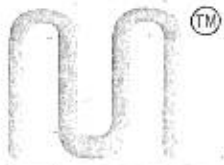
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measuring 2 bighas 2 cottahs and 8 chittacks is hereafter referred to as the Said Premises.

- ix) After the amalgamation and recording of the names of Dhananjoy Ghosh and Madan Mohan Ghosh, some more structures were constructed in the said premises by the owners and the same were tenanted under the West Bengal Premises Tenancy Act.
- x) Dhananjoy Ghosh died intestate on 30.01.2001 leaving behind his following heirs:
- a. Dilip Ghosh (Son)
 - b. Nemai Ghsoh (Son)
 - c. Prabir Ghosh (Son)
 - d. Smt. Baby Sarkar (Daughter)
 - e. Smt. Chabi Ghose (Daughter)
 - f. Smt. Jharna Ghosh (Daughter)
 - g. Smt. Manju Ghsoh (Daughter)
- xi) Madan Mohan Ghosh died intestate on 11.12.2010 leaving behind his following heirs :
- a. Maya Rani Ghosh (wife)
 - b. Sri Goutam Ghsoh (Son)
 - c. Sri Biswajit Ghosh (Son)
 - d. Sri Sujit Ghsoh (Son)
 - e. Sri Avijit Ghosh (Son)
 - f. Smt. Biva Pal (Daughter)
 - g. Smt. Sarmistha Ghsoh (Daughter)

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- xii) The aforesaid legal heirs of Late Dhananjay Ghosh and Late Madan Mohan Ghosh have become the lawful owners and are seized and possessed of and sufficiently well entitled to ALL THAT the Premises No. 177, Manicktala Main Road, Kolkata hereinafter referred to as the said premises, morefully described in the Schedule hereto with marketable and saleable right, title and interest tot he exclusion of others.

(D) Sale :

- i) Dilip Ghosh, Son of Late Dhananjay Ghosh, by caste Hindu, by occupation business, residing at 10A, Lakshmi Dutta Lane, P. S. Shyampukur, Kolkata - 700 003;
- ii) Nemai Ghosh Son of Late Dhananjay Ghosh, by caste Hindu, by occupation business, residing at 10A, Lakshmi Dutta Lane, P. S. Shyampukur, Kolkata - 700 003;
- iii) Prabir Ghosh, Son of Late Dhananjay Ghosh, by caste Hindu, by occupation business, residing at 10A, Lakshmi Dutta Lane, P. S. Shyampukur, Kolkata - 700 003;
- iv) Smt. Baby Sarkar, daughter of Dhananjay Ghosh, Wife of Mritunjoy Sarkar, by caste Hindu, by occupation, housewife, residing at 38, Subhas Pally, 108/110, B. T. Road, Bonhooghly, P. S. Baranagore, Kolkata - 700 108;
- v) Smt. Chabi Ghosh, daughter of late Dhanajay Ghosh, wife of Durga Sankar Ghosh, by caste Hindu, by occupation housewife, residing at 51A, Bosepara Lane, P. S. Shyampukur, Kolkata - 700 003;



- vi) Smt. Manju Ghosh, daughter of Late Dhananjay Ghosh, by caste Hindu, by occupation housewife, residing at 10A, Lakshmi Dutta Lane, P. S. Shyampukur, Kolkata - 700 003;
- vii) Smt. Jharna Ghosh, daughter of late Dhananjay Ghosh, wife of Nemai Chand Ghosh, by caste Hindu, by occupation, housewife, residing at Ghosh Para, Gorkhara, 10, Sonarpur, P.S. Sonarpur, District 24-Parganas (South);
- viii) Smt. Maya Rani Ghosh, Wife of Late Madan Mohan Ghosh, by caste Hindu, by occupation housewife, residing at 10A, Lakshmi Dutta Lane, P. S. Shyampukur, Kolkata - 700003;
- ix) Goutam Ghosh, Son of Late Madan Mohan Ghosh, by caste Hindu, by occupation business, residing at 10A, Lakshmi Dutta Lane, P. S. Shyampukur, Kolkata - 700003;
- x) Biswajit Ghosh, Son of Late Madan Mohan Ghosh, by caste Hindu, by occupation business, residing at 10A, Lakshmi Dutta Lane, P. S. Shyampukur, Kolkata - 700003;
- xi) Sujit Ghosh, Son of Late Madan Mohan Ghosh, by caste, Hindu, by occupation business, residing at 10A, Lakshmi Dutta Lane, P. S. Shyampukur, Kolkata - 700003;
- xii) Avijit Ghosh, Son of Late Madan Mohan Ghosh, by caste, Hindu, by occupation business, residing at 10A, Lakshmi Dutta Lane, P. S. Shyampukur, Kolkata - 700003;



xiii) Smt. Biva Pal, daughter of Late Madan Mohan Ghosh, wife of Subhas Chandra Pal, by caste Hindu, by occupation housewife, residing at 56A, Anath Nath Deb Lane, Tala, P. S. Tala, Kolkata - 700 037; and

xiv) Smt. Sarmistha Ghosh, daughter of late Madan Mohan Ghosh, wife of Biraj Ghosh, by caste Hindu, by occupation housewife, residing at GF-51A, Jardabagan, Aswininagar, Navapally, Baguihati, P. S. Baguihati, Kolkata - 700 059.

By a registered Deed of Conveyance dated 8th April, 2014 recorded in Book No.I, C.D. Volume No.7, Pages 4543 to 4579 registered before the District Sub Registrar-III, Alipore, South 24-Parganas, previous owners sold transferred and/or conveyed the aforesaid premises to Ideal Real Estates Pvt. Ltd., the present owner having its registered office at 50, Jawaharlal Nehru Road, P. S. Shakespeare Sarani, Kolkata - 700 071.

(E) **Corporation Record :** Subsequent to the said registered Deed of Conveyance dated 8th April, 2014 the name of the present owner being Ideal Real Estates Pvt. Ltd. has been mutated in the records of KMC.

(F) **Title :** The title of Ideal Real Estates Pvt. Ltd. is unencumbered inasmuch as no sale, transfer, assignment, lease or any other document was found on searches being done in the office of Registrar of Assurances.



(G) Applicability of Estates Acquisition Act Urban Land (Ceiling and Regulation) Act and/or Land Reforms Act on the said premises :

It appears from the records and searches that the said premises is not affected or attracted either under the Estates Acquisition Act or under the Land Reforms Act. Or the Urban Land (Ceiling and Regulation) Act.

(H) USE : In terms of the K. M. D. A master plan Ideal Real Estates Pvt. Ltd. is entitled to raise construction for housing and commercial purpose as per law.

(I) Possession : We have been told that Ideal Real Estates Pvt. Ltd. is in peaceful possession of the said premises and the land is butted and bounded by a brick wall from all sides. The said premises can be identified separately and distinctly from other premises.

(J) Records of Rights and Municipal Assessment Book : Subsequent to the Conveyance dated 8th April, 2014 Ideal Real Estates Pvt. Ltd. has applied for Mutation of its name in the records of Kolkata Municipal Corporation and the name of Ideal Real Estates Pvt. Ltd. has been mutated in the records of Kolkata Municipal Corporation.

(K) Acquisition/Vesting: On searches it has been found that the Land is not acquired by and/or vested to the State under any Act either under the Urban Lands (Ceiling & Regulation) Act, 1976 or under the West Bengal Land Reforms Act or under the West Bengal Estate Acquisition Act or under the West Bengal Thika Tenancy (Acquisition &

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Regulation) Act, 2001 or under the Urban Land (Ceiling and Regulation) Act.

- (L) **Kolkata Improvement Trust :** On searches and as per the reply to an application under RTI Act, 2005, it reveals that the property in question does not belong to Kolkata Improvement Trust. The property is not affected by any scheme or alignment of Kolkata Improvement Trust. The subject Land has not been acquired for and on behalf of Kolkata Improvement Trust.
- (M) **Urban Land Ceiling :** The Urban Land Ceiling department has issued a No Objection Certificate on 13th January, 2015 to the Ideal Real Estates Pvt. Ltd. in respect to the said premises in terms of Rule 4 (4) of the Kolkata Municipal Corporation Building Rules, 1990.


On the basis of the aforesaid observation and based on the materials placed before me, I am of the opinion that the said premises (Premises No. 177, Manicktala Main Road, P.S. Phoolbagan, Kolkata - 700054) is free from all encumbrances, liens, lispendens, charges of any nature whatsoever or howsoever. There is no Government acquisition or requisition pending on the said premises. Moreover, going through all the records on searches, it is clear that Ideal Real Estates Pvt. Ltd. has marketable and saleable right, title and interest over the said premises and is fully entitled to develop and construct building complex on the said premises subject to obtaining sanctioned Building Plan from Kolkata Municipal Corporation.



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Thus, I certify on the basis of what has been stated hereinabove,
that Ideal Real Estates Pvt. Ltd. is having satisfactory marketable and
saleable right, title and interest over and above the said premises.


(Utpal Majumdar)
Advocate.

29/1/16