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DSP 22/18

Client: **Rishi Tradecom Private Limited & Ors.** of 16A
Shakespeare Sarani New B.K. Market Fifth Floor,
Kolkata-700071

SEARCH REPORT & CHAIN ON TITLE

I. SECTION 'A' – DEFINITIONS:

The terms or expression used herein shall have the meaning assigned to them as follows:

- (a) **“Subject Property”** shall mean (a) the entire L.R. Dag No. 2218 containing an area of 23 satak (formerly R.S. Dag No. 837 recorded in R.S. Khatian No. 412) and (b) portion of L. R. Dag No. 2219 containing an area of 77 satak out of 193 satak (formerly portion of R.S. Dag Nos. 833 recorded in R.S. Khatian No. 1499); both recorded in L.R. Khatian Nos. 10345, 9929, 9930, 9932, 9933, 9934, 9935, 9936, 9937 and 9938 in Mouza Udayrajpur, J. L. No. 43, under Police Station Barasat, currently Municipal Holding No. 31 Jessore Road (North) of the Madhyamgram Municipality in the District of North 24 Parganas.
- (b) **“Concerned Owners”** shall mean (1) Royal Touch Fablon Private Limited (2) Armstrong Packagings Private Limited, (3) Taranagar Investment Company Limited, (4) Jaivardhan Kandoi son of Sri Prakash Kandoi, (5) Prakash Kandoi son of Basudeo Kandoi, (6) Mani Devi Kandoi wife of Late Nand Kishore Kandoi, (7) Nidhi Goenka wife of Ruchit Goenka, (8) Pushpa Devi Kandoi wife of Late Ramawatar Kandoi, (9) Vikash Kandoi son of Late Nand Kishore Kandoi and (10) Maitreyi Kandoi wife of Vikash Kandoi.
- (c) **“Clients”** shall mean (1) Rishi Tradecom Private Limited, (2) Asal Dealcom Private Limited, (3) Atithi Tradecom Private Limited, (4) Nikhil Vinimay Private Limited, (5) Orangesky Dealers Private Limited, (6) Powerful Tradecom Private Limited, (7) Actual Commodeal Private Limited, (8) Lifemake Real Estates Private Limited, (9) Nirmalkunj Dealcomm Private Limited and (10) Looklike Dealcom Private Limited.

II. SECTION 'B' - SEARCH REPORT:

Under instructions from Mr. Pankaj Jhunjhunwala on behalf of our above-named clients, we have from time to time, initially during the month of March, 2017 and intermittently thereafter until April 2018 (as would be borne out from the date of annexed reports) caused to be made certain searches at the registration offices, Courts and certain other Government Departments as mentioned hereinbelow and our findings from the searches so caused to be made are as follows:

1. **Registration Offices:** We have caused to be made searches of the relevant Index II and to a certain extent, Index- I at the offices of (a) the Registrar of Assurances and Additional Registrar of Assurances-II, Kolkata as per jurisdiction during the years 1985 to 2015 and Additional Registrar of Assurances-IV, Kolkata during the years 2015 onwards till the date



of searches; (b) District Registrar, Barasat during the years 1985 to 1998; (c) District Sub-Registrar-II, Barasat during the years 1998 to 2014; (d) District Sub-Registrar-III, Barasat during the years 2014 onwards till the date of searches, (e) Additional District Sub Registrar, Barasat during the year 1985 onwards till the date of searches; (f) Additional District Sub Registrar, Kadambagachi during the years 1985 to 1995 and (g) District Registrar, Alipore during the years 1985 to 1986. A xerox copy each of the Receipts issued by the concerned Registration Offices from time to time and the Reports of such Searches received from the searchers from time to time are annexed hereto and marked 'A1 to A-209'.

- 1.1 While causing to be made such searches at the registration offices, several entries were found. Those entries which are found relevant to the Subject Property are mentioned in Annexure "B1" hereto and those which appear to be not relevant are dealt with in Annexure "B2" hereto
- 1.2 We would, however, like to specifically mention as regards the said searches as follows:-
 - (a) Both relevant Index-II and Index-I for several years were found either fully or partly torn or incomplete or damaged or not indexed either fully or partly or additional volume not being available and searches for those years could not, as such, be carried out.
 - (b) Since the introduction of Section 47A of Indian Stamp Act as applicable to West Bengal, pending documents or any document which has been presented for registration, but registration whereof is kept in abeyance for want of assessment of market value by the registering authority, do not reflect in the searches and get recorded in Indices only upon payment of deficit stamp duty and registration fee applicable thereon although they take effect from the date of their execution.
 - (c) Since no Indices are kept by the District Sub-Registrar-II, Barasat, District Sub-Registrar-III, Barasat, Additional District Sub Registrar, Barasat, Additional District Sub Registrar, Kadambagachi and District Registrar, Alipore on the basis of premises numbers/ holding numbers, no search could as such be carried out on such basis.
 - (d) A Sale Deed 10th December 1996 and registered in Book I CD Volume No. 49 Pages 90 to 105 Being No.1824 for the year 2001 was found in the recital to the chain deeds of the Subject Property but was not found to have been incorporated in the Index II in respect of Dag Nos. 833 and 837 in the searches. Copy of such certified copy is marked B1-R-27.
- 1.3 The searches at the registration offices as per the available records have not disclosed any encumbrance affecting the Subject Property.

2 Courts and The Sheriff, Calcutta High Court:

- 2.1 We have caused to be made necessary searches as to whether any Title Suit or Title Execution Case were filed at the Court of the 1st Civil Judge (Senior Division) at Barasat or



at the Court of the 1st Civil Judge (Junior Division) at Barasat by or against the following persons named in the table in clause 2.2 below and from the information received by us it would appear that there were no suit or case filed in the aforesaid Court by or against them in respect of the Subject Property as on the date of the respective reports. Xerox Copies of Information issued by the concerned Court are annexed hereto and marked with the letter 'B-1 to B-88'.

2.2 **Table**

S.L NO.	NAME	Period
1	J.V. Poly Plast Private Limited	2004 to 2014
2	Maitreyi Kandoi wife of Vikash Kandoi	2013 to 2018*
3	Vikash Kandoi son of late Nand Kishore Kandoi	2013 to 2018*
4	Prakash Kandoi son of late Basudeo Kandoi	2013 to 2018*
5	Renu Devi Kandoi wife of Prakash Kandoi	2014 to 2015
6	Jaivardhan Kandoi son of Prakash Kandoi	2014 to 2018*
7	Pushpa Devi Kandoi wife of late Ramawatar Kandoi	2014 to 2018*
8	Mani Devi Kandoi wife of late Nand Kishore Kandoi	2014 to 2018*
9	Nidhi Goenka wife of Ruchit Goenka	2015 to 2018*
10	Taranagar Investment Company Limited	2014 to 2018*
11	Royal Touch Fablon Private Limited	2014 to 2018*
12	Armstrong Packagings Private Limited	2014 to 2018*

*Till the dates of Information

2.3 We have also on 20.11.2017 and 9.02.2018 caused to be inspected by our clerk, the Property and Miscellaneous Registers in the Office of the Sheriff, Calcutta High Court, for any attachment of movable and/or immovable property against the persons mentioned in table 2.4 below during the years as mentioned therein and no entry of any such attachment was found therein upto the respective date of issuance of the respective receipts. A Xerox copy each of the receipts issued by the said department and reports are annexed hereto and marked "C-1" to "C-28".

2.4 **Table**

S.L NO.	NAME	Period
1	J.V. Poly Plast Private Limited	2006 to 2014
2	Maitreyi Kandoi wife of Vikash Kandoi	2013 to 2018*
3	Vikash Kandoi son of late Nand Kishore Kandoi	2013 to 2018*
4	Prakash Kandoi son of late Basudeo Kandoi	2013 to 2018*
5	Renu Devi Kandoi wife of Prakash Kandoi	2014 to 2015
6	Jaivardhan Kandoi son of Prakash Kandoi	2014 to 2018*
7	Pushpa Devi Kandoi wife of late Ramawatar Kandoi	2014 to 2018*

8	Mani Devi Kandoi wife of late Nand Kishore Kandoi	2014 to 2018*
9	Nidhi Goenka wife of Ruchit Goenka	2015 to 2018*
10	Taranagar Investment Company Limited	2014 to 2018*
11	Royal Touch Fablon Private Limited	2014 to 2018*
12	Armstrong Packagings Private Limited	2014 to 2018*

*Till the dates of Information

3. Acquisition And Requisition Searches:

- 3.1 There appears to be no acquisition or requisition proceeding at the office of The SPIO & Special Land Acquisition Officer of Barasat, North 24 Parganas in respect of the C.S/R.S. Plot Nos. 833 and 837. A Xerox copy of the information given by the aforesaid department vide Memo No.1179/L.A (N)/BST/RTI/G.Misc.500(17) dated 10th April 2017 is annexed hereto and marked with the letter "D".
- 3.2 There appears to be no acquisition or requisition proceeding at the office of The Kolkata Metropolitan Development Authority in respect of the subject property. . A Xerox copy of the information given by the office of the Kolkata Metropolitan Development Authority bearing Memo No. 1132/KMDA/PR-416/1/2006 (IR-1854) dated 24th May 2017 with its enclosure is annexed hereto and marked with the letter "D-1". Since the original information given by the office of the Kolkata Metropolitan Development Authority had reference of other property, such reference has been inked out in the annexed copy.

4 Madhyamgram Municipality:

- 4.1 We have received the letters dated (i) 15.09.2017 bearing Ref No. MM/SPIO/1979/2017-2018 and (ii) 20.12.2017 bearing Ref No. MM/SPIO/2666/2017-2018 both issued by the Madhyamgram Municipality enclosing therewith the Reports stating that the names of the Concerned Owners are mutated in the records of the Madhyamgram Municipality in respect of 60 Cottah 8 Chittack land comprised in Holding Nos. 31, 31/2 to 31/10 Jessore Road (North). A Xerox copy of reports is annexed hereto and marked with the letter "E1 to E12":
- 4.2 We have been given to understand by the Clients that they caused to be amalgamated the Holding Nos.31, 31/2 to 31/10 Jessore Road (North) into one single Holding No. 31, Jessore Road (North). The Clients have provided the Mutation Certificate dated 24th July 2018 wherein the name of the Clients have been recorded under Municipal Holding No. 31, Jessore Road (North) containing an area of 60 cottah 8 chittack. A xerox copy of such Mutation Certificate is annexed hereto and marked with the letter "E13".

5 Settlement Office:

- 5.1 We have caused to be obtained the certified copy of the R.S Information in respect of R.S Dag nos. 833 and 837. The names of Ashutosh Bhattacharya & Ors. are recorded in respect of R.S. Dag No. 833 and the name of Beshlal Mondal is recorded in respect of R.S. Dag No. 837. We have also caused to be obtained the certified copy of L.R Information in respect of L.R Dag Nos. 2218 and 2219 both dated 25.05.2017. The names of the concerned owners are recorded for the entire L.R. Dag No. 2218 and portion measuring 77 satak for L.R. Dag No. 2219 as follows:-



Sl.No	Name	Khatian No.	L.R. Dag No.	Area (in acre)	L.R. Dag No.	Area (in acre)
1	Prakash Kandoi	9929	2218	0.023	2219	0.077
2	Armstrong Packagings Private Limited	9930	2218	0.023	2219	0.077
3	Taranagar Investment Company Limited	9932	2218	0.023	2219	0.077
4	Vikash Kandoi	9933	2218	0.023	2219	0.077
5	Pushpa Devi Kandoi	9934	2218	0.023	2219	0.077
6	Maitreyi Kandoi	9935	2218	0.023	2219	0.077
7	Royal Touch Fablon Private Limited	9936	2218	0.023	2219	0.077
8	Mani Devi Kandoi	9937	2218	0.023	2219	0.077
9	Jaivardhan Kandoi	9938	2218	0.023	2219	0.077
10	Nidhi Goenka	10345	2218	0.023	2219	0.077
			Total	0.23		0.77

A xerox copy each of the R.S. Information and L.R. Information are annexed hereto and marked with the letter "F-1 to F-7".

- 5.2 The Concerned Owners have provided the Certificates of Conversion all dated 29th May 2015 issued by the Office of the B.I.&L.R.O Barasat-II Madhyamgram, North 24 Parganas wherefrom it would appear that the character/classification of land comprised in L.R. Dag Nos. 2218 and 2219 have been converted from Danga and Shali respectively to Bastu. A copy of such certificates are annexed hereto and marked "F-8 to F-27".

6 **Registrar of Companies, West Bengal:**

- 6.1 As per the searches caused to be made at the site of Registrar of Companies, West Bengal, being "http://mca.gov.in" lastly on 15.02.2018 and 17.02.2018 in the names of Taranagar Investment Company Limited, Royal Touch Fablon Private Limited, Armstrong Packagings Private Limited and J V Poly Plast Private Limited, it appear as follows
- (a) No charge exist in the name of Taranagar Investment Company Limited. Copy of the Company Master Data dated 28th March 2018 of Taranagar Investment Company Limited and copy of the Receipts dated 15.02.2018 and 17.02.2018 as downloaded from the website are annexed hereto and marked with the letter "G-1 to G-3"
- (b) Two charges affecting the Subject Property were found in the name of J V Poly Plast Private Limited which such charges had since been released as would be evident from Company Master Data dated 26th February 2018. Copy of the Company Master Data dated 26th February 2018 with two Memorandum of Satisfaction of Charge both dated 16th May 2017 are annexed hereto and marked with the letter "G-4 to G-6".
- (c) Although Forms in respect of charge were found in the names of Armstrong Packagings Private Limited and Royal Touch Fablon Private Limited but the same did not relate to the subject property. Copy of the Company Master Data dated 28th March 2018 are annexed hereto and marked with the letter "G 7- to G-9".



7 **DEBTS RECOVERY TRIBUNAL:**

- 7.1 From the report given by Mrs. Sanjukta Ray, Advocate no entry/proceeding has been found by them in the name of Taranagar Investment Company Limited, Royal Touch Fablon Private Limited, Armstrong Packagings Private Limited and J V Polyplast Private Limited. Xerox copy of report is annexed hereto and marked with the letter "H"

III. **SECTION 'C' – CHAIN OF TITLE:**

From the recitals and particulars contained in the documents provided and/or obtained by us by way of certified copies of deeds, the chain of title in respect of the subject property appears to be as follows:-

- 1 Ashutosh Bhattacharya and Fani Bhusan Bhattacharya owing pieces or parcels of land measuring 1.08 acre in Dag No. 834 and 2.29 acre in Dag No. 833, R.S. Khatian No. 1499 in the said Mouza Udayrajpur, sold a portion admeasuring 3.365 acre out of the same as follows:-
 - 1.1 By Sale Deed dated 25th July 1956 and registered with Sub-Registrar, Barasat in Book I Volume No. 50 Pages 193 to 200 Being No.6369 for the year 1956, 0.33 acre was sold to Prabhash Dutta.
 - 1.2 By Sale Deed dated 18th January 1961 and registered with District Registrar, 24 Parganas in Book I Volume No. 16 Pages 83 to 94 Being No.127 for the year 1961, 3.035 acre comprising of 1.08 acre in Dag No. 834 and 2.285 acre portion of Dag No. 833.
- 2 By a Sale Deed dated 8th July 1960 and registered with Sub-Registrar, Barasat in Book I Volume No. 84 Pages 170 to 172 Being No.8234 for the year 1960, one Beshlal Mondal sold to Krishna Pada Mukhoti land comprised in Dag No.837, R.S. Khatian No. 412 in the said Mouza Udayrajpur which the said Krishna Pada Mukhoti subsequently by a Sale Deed dated 18th January 1961 and registered with District Registrar, 24 Parganas in Book I Volume No. 17 Pages 19 to 25 Being No.128 for the year 1961, sold to the said Subodh Kumar Sur Roy. The plan annexed to the said sale deed dated 18th January, 1961 delineated the entire dag No. 837 by Red borders and the boundaries of the property as per schedule to the said deed also corroborated the same.
- 3 By a Sale Deed dated 25th February 1965 and registered with Registrar of Assurances, Calcutta in Book I Volume No. 50 Pages 83 to 104 Being No.1217 for the year 1965, the said Subodh Kumar Sur Roy sold portion measuring 1.955 acre more or less out of the said Dag No. 833 and 0.23 acre in Dag No. 837 to one Deokishan Mohta (1/3rd share), Sita Devi Mohta (1/3rd share), Prahalad Das Mohta (1/9th share), Hari Kishan Mohta (1/9th share) and Raj Kumar Mohta (1/9th share).
- 4 By 5 (five) Sale Deeds all registered with the Additional Registrar of Assurances-II, Kolkata sold the said Deokishan Mohta, Sita Devi Mohta, Prahalad Das Mohta, Hari Kishan Mohta and Raj Kumar Mohta sold to one J.V.Poly Plast Private Limited portion measuring 60 cottahs comprised in the entire Dag No. 837 and portion of Dag No. 833 (plan annexed to the deed mentions 59 Cottah 14 Chittacks more or less). Particulars of such five sale deeds are as follows:-
 - (a) Sale Deed dated 8th October 1996 and registered in Book I CD Volume No. 49 Pages 27 to 42 Being No.1820 for the year 2001 with Raj Kumar Mohta as Vendor.
 - (b) Sale Deed dated 8th October 1996 and registered in Book I CD Volume No. 49 Pages 43 to 57 Being No.1821 for the year 2001 with Sita Devi Mohta as Vendor.



- (c) Sale Deed dated 8th October 1996 and registered in Book I CD Volume No. 49 Pages 58 to 73 Being No.1822 for the year 2001 with Prahlad Das Mohta as Vendor.
- (d) Sale Deed dated 8th October 1996 and registered in Book I CD Volume No. 49 Pages 74 to 89 Being No.1823 for the year 2001 with Hari Kishan Mohta as Vendor.
- (e) Sale Deed 10th December 1996 and registered in Book I CD Volume No. 49 Pages 90 to 105 Being No.1824 for the year 2001 with Deekishan Mohta as Vendor.
- 5 The R.S. Dag No. 833 was renumbered as L.R. Dag No. 2219 and the R.S. Dag No. 837 was renumbered as L.R. Dag No. 2218 in the current Records of Rights published under the West Bengal Land Reforms Act, 1955.
- 6 By 20 (twenty) Sale Deeds all registered with the Additional Registrar of Assurances-II, Kolkata, the said J.V. Poly Plast Private Limited sold to one Royal Touch Fablon Private Limited, Armstrong Packagings Private Limited, Taranagar Investment Company Limited, Jaivardhan Kandoi, Prakash Kandoi, Mani Devi Kandoi, Renu Devi Kandoi, Pushpa Devi Kandoi, Maitreyi Kandoi and Vikash Kandoi, the Subject Property. In each such 20 sale deeds 3.85 Satak more or less in R.S Dag No.833 (L.R Dag No.2219) and 1.15 Satak more or less in R.S Dag No.837 (L.R Dag No.2218) is found to have been sold. Other particulars of such 20 sale deeds are as follows:-
- (a) Sale Deed dated 6th June 2014 (incorrectly mentioned as 6th June 2013) and registered in Book I CD Volume No. 34 Pages 278 to 294 Being No.7088 for the year 2014 with Prakash Kandoi as Purchaser.
- (b) Sale Deed dated 16th June 2014 (incorrectly mentioned as 16th June 2013) and registered in Book I CD Volume No. 35 Pages 4345 to 4361 Being No.7489 for the year 2014 with Maitreyi Kandoi as Purchaser.
- (c) By a Sale Deed dated 16th June 2014 (incorrectly mentioned as 16th June 2013) and registered in Book I CD Volume No.35 Pages 4413 to 4429 Being No. 7493 for the year 2014 with Vikash Kandoi as Purchaser.
- (d) By a Sale Deed dated 16th June 2014 (incorrectly mentioned as 16th June 2013) and registered in Book I CD Volume No.35 Pages 4447 to 4463 Being No. 7495 for the year 2014 with Prakash Kandoi as Purchaser
- (e) By a Sale Deed dated 18th June 2014 (incorrectly mentioned as 18th June 2013) and registered in Book I CD Volume No.36 Pages 3999 to 4015 Being No. 7669 for the year 2014 with Maitreyi Kandoi as Purchaser.
- (f) By a Sale Deed dated 18th June 2014 (incorrectly mentioned as 18th June 2013) and registered in Book I CD Volume No.36 Pages 4044 to 4060 Being No. 7672 for the year 2014 with Vikash Kandoi as Purchaser
- (g) By a Sale Deed dated 6th June 2014 and registered in Book I CD Volume No.34 Pages 385 to 401 Being No. 7095 for the year 2014 with Mani Devi Kandoi as Purchaser.
- (h) By a Sale Deed dated 6th June 2014 and registered in Book I CD Volume No.34 Pages 295 to 311 Being No. 7089 for the year 2014 with Jaivardhan Kandoi as Purchaser.
- (i) By a Sale Deed dated 6th June 2014 and registered in Book I CD Volume No.34 Pages 312 to 328 Being No. 7090 for the year 2014 with Royal Touch Fablon Private Limited as Purchaser



- (j) By a Sale Deed dated 6th June 2014 and registered in Book I CD Volume No.34 Pages 402 to 418 Being No. 7096 for the year 2014 with the said Renu Devi Kandoi as Purchaser
- (k) By a Sale Deed dated 9th June 2014 and registered in Book I CD Volume No.34 Pages 2766 to 2782 Being No. 7213 for the year 2014 with Mani Devi Kandoi as Purchaser.
- (l) By a Sale Deed dated 9th June 2014 and registered in Book I CD Volume No.34 Pages 2749 to 2765 Being No. 7212 for the year 2014 with Armstrong Packagings Private Limited as Purchaser.
- (m) By a Sale Deed dated 9th June 2014 and registered in Book I CD Volume No.34 Pages 2836 to 2852 Being No. 7215 for the year 2014 with the said Renu Devi Kandoi as Purchaser.
- (n) By a Sale Deed dated 9th June 2014 and registered in Book I CD Volume No.34 Pages 2853 to 2869 Being No. 7216 for the year 2014 with Pushpa Devi Kandoi as Purchaser.
- (o) By a Sale Deed dated 9th June 2014 and registered in Book I CD Volume No.34 Pages 3214 to 3230 Being No. 7217 for the year 2014 with Jaivardhan Kandoi as Purchaser.
- (p) By a Sale Deed dated 16th June 2014 and registered in Book I CD Volume No.35 Pages 4362 to 4378 Being No. 7490 for the year 2014 with Armstrong Packagings Private Limited as Purchaser.
- (q) By a Sale Deed dated 16th June 2014 and registered in Book I CD Volume No.35 Pages 4379 to 4395 Being No. 7491 for the year 2014 with Pushpa Devi Kandoi as Purchaser.
- (r) By a Sale Deed dated 16th June 2014 and registered in Book I CD Volume No.35 Pages 4396 to 4412 Being No. 7492 for the year 2014 with Taranagar Investment Company Limited as Purchaser.
- (s) By a Sale Deed dated 16th June 2014 and registered in Book I CD Volume No.35 Pages 4430 to 4446 Being No. 7494 for the year 2014 with Royal Touch Fablon Private Limited as Purchaser.
- (t) By a Sale Deed dated 18th June 2014 and registered in Book I CD Volume No.36 Pages 4061 to 4077 Being No. 7673 for the year 2014 with Taranagar Investment Company Limited as Purchaser.
7. Certain errors in the 20 sale deeds mentioned in clause 6 above were rectified by recording and registering 20 Declarations all dated 31st March 2018 registered with Additional Registrar of Assurances-IV, Kolkata by J.V. Polyplast Private Limited. Particulars of such declarations are as follows:
- (a) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143892 to 143904 Being No. 190403464 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(o) above.
- (b) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143771 to 143783 Being No. 190403447 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(c) above.
- (c) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 149176 to 149188 Being No. 190403503 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(r) above.
- (d) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143837 to 143850 Being No. 190403449 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(t) above.

- (e) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143731 to 143743 Being No. 190403445 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(i) above.
- (f) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 149163 to 149175 Being No. 190403502 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(h) above.
- (g) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143878 to 143891 Being No. 190403453 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(f) above.
- (h) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 149237 to 149250 Being No. 190403450 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(p) above.
- (i) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143864 to 143877 Being No. 190403452 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(s) above.
- (j) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143823 to 143836 Being No. 190403451 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(l) above.
- (k) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143757 to 143770 Being No. 190403454 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(m) above.
- (l) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143905 to 143917 Being No. 190403455 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(e) above.
- (m) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143918 to 143930 Being No. 190403456 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(b) above.
- (n) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143851 to 143863 Being No. 190403457 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(j) above.
- (o) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143931 to 143943 Being No. 190403458 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(g) above.
- (p) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143944 to 143956 Being No. 190403459 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(k) above.
- (q) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143797 to 143809 Being No. 190403460 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(n) above.
- (r) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143810 to 143822 Being No. 190403461 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(a) above.
- (s) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143662 to 143674 Being No. 190403462 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(q) above.
- (t) Deed of declaration in Book No. I, Volume No. 1904-2018, Pages 143744 to 143756 Being No. 190403463 for the year 2018 in respect of errors in Sale Deed mentioned in Clause 6(d) above.



- 8 By 2 (two) Deed of Gifts both dated 30th December 2015 and registered with Additional Registrar of Assurances-IV, Kolkata one in Book I Volume No.1904-2016 Pages 15545 to 15569 Being No. 190400345 for the year 2016 and the other in Book I Volume No.1904-2016 Pages 2255 to 2278 Being No. 190403326 for the year 2015, the said Renu Devi Kandoi conveyed by way of gift to her daughter namely Nidhi Goenka her entire 0.077 acre more or less in R.S Dag No.833 (L.R Dag No.2219) and 0.023 acre more or less in R.S Dag No.837 (L.R Dag No.2218) out of the Subject Property.
- 9 The names of the Concerned Owners were mutuated in respect of the Subject Property under L.R. Khatian Nos. 9929, 9930, 9932, 9933, 9934, 9935, 9936, 9937, 9938 and 10345 and also recorded in the records of the Madhyamgram Municipality for Holding Nos. 31, 31/2 to 31/10 Jessore Road (North)

IV. SECTION 'C' – STATEMENTS AND COMMENTS:

Besides our statements and comments made at different places of this report, we would also like to mention the following:

- (a) Clients have purchased the Subject Property by two sale deeds as follows:-
- (i) By an agreement for sale dated 28th February 2018 and registered with Additional Registrar of Assurances-IV, Kolkata in Book I Volume No. 1904-2018 Pages 125056 to 125126 Being No. 190402710 for the year 2018 followed by a Sale Deed dated 31st March 2018 and registered with Additional Registrar of Assurances-IV, Kolkata in Book I Volume No. 1904-2018 Pages 150156 to 150220 Being No. 190403467 for the year 2018, the Concerned Owners sold to Clients, 67 Satak more or less comprised in R.S Dag No.833 (L.R Dag No.2219) and 23 Satak more or less in R.S Dag No.837 (L.R Dag No.2218) out of the Subject Property.
- (ii) By an agreement for sale dated 9th March 2018 and registered with District Sub-Registrar Barasat in Book I Volume No. 1503-2018 Pages 67595 to 67693 Being No. 150302167 for the year 2018 followed by Sale Deed dated 13th April 2018 and registered with Additional District Sub-Registrar, Barasat in Book I Volume No. 1503-2018 Pages 78857 to 78946 Being No. 150302530 for the year 2018, the Concerned Owners sold to Clients, 10 Satak more or less comprised in R.S Dag No.833 (L.R Dag No.2219) out of the Subject Property.
- (b) The report on searches is on the basis of the records available as on the date of such searches caused to be done:
- (c) The searches undertaken by us do not relate to any encumbrance or charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues or by any authority besides those specifically mentioned above but relates to encumbrance created by those act of parties which requires, under law, a corresponding record to be maintained for the public in general at the offices at which we have caused to be made the searches as aforesaid.
- (d) This Search Report is meant for the understanding of abovenamed Client alone and shall not be for use and reliance for any other person.




Under the circumstances as above and save and subject to what has been stated at different places hereinabove and also in the annexures hereto, our searches when made did not disclose encumbrance affecting the Subject Property and the title of the Concerned Owners appeared to be marketable.

DATED THIS ____ DAY OF _____, 2018.

For DSP LAW ASSOCIATES.,

Ratna Bagonia
Advocate



ANNEXURE-B1

ANNEXURE AND SOURCE	Registration Particulars					Registration office	Remarks
	Book	Volume	Pages	Being No.	Year		
B1-R-1 Index II Refer to Page A2	I	49	27-42	1820	2001	Additional Registrar of Assurances-II, Kolkata (Note: In the second schedule to the annexed certified copy, the share in the subject property being the subject matter of sale is erroneously mentioned as 1/8 th share although the recital and witnesseth clause states 1/9 th share. Further in the Original Deed such share is stated to be 1/9 th at all places. Hence such mistake is ignored.)	Dealt with in Clause No.4 (a) of Chain of Title.
B1-R-2 Index II Refer to Page A2	I	49	43-47	1821	2001	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.4 (b) of Chain of Title.
B1-R-3 Index II Refer to Page A2	I	49	58-73	1822	2001	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.4 (c) of Chain of Title.
B1-R-4 Index II Refer to Page A2	I	49	74-89	1823	2001	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.4 (d) of Chain of Title.
B1-R-5 Index II Refer to Page A3, A27	I	34	278-294	7088	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (a) of Chain of Title.
B1-R-6		34	295-311	7089	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (h)



Index II Refer to Page A3, A27							of Chain of Title.
B1-R-7 Index II Refer to Page A4, A27	I	34	312- 328	7090	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (i) of Chain of Title.
B1-R-8 Index II Refer to Page A4, A27	I	34	385- 401	7095	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (g) of Chain of Title.
B1-R-9 Index II Refer to Page A4, A27	I	34	402- 418	7096	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (j) of Chain of Title.
B1-R-10 Index II Refer to Page A5, A27	I	34	2749- 2765	7212	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (l) of Chain of Title.
B1-R-11 Index II Refer to Page A5, A27	I	34	2766- 2782	7213	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (k) of Chain of Title.
B1-R-12 Index II Refer to Page A5, A28	I	34	2836- 2852	7215	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (m) of Chain of Title.
B1-R-13 Index II Refer to Page A6, A28	I	34	2853- 2869	7216	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (n) of Chain of Title.
B1-R-14 Index II	I	34	3214- 3230	7217	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (o) of Chain of

Refer to Page A6, A28							Title.
B1-R-15 Index II Refer to Page A6, A28	I	35	4345- 4361	7489	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (b) of Chain of Title.
B1-R-16 Index II Refer to Page A7, A28	I	35	4362- 4378	7490	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (p) of Chain of Title.
B1-R-17 Index II Refer to Page A7, A28	I	35	4379- 4395	7491	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (q) of Chain of Title.
B1-R-18 Index II Refer to Page A7, A28	I	35	4396- 4412	7492	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (r) of Chain of Title.
B1-R-19 Index II Refer to Page A8, A28	I	35	4413- 4429	7493	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (c) of Chain of Title.
B1-R-20 Index II Refer to Page A8, A28	I	35	4430- 4446	7494	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (s) of Chain of Title.
B1-R-21 Index II Refer to Page A8, A28	I	35	4447- 4463	7495	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (d) of Chain of Title.
B1-R-22 Index II Refer to	I	36	3999- 4015	7669	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (e) of Chain of Title.

Page A9, A29							
B1-R-23 Index II Refer to Page A9, A29	I	36	4044- 4060	7672	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (f) of Chain of Title.
B1-R-24 Index II Refer to Page A9, A29	I	36	4061- 4077	7673	2014	Additional Registrar of Assurances-II, Kolkata	Dealt with in Clause No.6 (t) of Chain of Title.
B1-R-25 Index II Refer to Page A43, A44	I	1904- 2016	2255- 2278	19040 3326	2015	Additional Registrar of Assurances-IV, Kolkata	Dealt with in Clause No.8 of Chain of Title.
B1-R-26 Index II Refer to Page A43, A44	I	1904- 2016	15545- 15569	19040 0345	2016	Additional Registrar of Assurances-IV, Kolkata	Dealt with in Clause No.8 of Chain of Title.



ANNEXURE B2**(IRRELEVANT ENTRIES FOUND ON SEARCHES OF INDEX-I & II)**

Annexure No.	Source	Entry	Document	Remarks
B2-IR-1	Index II Refer to Page A15, A24	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Arunab Banejee & Anr. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 9606 for the Year 2008	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 3H, Area-869.49 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-2	Index II Refer to Page A12, A24	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Gautam Roy Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 09844 for the Year 2008	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 3B, Area-640 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-3	Index II Refer to Page A18, A24	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Arnab Mukherjee & Anr. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 9846 for the Year 2008	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 3F, Area-851.40 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-4	Index II Refer to Page A24	Vendor – Calcutta Sea Food Private Limited & Ors.. Purchaser – Partha Som. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 9847 for the Year 2008	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 3C, Area-835.41 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-5	Index II Refer to Page A24	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Aparna Biswas. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 10272 for the Year 2008	Mouza – Udayrajpur (R.S. Dag No. 833 and 834), Flat No. 2A, Area-1192.51 Square Feet.	Not Relevant Certified Copy Obtained



B2-IR-6	Index II Refer to Page A10, A24	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Tapas Kumar Sarkar & Anr. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 10411 for the Year 2008	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 4F, Area- 835.41 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-7	Index II Refer to Page A10, A25	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Ranendra Kumar Sikdar. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 10412 for the Year 2008	Mouza – Udayrajpur (R.S. Dag No. 833 and 834), Flat No. 3B, Area- 880.16 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-8	Index II Refer to Page A15	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Calcutta Sea Food Private Limited Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 186 for the Year 2009	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 1G and 3G, Area- 1760.32 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-9	Index II Refer to Page A18	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Madhumita Guchait. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 00483 for the Year 2009	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 4D, Area- 851.40 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-10	Index II Refer to Page A20	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Avijit Das & Anr. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 00767 for the Year 2009	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Car Parking Space No. 10, Area- 135 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-11	Index II Refer to Page A19	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Kumarendra Nath Dutta.	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 3A, Area- 1213.86 Square Feet.	Not Relevant Certified Copy Obtained



		Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 01596 for the Year 2009		
B2-IR-12	Index II Refer to Page A15	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Debabrata Ghosh & Anr. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 01947 for the Year 2009	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 2G, Area- 869.49 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-13	Index II Refer to Page A16	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Asish Chakraborty. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 03230 for the Year 2009	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 3D, Area- 944.49 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-14	Index II Refer to Page A21	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Eastern Bio Lab. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 3878 for the Year 2009	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 2A, Area- 1213.90 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-15	Index II Refer to Page A129, A136	Vendor – Kartick Chandra Das Purchaser – Tapati Chowdhury Deed registered with A.D.S.R Barasat in Book No. I, Being No. 4301 for the year 2009	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 452 Square Feet (Ground Floor).	Not Relevant Volume Inspection obtained
B2-IR-16	Index II Refer to Page A128, A136	Vendor – Tapan Kumar Nath Purchaser – Sanghamitra Biswas Deed registered with A.D.S.R Barasat in Book No.I, Being No. 4314 for the year 2009	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Flat No. 2H (Second Floor), Area- 869.49 Square Feet.	Not Relevant Volume Inspection obtained
B2-IR-17	Index II Refer to Page A12	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Kamal Mohan Bhattacharya & Anr. Deed registered with A.R.A-II,	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 2B, Area- 640 Square Feet.	Not Relevant Certified Copy Obtained

		Kolkata in Book No. I, Being No. 4913 for the Year 2009		
B2-IR-18	Index II Refer to Page A16	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Madhuri Chakraborty Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 11097 for the Year 2009	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 1E, Area-851.40 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-19	Index II Refer to Page A12	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Partha Sarathi Nath & Anr. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 11193 for the Year 2009	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. GH, Area-640 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-20	Index II Refer to Page A21	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Lt. Col Ashok Kumar Sarkar Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 13487 for the Year 2009	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 4A, Area-1213.86 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-21	Index II Refer to Page A10	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Sumit Sengupta & Anr. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 13488 for the Year 2009	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 4G, Area-869.49 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-22	Index II Refer to Page A16	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Prabir Majumder & Anr. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 13883 for the Year 2009	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 2D, Area-944.49 Square Feet.	Not Relevant Certified Copy Obtained

B2-IR-23	Index II Refer to Page A132, A136	Vendor – Desikan Kumar Purchaser – Mr. Gouri Shankar Nath & Anr. Deed registered with A.D.SR Barasat in Book No. I, Being No. 453 for the year 2010	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 434 Square Feet.	Not Relevant Volume Inspection obtained
B2-IR-24	Index II Refer to Page A129, A136	Donor – Lily Das Donee – Baishali Dutta (Das) Deed registered with A.D.S.R Barasat in Book No. I, Being No. 589 for the year 2010	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 192.5 Square Feet (third Floor).	Not Relevant Volume Inspection obtained
B2-IR-25	Index II Refer to Page A12	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Tejendra Nath Ghosh Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 2379 for the Year 2010	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 4E, Area- 484.78 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-26	Index II Refer to Page A13	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Baidyanath Nath Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 3037 for the Year 2010	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 4D, Area- 835.41 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-27	Index II Refer to Page A13	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Asit Kumar Bose & Ors. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 3292 for the Year 2010	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 3B, Area- 869.49 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-28	Index II Refer to Page A21	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Abani Bhusan Biswas & Anr. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No.	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 4A, Area- 1098.9 Square Feet.	Not Relevant Certified Copy Obtained

		3426 for the Year 2010		
B2-IR-29	Index II Refer to Page A130, A136	Vendor – Ram Prasad Ghosh and Ors. Purchaser – Sanju Ghosh Deed registered with A.D.S.R Barasat in Book No. I, Being No. 5696 for the year 2010	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 3 Chittak 16 Square Feet (ground floor) and 125.72 Square Feet.	Not Relevant Volume Inspection obtained
B2-IR-30	Index II Refer to Page A13	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Manjusree Lahiri Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 7562 for the Year 2010	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. EX, Area- 790 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-31	Index II Refer to Page A74, A80	Vendor – Ashit Kumar Ghosh Purchaser – Goutam Sarkar Deed registered with DSR-II, North 24 Parganas in Book No. I, Being No. 10948 for the Year 2010	Mouza – Udayrajpur ,R.S. Dag No. 833, Flat No. 3B, Area- 435 Square Feet,	Not Relevant Certified Copy Obtained
B2-IR-32	Index II Refer to Page A14	Donor – Jnanesh Chandra Bagchi. Donee – Aditi Mukherjee. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 11652 for the Year 2010	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 3B, Area- 472 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-33	Index II Refer to Page A17	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Anupam Saha & Anr. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 014947 for the Year 2010	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Shop No. 5, Area- 127 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-34	Index II Refer to Page A14	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Sangita Chakraborty Deed registered with A.R.A-II,	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 4F, Area- 835.41 Square Feet.	Not Relevant Certified Copy Obtained

		Kolkata in Book No. I, Being No. 15539 for the Year 2010		
B2-IR-35	Index II Refer to Page A17	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Partha Nath. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 00423 for the Year 2011	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 1C, Area- 849.14 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-36	Index II Refer to Page A75, A80	Vendor – Prasanta Ghosh Purchaser – Mita Bairagi Deed registered with D.S.R-II, North 24 Parganas in Book No. I, Being No. 427 for the Year 2011.	Mouza – Udayrajpur , R.S. Dag No. 833 and 834, Flat No. 4D, Area- 434 Square Feet,	Not Relevant Certified Copy Obtained
B2-IR-37	Index II Refer to Page A132, A136	Vendor – Baidya Nath Nath Purchaser – Sutapa Bhattacharya Deed registered with A.D.S.R Barasat in Book No. I, Being No. 2427 for the year 2011.	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 150 Square Feet (Car Parking).	Not Relevant Volume Inspection obtained
B2-IR-38	Index II Refer to Page A74, A80	Donor – Sri Kenaram Ghosh & Ors. Donee – Sri Sushil Ghosh Deed registered with D.S.R-II North 24 Parganas in Book No. I, Being No. 3202 for the year 2011.	Mouza – Udayrajpur, R.S. Dag No. 833 (Holding No. 45 Jessore Road) Area- 3 cottah 5 chittack along with 139.63 sq.ft. pacca shop room.	Not Relevant Certified Copy Obtained
B2-IR-39	Index II Refer to Page A17	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Rekha Basu. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 03937 for the Year 2011	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 1D, Area- 434 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-40	Index II Refer to Page A10	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Guru Prasad Biswas. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 03938 for the Year 2011	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 2F, Area- 385 Square Feet.	Not Relevant Certified Copy Obtained

B2-IR-41	Index II Refer to Page A129, A136	Vendor – Srikanta Saha Purchaser – Prabir Kumar Das Deed registered with A.D.S.R Barasat in Book No. I, Being No. 6245 for the year 2011	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 851.40 Square Feet (third floor).	Not Relevant Volume Inspection obtained
B2-IR-42	Index II Refer to Page A18	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Ashim Sanyal & Anr. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 11806 for the Year 2011	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. GB, Area- 1213.86 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-43	Index II Refer to Page A19	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Nurul Amin Md.Khalid. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 13868 for the Year 2011	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 4G, Area- 869.49 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-44	Index II Refer to Page A133, A136	Vendor – Saktipada Basu Purchaser – Pradip Ghosh Deed registered with A.D.S.R Barasat in Book No. I, Being No. 420 for the year 2012.	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 1213.86 Square Feet (fourth floor).	Not Relevant Volume Inspection obtained
B2-IR-45	Index II Refer to Page A131, A136	Vendor – Dipendra Kumar Bose & Ors. Purchaser – Bipul Biswas Deed registered with A.D.S.R Barasat in Book No. I, Being No. 818 for the year 2012	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 1061.89 Square Feet (second floor).	Not Relevant Volume Inspection obtained
B2-IR-46	Index II Refer to Page A133, A136	Vendor – Ashit Kumar Ghosh Purchaser – Gayetri Nath Deed registered with A.D.S.R Barasat in Book No. I, Being No. 1295 for the year 2012.	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 452 Square Feet (first floor).	Not Relevant Volume Inspection obtained
B2-IR-47	Index II Refer to	Vendor – Pradip Ghosh	Mouza – Udayrajpur, R.S. Dag No. 833 and 834,	Not Relevant

	Page A132, A136	Purchaser – Soumya Sen & Anr. Deed registered with ADSR Barasat in Book No. I, Being No. 3367 for the year 2012	Area- 1213 Square Feet (Fourth Floor).	Volume Inspection obtained
B2-IR-48	Index II Refer to Page A11	Vendor – Chitta Ranjan Das & Anr. Purchaser – Ashok Kumar Paul & Ors. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 04541 for the Year 2012	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 4G, Area-869.49 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-49	Index II Refer to Page A11	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Alope Kumar Nandy & Anr. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 04696 for the Year 2012	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 2D, Area-835.41 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-50	Index II Refer to Page A75, A80	Donor – Mukund Kumar Shrivastava Donee – Ratan Kumar Sinha Deed registered with DSR-II, North 24 Parganas in Book No. I, Being No. 8482 for the Year 2012	Mouza – Udayrajpur , R.S. Dag No. 833 and 834, Flat No. 2C, Area-452 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-51	Index II Refer to Page A75, A80	Vendor – Kishan Kumar Baheti Purchaser – Debabrata Bose & Anr. Deed registered with D.S.R-II, North 24 Parganas in Book No. I, Being No. 9437 for the year 2012.	Mouza – Udayrajpur , R.S. Dag No. 833 and 834, Flat No. GF, Area-387.501 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-52	Index II Refer to Page A11	Vendor – Kamal Banik Majumder & Anr. Purchaser – Sumit Das Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 11237 for the Year 2012	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 2D, Area-1098.9 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-53	Index II Refer to	Vendor – Kishan Kumar Bahelti	Mouza – Udayrajpur , R.S. Dag No. 833 and	Not Relevant

	Page A76, A80	Purchaser – Madhumita Chattapadhyay Deed registered with D.S.R-II, North 24 Parganas in Book No. I, Being No. 11863 for the year 2012.	834, Car Park Space, Area- 120 Square Feet.	Certified Copy Obtained
B2-IR-54	Index II Refer to Page A14	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Kakoli Dey Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 12143 for the Year 2012	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Shop No. 16 and 17, Area- 154 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-55	Index II Refer to Page A76, A80	Vendor – Debasish Roy & Anr. Purchaser – Sanjoy Kumar Singh Deed registered with D.S.R-II, North 24 Parganas in Book No. I, Being No. 00009 for the year 2013.	Mouza – Udayrajpur , R.S. Dag No. 833 and 834, Flat No. 1A, Area- 385 Square Feet.	Not Relevant Volume Inspection obtained
B2-IR-56	Index II Refer to Page A127, A136	Vendor – Rudra Prasad Mukarjee & Anr. Purchaser – Debebratha Ghosh Deed registered with A.D.S.R Barasat in Book No. I, Being No. 6122 for the year 2013.	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 869.49 Square Feet (first floor) and 100 Square Feet (Car Parking).	Not Relevant Volume Inspection obtained
B2-IR-57	Index II Refer to Page A127, A136	Vendor – Rudra Prasad Mukarjee Purchaser – Kanak Lata Mondal & Anr. Deed registered with A.D.S.R Barasat in Book No.I, Being No. 6123 for the year 2013	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 869.49 Square Feet (first floor) and 100 Square Feet (Car Parking).	Not Relevant Volume Inspection obtained
B2-IR-58	Index II Refer to Page A76, A80	Vendor – Rachna Gupta & Anr. Purchaser – Ashish Dawn & Anr. Deed registered with D.S.R-II, Barasat in Book No. I, Being No. 9301 for the year 2013.	Mouza – Udayrajpur , R.S. Dag No. 833 and 834, Flat No. 1E, Area- 485 Square Feet.	Not Relevant Certified Copy Obtained

B2-IR-59	Index II Refer to Page A77, A80	Vendor – Santanu Bhowmik Purchaser – Sangita Bhowmik Deed registered with D.S.R-II, North 24 Parganas in Book No. I, Being No. 10172 for the year 2013	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 869.49 Square Feet (third floor).	Not Relevant Volume Inspection obtained
B2-IR-60	Index II Refer to Page A128, A136	Vendor – Guru Prasad Biswas Purchaser – Nibedita Mallick Deed registered with A.D.S.R Barasat in Book No.I, Being No. 428 for the year 2014	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 385 Square Feet (Second Floor).	Not Relevant Volume Inspection obtained
B2-IR-61	Index II Refer to Page A131, A136	Vendor – Debebratha Ghosh Purchaser – Subratha Chakrabaty Deed registered with ADSR Barasat in Book No. I, Being No. 1031 for the year 2014	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 100 Square Feet (ground floor).	Not Relevant Volume Inspection obtained
B2-IR-62	Index II Refer to Page A130, A136	Vendor – Shymal Mukharjee Purchaser – Somnath Ghosh & Anr. Deed registered with A.D.S.R Barasat in Book No. I, Being No. 4767 for the year 2014	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 126 Square Feet (Ground Floor).	Not Relevant Volume Inspection obtained
B2-IR-63	Index II Refer to Page A81, A84	Vendor – Debasis Bhattacharyya & Anr. Purchaser – Surajit Kumar Chakraborty Deed registered with DSR-II, North 24 Parganas in Book No. I, Being No. 5487 for the Year 2014	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Flat No. 4A, Area- 869.49 Square Feet and Car Parking area 120 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-64	Index II Refer to Page A130, A136	Vendor – Barun Chowdhury Purchaser – Nabarun Chakrabarty and Anr. Deed registered with A.D.S.R Barasat in Book No. I, Being No. 8296 for the year 2014	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 150 Square Feet (Shop).	Not Relevant Volume Inspection obtained
B2-IR-65	Index II Refer to	Vendor – Sutapa Bhattacharyya	Mouza – Udayrajpur, R.S. Dag No. 833 and 834,	Not Relevant

	Page A131, A136	Purchaser – Ishani Saha Sengupta Deed registered with A.D.S.R Barasat in Book No. I, Being No. 8892 for the year 2014	Area- 62 Square Feet (Shop, ground floor).	Volume Inspection obtained
B2-IR-66	Index II Refer to Page A82, A84	Vendor – Sangita Bhowmik Purchaser – Jaba Ghosal Deed registered with DSR-II, Northf 24 Parganas in Book No. I Being No. 10059 for the Year 2014	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Flat No. 3A, Area- 869.49 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-67	Index II Refer to Page A19	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Amaresh Chandra Biswas. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 12061 for the Year 2014	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 1J, Area- 385 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-68	Index II Refer to Page A22	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Prasanta Chatterjee. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 12063 for the Year 2014	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 4A, Area- 869.49 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-69	Index II Refer to Page A20	Vendor – Calcutta Sea Food Private Limited & Ors. Purchaser – Barun Chandra. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 12064 for the Year 2014	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Shop/Room No. 01, Area- 150 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-70	Index II Refer to Page A128, A136	Vendor – Alakannanda Das Purchaser – Amitava Ghosh Deed registered with ADSR Barasat in Book No.I, Being No. 848 for the year 2015	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 95 Square Feet (Shop).	Not Relevant Volume Inspection obtained
B2-IR-71	Index II Refer to Page	Vendor – Parul Ghosh Purchaser – Arpita Singh	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 138 Square Feet	Not Relevant Volume

	A133, A136	Deed registered with A.D.S.R Barasat in Book No. I, Being No. 871 for the Year 2015.	(Carparking) .	Inspection obtained
B2-IR-72	Index II Refer to Page A20	Vendor – Sanjay Kumar Singh. Purchaser – Debabrata Bose. Deed registered with A.R.A-II, Kolkata in Book No. I, Being No. 5300 for the Year 2015	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 1A, Area-385 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-73	Index II Refer to Page A82, A84	Vendor – Sutapa Bhattacharjya Purchaser – Baidya Nath Nath Deed registered with D.S.R-III, North 24 Parganas in Book No. I, Being No.5808 for the Year 2015	Mouza – Udayrajpur, R.S. Dag No. 833 and 834, Area- 150 Square Feet (Garage).	Not Relevant Volume Inspection obtained
B2-IR-74	Index II Refer to Page A144, A145	Vendor – Partha Som Purchaser – Souvik Banerjee & Anr. Deed registered with A.D.S.R Barasat in Book No. I, Being No. 02564 for the year 2017.	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Flat No. 3C, Area-835.41 Square Feet.	Not Relevant Certified Copy Obtained
B2-IR-75	Index II Refer to Page A144, A145	Vendor – Sabita Chakraborty & Anr. Purchaser – Gour Chandra Ghosh Deed registered with A.D.S.R Barasat in Book No. I, Being No. 04226 for the year 2017.	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Shop No. 10, Area-112 Square Feet	Not Relevant Certified Copy Obtained
B2-IR-76	Index II Refer to Page A144, A145	Vendor – Sabita Chakraborty & Anr. Purchaser – Sangu Biswas & Anr. Deed registered with A.D.S.R Barasat in Book No. I, Being No. 04227 for the year 2017.	Mouza – Udayrajpur (R.S. Dag No. 833 (Part) and 834), Shop No. 11, Area-78 Square Feet	Not Relevant Certified Copy Obtained



DATED THIS _____ DAY OF _____ 2018

Client:

Rishi Tradecom Private Limited & Ors. of 16A
Shakespeare Sarani New B.K. Market Fifth Floor,
Kolkata-700071

Re: Property at Mouza Udayrajpur in the District
of North 24 Parganas.

SEARCH REPORT AND CHAIN ON TITLE

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Advocates
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