

PANKAJ SHROFF  
ANKIT SHROFF  
NIKUNJ JHUNJHUNWALA  
SWATI BHATTACHARYYA  
PAYEL DHAR

**Pankaj Shroff & Company**

A D V O C A T E S

ESTD. 1986

4, GOVERNMENT PLACE (NORTH)  
OLISA HOUSE, 8TH FLOOR  
KOLKATA - 700 001

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S-172/1/394

February 18, 2019

**MESSRS. PS GROUP REALTY PRIVATE LIMITED**  
1002, E.M. Bypass,  
Front Block, Kolkata - 700105.

Kind Attention: Mr. Dhiraj Sethia

Dear Sirs,

Re: 2, Anandilal Poddar Sarani, Kolkata

We are enclosing herewith our Search Report and Report on Title in the matter.  
Kindly acknowledge receipt.

Yours faithfully,  
for Pankaj Shroff & Co.,

  
Advocate

Encl: as above

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**SEARCH REPORT  
AND  
REPORT ON TITLE**

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*Prepared by:*

**Pankaj Shroff & Company**

A D V O C A T E S

Olisa House, 8th floor,  
4 Government Place (N),  
Kolkata-700001, West Bengal,  
India.

*For:*

**PS Group Realty Private Limited**

1002, E.M. Bypass, The Address, Front Block  
Kolkata - 700 105

## TABLE OF CONTENTS

<b>SL. NO.</b>	<b>PARTICULARS</b>	<b>PAGE NO.</b>
I	SECTION 'A' - DEFINITIONS:	1-2
II	SECTION 'B' - INSTRUCTIONS:	2
III	SECTION 'C' - SEARCH REPORT:	2-8
1.	REGISTRATION OFFICE	
2.	COURTS	
3.	REGISTRAR OF COMPANIES, WEST BENGAL	
4.	KOLKATA MUNICIPAL CORPORATION	
5.	ACQUISITION AND ALIGNMENT	
6.	TITLE DOCUMENTS OF THE SAID PREMISES	
IV	SECTION 'D' - COMMENTS:	9
V	SECTION 'E' - CONCLUSION:	9

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**CLIENT: PS GROUP REALTY  
PRIVATE LIMITED** of 1002,  
E.M. Bypass, The Address,  
Front Block, Kolkata -  
700105, India.

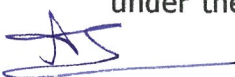
**RE:** Premises No. 2 Anandilal  
Poddar Sarani (formerly 2,  
Russel Street), Police Station  
- Shakespeare Sarani,  
Kolkata - 700 071.

## SEARCH REPORT & REPORT ON TITLE

### I. SECTION 'A' - DEFINITIONS:

The term or expression used in this Report shall have the meaning assigned to them as follows:

- (a) **"said Premises"** shall mean premises No.2, Anandilal Poddar Sarani (formerly 2, Russel Street), Police Station Shakespeare Sarani, Kolkata-700071 within Ward No. 63 of the Kolkata Municipal Corporation measuring 41 Cottahs 07 Chittacks 15 square feet more or less together with two storeyed brick built building, out-houses and structures thereat.
- (b) **"Owners"** shall mean (i) **Teekoy Mercantile Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at 1, Netaji Subhas Road, Kolkata - 700 001, (ii) **Ricon Sales Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at 2, Anandilal Poddar Sarani, Kolkata - 700 071, (iii) **Calico Dealcomm Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at 2, Anandilal Poddar Sarani, Kolkata - 700 071, (iv) **Vaastu Realtors Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at 2, Anandilal Poddar Sarani, Kolkata - 700 071, (v) **Dalmia Realtors Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at 18, Pankaj Mullick Sarani, Kolkata - 700 019, (vi) **Aahar Exports Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at 2, Anandilal



Poddar Sarani, Kolkata - 700 071, (vii) **Rameshwar Traders Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at 2, Anandilal Poddar Sarani, 1st Floor, Kolkata - 700 071, (viii) **Purnima Textrade Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at 2, Chapel Road, Kolkata - 700 022, (ix) **Pushpsala Sales Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at 2, Chapel Road, Kolkata - 700 022 and (x) **Gyandeep Merchants Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at 2, Anandilal Poddar Sarani, Kolkata - 700 071, (xi) **Mahavir Commodities Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at 2, Anandilal Poddar Sarani, Kolkata - 700 071 and (xii) **Joshi Realtors & Developers Private Limited**, a Company incorporated under the Companies Act, 1956 having its registered office at 2, Anandilal Poddar Sarani, Kolkata - 700 071.

## **II. SECTION 'B' - INSTRUCTIONS:**

Client instructed us to cause necessary searches in respect of the said Premises in the registration offices, concerned court having jurisdiction over the said Premises and government departments maintaining corresponding records for the public in general with regard to encumbrances created in respect of the said Premises and give our Search Report and Report on Title along with details of encumbrances, if any created by the Owners or their predecessors-in-title in respect of the said Premises.

## **III. SECTION 'C' - SEARCH REPORT:**

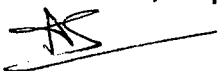
### **1. Registration Offices:**

1.1 We caused to be made searches of the relevant Index-II in respect of the said Premises for the years 1986 to 2016 at the registration office having jurisdiction thereof, being Registrar of Assurances, Calcutta and Additional Registrar of Assurances-II, Kolkata and wherever necessary the relevant Index-I.

1.2 Our searches at the registration offices as aforesaid have not disclosed any encumbrance affecting the said Premises.

1.3 **Comment:** We would, however, like to specifically mention that:

- (a) any document which has been presented for registration during the years 1994 to 2015, but registration whereof is kept in abeyance for want of assessment of market value by the registering authority and/or payment of deficit stamp duty and deficit registration fee



and/or otherwise, does not reflect in the searches and as such, the searches of such document, if any, cannot be carried out; and

- (b) while causing to be made searches, relevant Index-II and Index-I both, for certain years were not found or found to be partly torn and searches for those years could not, as such, be carried out.

## 2. Courts:

- 2.1 We caused to be made necessary searches as to whether any Title Suit and Title Execution Case was filed in the concerned Courts having territorial jurisdiction over the said Premises, being the Learned Judge 6th Bench, City Civil Court at Calcutta during the years 2006 to 2017 against the Owners as mentioned hereinbelow:

Sl. No.	Name	Period
1.	Joshi Realtors & Developers Private Limited	2006-2017
2.	Calico Dealcomm Private Limited	2006-2017
3.	Dalmia Realtors Private Limited	2006-2017
4.	Aahar Exports Private Limited	2006-2017
5.	Purnima Textrade Private Limited	2006-2017
6.	Rameshwar Traders Private Limited	2006-2017
7.	Vaastu Realtors Private Limited	2006-2017
8.	Gyandeep Merchants Private Limited	2006-2017
9.	Teekoy Mercantile Private Limited	2006-2017
10.	Ricon Sales Private Limited	2006-2017
11.	Mahavir Commodities Private Limited	2006-2017
12.	Pushpsala Sales Private Limited	2006-2017

- 2.1.1 No such suit or execution case appears to have been filed against the above-named owners during the periods stipulated above as would appear from the Information Slips issued by the concerned court.

- 2.2 We also caused to be inspected by our clerk, the Property and Miscellaneous Registers in the Office of The Sheriff, Calcutta High Court, during the years 2005 to 2016 in the names of the Owners as mentioned in clause 2.1 above as to the whether the said Premises or any part thereof has been attached or is there any proceeding pending for attachment in the names of the Owners.

- 2.2.1 Our searches at the Sheriff's Office have not disclosed any attachment or attachment proceedings in the names of the Owners.



**3. Registrar of Companies, West Bengal:**

- 3.1 From the searches caused on the website of the Ministry of Company Affairs in the name of the Owners, it appears that no charge has been created by the Owners in respect of the said Premises.

**4. Kolkata Municipal Corporation:**

- 4.1 From the copy of the Inspection Book obtained by us from the department of The Kolkata Municipal Corporation in respect of the said Premises and the searches caused to be made by us at the department of the Kolkata Municipal Corporation and its website, it appears to us that:

- (a) The names of the Owners are mutated in respect of the said Premises in the records of the Kolkata Municipal Corporation vide Assessee No.110634600024.
- (b) Municipal taxes are payable on the basis of Annual Valuation of Rs.1,03,180/- assessed with effect from 2<sup>nd</sup> Quarter 2006-07.
- (c) The nature of the said Premises is shown two storied building used for commercial and residential purposes.

- 4.2 The municipal taxes in respect of the said Premises have been paid for the period till 4<sup>th</sup> Quarter 2016-17, i.e. 31<sup>st</sup> March 2017.

- 4.3 However, inasmuch as the Annual Valuation has been assessed with effect from 2<sup>nd</sup> Quarter 2006-07, upon general revaluation of annual value of the said Premises from 2<sup>nd</sup> Quarter 2012-13 and from 1st Quarter 2017-18 on the basis of Unit Area Assessment, supplementary bills would be raised for the difference in municipal taxes on the basis of the increase in annual valuation for the period from 2<sup>nd</sup> Quarter 2012-13 to 4th Quarter 2016-17 and from 1st Quarter 2017-18 till date.

- 4.4 The said Premises or any portion thereof do not appear to be affected by any scheme of road alignment of the Kolkata Municipal Corporation. Our report is based on oral enquiry made at the office of the Chief Surveyor and Valuer of the Kolkata Municipal Corporation by our representative.

**5. Acquisition and Alignment:**

- 5.1 Land Acquisition Collector: The said Premises or any portion thereof does not appear to be affected by any acquisition or requisition proceedings of the 1st Land Acquisition Collector, Kolkata. Our report is based on oral enquiry made at the said department by our representative inasmuch as no written information was provided to us despite our Application dated 24<sup>th</sup> November, 2016 made under the Right to Information Act, 2005.



- 5.2 Kolkata Improvement Trust: The said Premises or any portion thereof do not appear to be affected by any scheme or alignment of the Kolkata Improvement Trust. Our report is based on oral enquiry made at the said office of the Kolkata Improvement Trust by our representative.

**6. Title Documents of the said Premises:**

We have been produced photocopies of the 12 documents mentioned in clause (e) below by Client (and we have also obtained certified copies of such 12 documents and 02 documents mentioned in paragraphs (a) and (b) below from the concerned registration offices) and as per the said documents the title of the Owners to the said Premises appears to be as follows:

- a) One Rabindra Nath Daw (also known as Rabindra Nath Dawn) son of late Janendra Nath Daw also known as Janendra Nath Dawn was the owner of the said Premises, by virtue of Indenture of Conveyance dated 03rd August, 1944 made between the Official Trustee of Bengal as vendor therein and said Rabindra Nath Daw as purchaser therein and registered with the Registrar of Assurances, Calcutta in Book I, Volume No. 69, Page 88 to 93, Being No. 2580 for the year 1944.

Certified copy of the said Indenture of Conveyance dated 03rd August, 1944 has been obtained by us.

- b) By an Indenture of Settlement dated 10<sup>th</sup> February, 1992 made between said Rabindra Nath Dawn as settlor therein and he himself and his another son Dr. Nihar Kumar Dawn as trustees therein and registered with the Registrar of Assurances, Calcutta in Book I, Volume No. 81, Page 129 to 141, Being No.2650 for the year 1992, said Rabindra Kumar Dawn, for making provisions for himself and his said son Nihar Kumar Dawn and for other good reasons, granted conveyed transferred and assured, undivided one-half part or share of and in the said Premises unto the said trustees Rabindra Nath Dawn and Nihar Kumar Dawn upon trusts with, inter alia, the direction that upon the death of the said settlor Rabindra Nath Dawn, the trust shall come to an end and undivided one-half part or share of in the said Premises shall vest in his said son being the other trustee Nihar Kumar Dawn, absolutely and forever.

Certified copy of the said Indenture of Settlement could not be obtained as the volume is not available.

- c) By another Indenture of Settlement dated 10<sup>th</sup> February, 1992 made between said Rabindra Nath Dawn as settlor therein and he himself and his another son Ranjit Kumar Dawn as trustees therein and registered with the Registrar of Assurances, Calcutta in Book I, Volume No. 68, Page 317 to 329, Being No. 2651 for the year 1992, said Rabindra Nath Dawn, for





making provisions for himself and his said son Ranjit Kumar Dawn and for other good reasons, granted conveyed transferred and assured, remaining undivided one-half part or share of and in the said Premises unto the said trustees Rabindra Nath Dawn and Ranjit Kumar Dawn upon trusts with, inter alia, the direction that upon the death of the said settlor Rabindra Nath Dawn, the trust shall come to an end and undivided one-half part or share of and in the said Premises shall vest in his said son being the other trustee Ranjit Kumar Dawn, absolutely and forever.

Certified copy of the said Indenture of Settlement dated 10th February, 1992 has been obtained by us.

- d) The said Rabindra Nath Dawn a Hindu governed by Dayabhaga School of Hindu Law died intestate on 24th August, 1996 and as per the directions contained in the said two Indentures of Settlement both dated 10th February, 1992, the said trusts named "Rabindra Nath Dawn Trust" came to end and the said Ranjit Kumar Dawn and Dr. Nihar Kumar Dawn became the owners of the said Premises, each having equal undivided one-half share therein.
- e) By following 12 Indentures of Conveyance and all registered with the Registrar-Delhi (details whereof are mentioned hereinbelow and certified copies whereof have been obtained by us), the said Ranjit Kumar Dawn and Dr. Nihar Kumar Dawn, individually and severally, for the consideration respectively therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the Owners, the said Premises (in the manner mentioned in the table below), absolutely and forever Subject to the tenancies of monthly tenants who were in occupation of various portions of the said Premises:

Sl. No	Indenture of Conveyance Date & Registration Particulars	Name of Vendors	Name of Purchasers being the Owners hereto	Undivided Share Conveyed in the said Premises
1.	23rd September, 1996 Book I, Volume No.1519, Pages 172 to 190, Being No.2761 for the year 1996		Pushpsala Sales Private Limited	1/12th
2.	21st September, 1996		Gyandeep Merchants Private Limited	1/12th

*[Handwritten signature]*

	Book I, Volume No.1520, Pages 1 to 19, Being No.2762 for the year 1996	Ranjit Kumar Dawn		
3.	21st September, 1996  Book I, Volume No.1520, Pages 20 to 38, Being No.2763 for the year 1996		Teekoy Mercantile Private Limited	1/12th
4.	23rd September, 1996  Book I, Volume No.1520, Pages 39 to 57, Being No.2764 for the year 1996		Ricon Sales Private Limited	1/12th
5.	23rd September, 1996  Book I, Volume No.1520, Pages 58 to 76, Being No.2765 for the year 1996		Mahavir Commodities Private Limited	1/12th
6.	21st September, 1996  Book I, Volume No.1520, Pages 77 to 95, Being No.2766 for the year 1996		Vaastu Realtors Private Limited	1/12th
7.	21st September, 1996  Book I, Volume No.1520, Pages 96 to 114, Being No.2767 for the year 1996		Calico Dealcomm Private Limited	1/12th
8.	21st September, 1996  Book I, Volume		Aahar Exports Private Limited	1/12th



	No.1520, Pages 115 to 133, Being No.2768 for the year 1996	Dr. Nihar Kumar Dawn		
9.	21st September, 1996  Book I, Volume No.1520, Pages 134 to 152, Being No.2769 for the year 1996  (Note: Page 2 of the certified copy missing)		Dalmia Realtors Private Limited	1/12th
10.	23rd September, 1996  Book I, Volume No.1520, Pages 153 to 171, Being No.2770 for the year 1996		Rameshwar Traders Private Limited	1/12th
11.	23rd September, 1996  Book I, Volume No.1520, Pages 172 to 190, Being No.2771 for the year 1996		Purnima Textrade Private Limited	1/12th
12.	21st September, 1996  Book I, Volume No.1520, Pages 191 to 209, Being No.2772 for the year 1996		Joshi Realtors & Developers Private Limited	1/12th

- f) In the premises aforesaid, the Owners hereto, in our view, became the owners the said Premises and accordingly have also caused to be mutated their respective names in the records of the Kolkata Municipal Corporation as the owners of the said Premises vide Assessee No.11-063-46-0002-4.



**IV. SECTION 'D' – COMMENTS:**

Besides those mentioned in our Search Report in Section 'C' above, we, in particular, would like to mention that 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, Service Tax, VAT and other Government dues and relates to encumbrance created by those act of parties which require, 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.

**V. SECTION 'E' – CONCLUSION:**

**In the premises aforesaid and save what has been stated hereinabove, in our view, the said Premises is free from encumbrances and the abovenamed twelve Owners have a marketable title thereto.**

**DATED THIS 18TH DAY OF FEBRUARY, 2019**

**For PANKAJ SHROFF & CO.,**

  
**Advocate**

**DATED THIS 18TH DAY OF FEBRUARY 2019**

**Client: PS Group Realty Private  
Limited**

**Re: Premises No. 2 Anandilal Poddar  
Sarani (formerly 2, Russel  
Street), Kolkata.**

**SEARCH REPORT  
AND  
REPORT ON TITLE**

**PANKAJ SHROFF & COMPANY  
Advocates  
4 GOVERNMENT PLACE NORTH,  
8TH FLOOR,  
KOLKATA # 700 001,  
WEST BENGAL,  
INDIA.**