

# Rajesh Gangopadhyay

Advocate

12 Government Place East  
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Mobile : 98319-97680  
Res: 033-2531-0172

Date: 30/01/2014

## TO WHOM IT MAY CONCERN

### "Search Report"

- A. By three several respective Deeds of Confirmation all dated 19<sup>th</sup> December, 1983 Registered with Registrar Of Assurance -II made by and between the said Jagadish Prasad Agarwal and Suresh Kumar Agarwal therein jointly referred to as "Vendors" and Indravati Devi Agarwal as Assignor and Arjun Das Agarwal as Confirming Party for the consideration mentioned therein confirmed the sale of all that the Land with Structure measuring an area of 12(Twelve) Cottahs-1(one)Chittaks-7(seven) Square feet comprising of the 2 (two) storied old brick built house and premises in dilapidated condition, at premises No. 2A, Grant Lane, Kolkata - 700001 police Station Bowbazar (Said Premises )in favour of the (1)Smt Bimla Devi Agarwal (2) Smt Bela Devi Agarwal (3) Smt Sulochana Devi Agarwal therein referred to as Purchaser as per details mentioned below:

Date	Purchaser	Area	Registration Particulars
19.12.1983	Sulochana Devi Agarwal	1/3 undivided Share of the said Premises	BOOK No I, Volume no 389, Pages 157-165 being Deed no 13093 for the year 1983
19.12.1983	Bela Devi Agarwal	1/3 undivided Share of the said Premises	BOOK No I, Volume no 389, Pages 142 148, being Deed no 13091 for the year 1983
19.12.1983	Bimla Devi Agarwal	1/3 undivided Share of the said Premises	BOOK No I, Volume no 389 pages 149-156, being Deed no 13092 for the year 1983

- B. Thus, Subsequently (1)Smt Bimla Devi Agarwal (2) Smt Bela Devi Agarwal (3) Smt Sulochana Devi Agarwal have mutated their name in respect of the said Premises being the Assessee No. 110462800022.
- C. By a Deed of Partnership dated the 20th day of February, 1984 Registered with Registrar Of Assurance -II in Book No I, Volume no 81, Pages 219-297 Being Deed No 7131 for the year 1984 and revised deed of partnership dated 1st April, 1992 made between the (1) Smt Bimla Devi Agarwal (2) Smt Bela Devi Agarwal (3) Smt Sulochana Devi Agarwal duly entered into and formed a partnership firm to carry on business in co-partnership under the name and style of "UMA PROPERTIES".
- D. (1)Smt Bimla Devi Agarwal (2) Smt Bela Devi Agarwal (3) Smt Sulochana Devi Agarwal being the Partners of "UMA PROPERTIES" authorized and empowered the said partnership firm to take over the said premises in its entirety and to develop the same and make construction.
- E. By a Development Agreement dated 29.05.2009 (hereafter called the "DEVELOPMENT AGREEMENT")the (1)Smt Bimla Devi Agarwal (2) Smt Bela Devi Agarwal (3) Smt Sulochana Devi Agarwal (4) Uma Properties as Owner and Confirming Parties has appointed the M/S. SHREE KRISHNA CONSTRUCTION, having its registered office at 78, Bentinck Street 5<sup>th</sup> Floor, Kolkata - 700 001, represented by one of its partners and authorized representative Dipak Kumar Yaduka son of Sri Basudeo Prasad Yaduka having its office at 78, Bentinck Street, 5<sup>th</sup> Floor, Kolkata 700 001.
- F. Search of Indexes-I & Indexes-II the Period from 1983 to 2013 by my searcher in the Office of the Registrar of Assurances Kolkata, in respect of the Property lying and situated at

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Premises No. 2A, Grant Lane (formerly known as No. 2 Grant Lane), within the Municipal limits of the Town of Kolkata, KMC Ward no. 46, P.S. Bowbazar, Kolkata-700001, ALL THAT piece and Parcel of land measuring about 12 (twelve) Cottah, 1 (one) Chittack and 7 (seven) Square feet more or less together with partly one and partly two storied brick built messuage tenement or dwelling house (hereafter "**Said Premises/Property**").

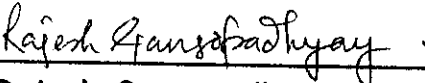
G. Searches Conducted in the Registry Office as follows:-

Sl. No.	Particulars	Place of Search	Year of Search	Entries found	Annexure
	<b>Index- I</b>				
1.	<b>Sulochana Devi Agarwal</b>	<b>R.A-KOL</b>	<b>1983-2013</b>	<b>1983&amp;1984</b>	<b>A</b>
2.	<b>Bela Devi Agarwal</b>	<b>R.A-KOL</b>	<b>1983-2013</b>	<b>1983&amp;1984</b>	<b>B</b>
3.	<b>Bimla Devi Agarwal</b>	<b>R.A-KOL</b>	<b>1983-2013</b>	<b>1983&amp;1984</b>	<b>C</b>
4.	<b>M/S Uma Properties</b>	<b>R.A-KOL</b>	<b>1983-2013</b>	<b>1983&amp;1984</b>	<b>D</b>
	<b>Index-II</b>				
5.	<b>2A, Grant Lane, Kolkata - 700001</b>	<b>R.A-KOL</b>	<b>1983-2013</b>	<b>1983,1984 &amp; 2011</b>	<b>E</b>

H. Result of Entries

1. BOOK No I, Volume no389, Pages 83-101, being Deed no 13088 for the year 1983 Conveyance deed of Sulochana Devi Agarwal
2. BOOK No I, Volume no 389, Pages142 148, being Deed no 13091 for the year 1983 Conveyance deed of Bela Devi Agarwal
3. BOOK No I, Volume no 389 pages 149-156, being Deed no 13092 for the year 1983 Bimla deed of Bimla Devi Agarwal
4. BOOK No I, Volume no 389, Pages 157-165 being Deed no 13093 for the year 1983 confirmation deed of Sulochana Devi Agarwal
5. BOOK No I, Volume no 389, Pages142 148, being Deed no 13091 for the year 1983 confirmation deed of Bela Devi Agarwal
6. BOOK No I, Volume no 389 pages 149-156, being Deed no 13092 for the year 1983 confirmation deed of Bimla Devi Agarwal
7. Book No I , Volume no 81, Pages 219-297 Being Deed No 7131 for the year 1984 Partnership Deed of (1) Smt Bimla Devi Agarwal (2) Smt Bela Devi Agarwal (3) Smt Sulochana Devi Agarwal
8. Book No. I, Volume No 54, Pages 2615-2622, Deed no 13859 for the Year 2011 Deed of Boundary Declaration for 2A, Grant Lane by Dipak Yaduka.
9. Book No. I, Volume No 58, Pages 4128-4136, Deed no 15080 for the Year 2011 Deed of Boundary Declaration for 2A, Grant Lane by Dipak Yaduka.

I. **Conclusion:** Relying on the aforesaid documents i.e. the Purchase Deed of (1) Smt Bimla Devi Agarwal (2) Smt Bela Devi Agarwal (3) Smt Sulochana Devi Agarwal and search note of Goutam Das and the representation of the Developer and whatever has been stated in **Paragraph A to H** of the search report, in respect of **Premises No. 2A, Grant Lane, Kolkata - 700012** containing 12 (twelve) Cottah, 1 (one) Chittack and 7 (seven) Square feet more or less police Station Bowbazar being Assessee No. 110462800022 and all easements rights upon all roads and passages (hereinafter called the **Said Premises**) is free from all encumbrances whatsoever and the same has a marketable title.

  
**Rajesh Gangopadhyay**  
Advocate