



## TITLE VERIFICATION REPORT

CLIENT: FORUM PROJECTS PRIVATE LIMITED

(Hereinafter referred to as "FORUM")

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Re: Premises No. 12, Ballygunge Park, Kolkata-700019, West Bengal having  
an area of 1 Bigha 5 Cottahs and 4 Chittacks.

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TITLE VERIFICATION REPORT



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TITLE VERIFICATION REPORT



## 1.INTRODUCTION

### 1.1 Plot

ALL THAT land measuring 1 Bigha 5 cottahs and 4 Chittacks together with old brick built dwelling house standing thereon being Municipal Premises No. 12, Ballygunge Park Road, Kolkata – 700 019 , P.S. Ballygunge (previously) at present Karaya.

### 1.2 Scope of Assignment

The scope of the assignment is to conduct a due diligence and fact finding exercise covering scrutiny, examination, verification and checking of the Title Deeds & other relevant documents and reporting on the Title, ownership, marketability, encumbrances and government actions, if any, regarding aforesaid Plot of land at Premises No. 12, Ballygunge Park Road, Kolkata – 700 019 , P.S. Ballygunge.

### 1.3 Scope of Limitation

The Scope of our review is limited by the following general parameters:

- a. We have assumed that the documents perused by us in connection with the aforesaid land are the only documents relating to the Land.
- b. **M/s S. K. Singhi & Co, Advocates** has taken due care for preparation of the Title Verification Report, however, we shall not be responsible or in any way held liable, in the event of any loss and/or damages suffered by the Client or any other person on account of this Report.



## 2. APPROACH TO DUE DILIGENCE

We adopted the following approach to ensure best result of due diligence and fact finding exercise.

### 2.1. Scrutinizing the documents

Based on the above mentioned scope of work we have scrutinizing the documents as provided to us by the Client and the discussions with the Client's representatives as described in **Annexure-A** hereto, and on comprehensive perusal thereof, the legal veracity of their contents were examined and analyzed, and this Title Verification report is limited and restricted to the review of various documents provided and made available by the Client and the searches undertaken at the various offices of the authorities, Government departments, MCA website etc. as mentioned here in below.

## 3. SEARCHES

### 3.1 Verification of registration of registered documents and search about registered encumbrances

To verify the legal authenticity of the Deed of Conveyance - a fact finding team from our office visited the following offices on 21<sup>st</sup> March 2017 for inspection of the records.

Our approach to inspection was to find the relevant registers (book) in which entries of the registered documents are made and the concerned documents executed in respect of immovable properties are posted. We have conducted searches and inspected documents only for last 15 years i.e. from the year 2002 to 2017 at the office of -

INDEX I



SL. No.	OFFICE	DATE OF INSPECTION	RECEIPT NO.	YEAR
1.	Additional Registrar of Assurances I, Kolkata	21.03.2017	1901003917	2002-2017
2.	District Sub Registrar III, South 24 Parganas	24.03.2017	1603001711	2005-2017
3.	Additional District Sub Registrar, Sealdah	23.03.2017	1606001184	2005-2017

**INDEX II**

SL. No.	OFFICE	DATE OF INSPECTION	RECEIPT NO.	YEAR
1.	Additional Registrar of Assurances I, Kolkata	23.03.2017	1901004101	2002-2017
2.	District Sub Registrar III, South 24 Parganas	24.03.2017	1603001708	2005-2017
3.	Additional District Sub Registrar, Sealdah	23.03.2017	1606001185	2005-2017

Further we most diligently inspected **Index-I** and **Index-II** register for the last 13 years maintained in the office of Registrar of Assurance, Kolkata in order to check and find any entry/document suggesting any registered encumbrance upon the land in question.

**3.2 Searches at Courts**

**3.2.1. Alipore Court**

Our litigation team visited the office of the 2<sup>nd</sup> Judge, Senior Division at Alipore and 2<sup>nd</sup> Civil Judge, Junior Division, which are the appropriate Court of Territorial Jurisdiction to ascertain whether any Title Suit, or Money Suit is pending against the Client. Upon inspection it was found that no Title Suit or Money Suit has been filed against the Client during the period 2016 - 2017.

**3.2.2. High Court**



Our litigation team visited the Sheriff's Office at High Court, Kolkata on 10<sup>th</sup> April, 2017, to ascertain whether any decree is pending for execution Title Suit, against the Client. Upon inspection it was found that no decree is pending for execution against the client.

### 3.3. Searches at the Office of Registrar of Companies through the MCA website

Our team led by Mr. Ankur Singhi, made elaborate searches through MCA (Ministry of Corporate Affairs) website to find out if any charge has been created against the aforesaid land.

It was observed that one charge by way of Mortgage has been created against the aforesaid land vide Deed No. 02441 for the year 2014 in favor of Axis Finance Limited, the same has been duly closed. At present there is no subsisting charge against the aforesaid property.

## 4. ENCLOSURES

- 4.1 The receipts of the fees deposited for conducting searches at Additional Registrar of Assurances - I, Kolkata, INDEX I being No. 1901003917 dated 21.03.2017 for the year 2002 - 2017
- 4.2 The receipts of the fees deposited for conducting searches at Additional Registrar of Assurances - I, Kolkata, INDEX II being No. 1901004101 dated 23.03.2017 for the year 2002 - 2017
- 4.3 The receipts of the fees deposited for conducting searches at District Sub Registrar - III, South 24 Parganas, INDEX I being No. 1603001711 dated 24.03.2017 for the year 2005 - 2017





- 4.4 The receipts of the fees deposited for conducting searches at District Sub Registrar - III, South 24 Parganas, INDEX II being No. 1603001708 dated 24.03.2017 for the year 2005 - 2017
- 4.5 The receipts of the fees deposited for conducting searches at Additional District Sub Registrar, Sealdah, INDEX I being No. 1606001185 dated 23.03.2017 for the year 2005 - 2017
- 4.6 The receipts of the fees deposited for conducting searches at Additional District Sub Registrar, Sealdah, INDEX II being No. 1606001184 dated 23.03.2017 for the year 2005 - 2017.
- 4.7 Certified Copy of Deed being no. 09700 of 2011 recorded in Book No. 1, Volume No. 19, Pages from 10259 to 10277 and registered with the office of District Sub Registrar - III, South 24 Parganas.

4.8 Court Search Receipts.

are enclosed herewith and found integral part of this Title Verification Report

**5. OBSERVATIONS**

On the basis of the documents perused by us and the searches made by our team and representatives, the important facts pertaining to the Title of the said land and our observations are as follows:

- 5.1 Tarini Churn Law son of Late Chandi Churn Law was the owner of all that land admeasuring approximately 1 Bigha 5 Cottahs and 4 Chittaks together with old brickbuilt dwelling house situated at municipal Premises No. 12, Ballygunge Park Road, Kolkata - 700 019, Police Station previously Ballygunge at present Karaya within Municipal Ward No. 65 of the Kolkata Municipal Corporation.



- 5.2 The said Tarini Churn Law (since deceased), during his lifetime by a registered deed of trust dated 16th January 1945, registered in the office of the registrar of Calcutta and recorded in Book No. 1, Volume No. 35, Pages 129 to 136, being Deed No. 762 of 1945 (hereinafter referred to as the Trust Deed) amongst others, transferred the aforesaid Premises to be held in trust and the said Trust Deed inter alia provides that the Settler and the Trustee shall hold the trust properties which included the said premises in trust for the benefit of the settler's son Sri Jadab Churn Law and his heirs and that upon the father's death of the settler and the trustee, the Trust Property shall devolve absolutely and forever upon the said Jadab Churn Law and his heirs, executors, administrators and legal representatives.
- 5.3 The said Tarini Churn Law died intestate and upon his death the said trust had come to an end and all the trust properties including the said premises stood vested in his son Jadab Churn Law absolutely and forever.
- 5.4 During the lifetime of Said Jadab Churn Law, his wife Smt. Ruby Law and his two daughters namely Devalina Law and Sharmistha Law filed a suit in the second court of Munsif at Alipore being Title suit No. 381 of 1983 for the following reliefs:
- For a decree declaring that the plaintiffs each have got equal share and right, title interest in the suit properties with that of the defendant
  - For a decree declaring that Defendant has got no right to sell and to encumber, mortgage, transfer, lease out or alienate the suit properties without written consent and permission of the plaintiffs
  - For a decree for permanent injunction restraining the defendant to transfer or encumbering the suit properties to any person or persons without the written consent of the plaintiffs
  - For a decree for permanent injunction restraining the defendant from disturbing possession of the plaintiffs in the suit properties and also





restraining the Defendant from realizing rent or inducting any tenant in the suit properties without the written consent of the plaintiffs.

- e) For issue of temporary injunction
- f) For appointment of Receiver
- g) For costs of the suit
- h) Any other relief /reliefs as the Plaintiffs are entitled to law and equity

5.5 Disputes in the said suit were referred to the sole arbitration of Mr. Dwaipayan Mitra ( thereafter referred to as the Arbitrator) who made and published his award dated 5th November 1984 (thereinafter referred to as the said Award) whereby the said Arbitrator had awarded that Jadab Churn Law, Ruby Law, Devalina Law and Sharmistha Law were entitled to undivided 1/4th share or interest therein.

5.6 In pursuance of an application having been filed in the said suit, the said suit was decreed on 27th March 1985 in terms of the said award.

5.7 In the premises and by virtue of the said award and the said decree passed in the said suit , the said Jadab Churn Law, Smt Ruby Law, Devalina Law and Sharmistha Law became entitled to the said properties including premises No. 12 Ballygunge Park Road , Kolkata each one of them being entitled to undivided 1/4th share or interests therein.

5.8 On the application of Jadab Churn Law, Smt Ruby law, Devalina Law and Sharmistha Law have been mutated as the joint owners of the premises in the records of the Calcutta Municipal Corporation

5.9 After mutation of the premises, the Jadab Churn Law, Smt Ruby law, Devalina Law and Sharmistha Law obtained the ULC Clearance certificate from the





Competent authority under the Urban Land [Ceiling and Regulation] Act 1976 vide Memo No. 1079UL/ XVI-883/ 93 dated 10th October, 1994.

- 5.10 Jadab Churn Law died intestate on or about 4th August 2005 leaving behind him surviving his wife Ruby Law and his two daughters namely Devalina Law and Sharmistha Law who upon his death became entitled to the said Premises each one of them being entitled to undivided 1/3rd (one third) share or interest therein.
- 5.11 In the circumstances Ruby Law and her two daughters namely Devalina Law and Sharmistha Law became entitled to undivided 1/3rd (one third) share or interest in or upon the said premises.
- 5.12 Thereafter the said Ruby Law and her two daughters namely Devalina Law and Sharmistha Law agreed to sell the said premises and M/s Forum Projects Pvt Ltd.
- 5.13 By a Registered Deed of Sale dated 13th December, 2011 registered at the office of District Sub Registrar-III, South 24 Parganas and recorded in Book No-1, Volume No-19, Pages from 10259 to 10277 being No. 09700 for the year 2011 the said Smt Ruby Law, Devalina Law and Sharmistha Law sold all that 1 Bigha 5 cottahs and 4 Chittacks together with old brick built dwelling house standing thereon being Municipal Premises No. 12, Ballygunge Park Road, Kolkata-700 019, P.S. Ballygunge now Karaya to M/s Forum Projects Pvt Ltd.
- 5.14 By virtue of such deed Forum Projects Pvt. Ltd. became the owner of all that land measuring 1 Bigha 5 cottahs and 4 Chittacks together with old brick built dwelling house standing thereon being Municipal Premises No. 12, Ballygunge Park Road, Kolkata-700 019, P.S. Ballygunge now Karaya.
- 5.15 The said Forum Projects Pvt Ltd thereafter got their name mutated in the records of Kolkata Municipal Corporation with respect to the said premises.



## 6. CONCLUSION

On the basis of detailed and extensive scrutiny & examination and verification of the documents provided to us, diligent inspection of records at the various Registry offices, the Sale Deed dated December 13, 2011 and other documents, we are of following views:

### 6.1. Registration of documents:

The Sale Deed dated December 13, 2011 is registered with the District Sub Registrar-III, South 24 Parganas in Book No. 1, Volume No-19, Pages from 10259 to 10277 Deed no. 09700 for the year 2011.

### 6.2. Mutation

As per the mutation certificate being No. 0053743 the property has been mutated in the name of the **FORUM** being Assessee No. 110650200123 on 02/02/2012.

### 6.3 Tax

Up to date municipal taxes has been paid as per the Tax receipts issued by Kolkata Municipal Corporation dated 26.05.2016

### 6.4 Building Plan

Building Plan being Building Plan Permit No. 2013070219 dated 27.02.2014 has been sanctioned by the Kolkata Municipal Corporation valid till 26.02.2019.





#### 6.5 Title

The Land in question is a freehold land. M/S. FORUM PROJECTS PVT. LTD., has purchased the land by way of Deed of Conveyance dated December 13, 2011 with absolute right, title and interest.

#### 6.6 Encumbrance(s):

We most diligently inspected index registers of 13 years maintained in the office of Additional District Sub-Registrar Office at Additional Registrar of Assurances I at Kolkata, District Sub Registrar III at South 24 Parganas, Additional District Sub Registrar Sealdah, we did not find any entry/document suggesting any registered encumbrance upon the Land in question except Deed No. 02441 for the year 2014 in favour of Bank/ Financial Institution, however the mortgage has been satisfied.

#### 6.5 Nature/ Status of land:

On the basis of our search it is found that the FORUM has legal and marketable title of the land

For S. K. Singhi & Co.,<sup>LLP</sup> Advocates



Ankur Singhi

Advocate



Date: 10.04.2017

Place: Kolkata



### CAVEATS

- The due diligence report has been prepared on the basis of scrutiny, examination, verification and analysis of the documents and material information (written as well verbal) supplied by client and bonafide believed to be true by us, as per the laws applicable to the land in question and we do not accept any liability arising out of loss suffered by the client or others on account of any documents or information supplied turns out to be false or fraudulent or if any material document or information has been deliberately or negligently withheld.
- Although the registered document have been verified with the available record of concerned authorities in the most diligent manner and the available record of the concerned authorities was inspected most diligently however, there may be discrepancies in the record of authorities concern and we do not accept any liability on that account.
- Due to specific nature, our report may not be used for any other purpose other than to have a prima facie overview as to the Title of the land in question as per the provisions of applicable laws.
- Our team of consultant, staffs and executives are under obligation not to disclose to third parties confidential information relating to our client. The report, letters, information and advice we provide to you during this engagement are given in confidence solely for the purpose of this engagement.



**Annexure-A**

- a) Sale Deed dated December 13, 2011 is registered with the District Sub Registrar – III, South 24 Parganas in Book No. I, Volume No – 19, Pages from 10259 to 10277 Deed no. 09700 for the year 2011.
- b) Deed of trust being No. 762 of 1945 dated 16.01.1945.
- c) Arbitration Award dated 05.11.1984.
- d) Decree in Suit dated 27.03.1985.
- e) Sanctioned building plan.
- f) ULC Clearance Certificate dated 14.08.2013.
- g) Mutation Certificate dated 02/02/2012.
- h) Tax receipts issued by Kolkata Municipal Corporation dated 26.05.2016.



Government of West Bengal  
Office of the A.R.A. - I KOLKATA ( From 01/01/2002 onwards)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 21-03-2017

Serial No of Application	1901003917/2017	Search No	1901003917/2017
Search for the Years	From 2002 To 2017		
Name of Person to be Searched	First Name : Forum Projects Last Name :		
From whom Received	Mrs. A Patra		
Fees Paid under Articles	F1(i)                      2/-	F1(ii)	15/-

**Search Result:**

Name & Address	Status & Transaction	Deed Details
Forum Projects Private Limited  City: Kolkata, District: Kolkata, PS: Hare Street Pin: 700001, State: WEST BENGAL, Country: India	Status: Company(Declarant) Transaction: Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190111623/2013 Query No: 1901029661 /2013 Serial No: 190111017 /2013 Page No: 3428 to 3436 Date of Registration: 20/12/2013 Date of Completion: 23/12/2013 Date of Delivery: 04/01/2014
Forum Projects Private Limited  City: KOLKATA, District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,	Status: Organization (Mortgagor) Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190108309/2016 Query No: 19010001556263/2016 Serial No: 1901007929/2016 Page No: 271025 to 271089 Date of Registration: 28/11/2016 Date of Completion: 28/11/2016
Forum Projects Pvt Ltd  City: Kolkata, District: Kolkata, PS: Hare Street Pin: 700001, State: WEST BENGAL, Country: India	Status: Company(Declarant) Transaction: Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190110206/2013 ✓ Query No: 1901025796 /2013 Serial No: 190109679 /2013 Page No: 9272 to 9280 Date of Registration: 01/11/2013 Date of Completion: 01/11/2013 Date of Delivery: 04/11/2013
Forum Projects Pvt Ltd  4 And 4/1 Red Cross Place    Kol-1	Status: Company(Vendor) Transaction: Sale, Sale Document Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190111587/2009 Query No: 1901 / Serial No: 190103020 /2008 Page No: 10522 to 10546 Date of Registration: 29/10/2009 Date of Completion: 11/11/2009 Date of Delivery: 21/11/2009
Forum Projects Pvt Ltd  4 And 4/1 Red Cross Place City: CALCUTTA, District: Kolkata Pin: 700001, State: WEST BENGAL, Country: India	Status: Company(Vendor) Transaction: Sale, Sale Document Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190103824/2010 Query No: 1901 / Serial No: 190103021 /2008 Page No: 187 to 212 Date of Registration: 16/04/2010 Date of Completion: 16/04/2010 Date of Delivery: 17/04/2010
Forum Projects Pvt Ltd  City: CALCUTTA, District: Kolkata, PS: Hare Street Pin: 700001, State: WEST BENGAL, Country: India	Status: Company(Lessee) Transaction: Lease, Lease Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190103869/2010 Query No: 1901006861 /2010 Serial No: 190102906 /2010 Page No: 2163 to 2188 Date of Registration: 19/04/2010 Date of Completion: 19/04/2010 Date of Delivery: 19/04/2010



Forum Projects Pvt Ltd City: Kolkata, District: Kolkata, PS: Hare Street Pin: 700001, State: WEST BENGAL, Country: India	Status: Company(Vendor) Transaction: Sale, Sale Document Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190110649/2011 Query No: 1901 / Serial No: 190104717 /2007 Page No: 4357 to 4413 Date of Registration: 09/12/2011 Date of Completion: 12/12/2011 Date of Delivery: 13/12/2011
Forum Projects Pvt Ltd. 4/1, Red Cross Place, W. B. Kolkata.	Status: Company(Vendor) Transaction: Sale, Sale Document Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190105171/2008 Query No: 1901 / Serial No: 190105068 /2008 Page No: 9249 to 9296 Date of Registration: 19/05/2008 Date of Completion: 03/07/2009 Date of Delivery: 03/07/2009
Forum Projects Pvt. Ltd. City: CALCUTTA, District: Kolkata, PS: Hare Street Pin: 700001, State: WEST BENGAL, Country: India	Status: Company(Vendor) Transaction: Sale, Sale Document Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190110799/2011 Query No: 1901 / Serial No: 190114591 /2007 Page No: 5350 to 5398 Date of Registration: 12/12/2011 Date of Completion: 13/12/2011 Date of Delivery: 13/12/2011
Forum Projects Pvt. Ltd. City: Kolkata, District: Kolkata, PS: Hare Street Pin: 700001, State: WEST BENGAL, Country: India	Status: Company(Vendor) Transaction: Sale, Sale Document Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190110800/2011 Query No: 1901 / Serial No: 190114589 /2007 Page No: 5399 to 5449 Date of Registration: 12/12/2011 Date of Completion: 13/12/2011 Date of Delivery: 13/12/2011
Forum Projects Pvt. Ltd. City: Kolkata, District: Kolkata, PS: Hare Street Pin: 700001, State: WEST BENGAL, Country: India	Status: Company(Vendor) Transaction: Sale, Sale Document Deed Registered in: A.R.A. - I KOLKATA	Deed No: I-190110801/2011 Query No: 1901 / Serial No: 190114590 /2007 Page No: 5450 to 5500 Date of Registration: 12/12/2011 Date of Completion: 13/12/2011 Date of Delivery: 13/12/2011

( Mr Sujan Kumar Maity )

A.R.A. - I KOLKATA

OFFICE OF THE A.R.A. - I KOLKATA





Mouza:

Dag No:

Khatian No:

Premises No/ Holding No:

P.S:

District:

Search Period: 2005 - 2017

Flat No: .....

Registry Office: PP - kal

Area: .....

2005- NIL

2006- "

2007- #

2008- #

2009- #

2010- #

2011- vD-9700 - Sale -

2012- "

2013- D - 10206 - Declaration -

2014- NIL

2015- "

2016- "

2017- "

Complete searching  
Shri La Patra



Government of West Bengal  
Office of the A.R.A. - I KOLKATA ( From 10/11/2008 onwards)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 23-03-2017

Serial No of Application    1901004101/2017                      Search No                      1901004101/2017  
Search for the Years            From 2002 To 2017  
Property to be Searched       District: South 24-Parganas, PS: Ballygunge, Premises: 12, Road: Ballygunje Park Road  
From whom Received           Mrs A Patra  
Fees Paid under Articles       F1(i)                      2/-                      F1(ii)                      15/-

**Search Result:**

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Deed Details
District: South 24-Parganas, PS: Ballygunge, KOLKATA MUNICIPAL CORPORATION, Premises: 12, Road: Ballygunje Park Road, Ward: 65	Property Type: Land Transaction: Declaration, Declaration relating to immovable property	Plot No: RS-00001  Zone: 1On Road — On Road	Area of Land: 1688.98 Sq. Ft., (1688.98 Sqft)	Deed No: I-10206/2013 Query No: 1901025796 /2013 Serial No: 190109679/20 13 Page: 9272 - 9280 Date of Registration: 01/11/2013 Date of Completion: 01/11/2013 Date of Delivery: 04/11/2013

( Mr Sujan Kumar Maity )  
A.R.A. - I KOLKATA  
OFFICE OF THE A.R.A. - I KOLKATA



DATE: 22/3/19

Mouza:

Dag No:

Khatian No:

Premises No/ Holding No: 12 Ballygenge Park Road

P.S. Ballygenge

District:

Search Period: 2015 - 2017

Flat No: .....

Registry Office: RA - Kolkata

Area: .....

2005- Nil

2006- "

2007- "

2008- "

2009- "

2010- "

2011- "

2012- "

2013- D-10206 - Declaration.

2014- Nil

2015- "

2016- "

2017- "

Computer searching  
Shri. P. K. Saha



Government of West Bengal  
Office of the D.S.R. - III SOUTH 24-PARGANAS ( From 15/01/2003

Receipt for fees deposited for Search  
Form - 1556

Date of Application: 24-03-2017

Serial No of Application 1603001711/2017 Search No 1603001711/2017  
Search for the Years From 2005 To 2017  
Name of Person to be Searched First Name : Forum Projects Last Name :  
From whom Received Mrs. Anita Patra  
Fees Paid under Articles F1(i) 2/- F1(ii) 12/-

Search Result:

Name & Address	Status & Transaction	Deed Details
Forum Projects Private Limited City: Kolkata, District: Kolkata, PS: Hare Street Pin: 700001	Status: Company(Mortgagor) Transaction: Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank Deed Registered in: D.S.R. - III SOUTH 24-PARGANAS	Deed No: I-160302441/2014 / Query No: 1603004925 /2014 Serial No: 160302468 /2014 Page No: 4997 to 5031 Date of Registration: 21/03/2014 Date of Completion: 11/04/2014 Date of Delivery: 28/04/2014
Forum Projects Private Limited, Pan No. Aadcs7575e City: Kolkata, District: Kolkata, PS: Hare Street Pin: 700001	Status: Company(Vendee) Transaction: Sale, Sale Document Deed Registered in: D.S.R. - III SOUTH 24-PARGANAS	Deed No: I-160309700/2011 Query No: 1603022940 /2011 Serial No: 160310259 /2011 Page No: 10259 to 10277 Date of Registration: 14/12/2011 Date of Completion: 15/12/2011
Forum Projects Pvt Ltd. City: Kolkata, District: Kolkata, PS: Hare Street Pin: 700001	Status: Company(Donor) Transaction: Gift, Gift in f/o Govt./Local Bodies(Exempt Cases) Deed Registered in: D.S.R. - III SOUTH 24-PARGANAS	Deed No: I-160300881/2013 Query No: 1603001907 /2013 Serial No: 160300951 /2013 Page No: 5575 to 5585 Date of Registration: 31/01/2013 Date of Completion: 31/01/2013 Date of Delivery: 17/04/2013
Forum Projects Pvt Ltd. 4/1, Red Cross Place City: Kolkata, District: South 24-Parganas Pin: 700001	Status: Company(Vendor) Transaction: Sale, Sale agreement without possession Deed Registered in: D.S.R. - III SOUTH 24-PARGANAS	Deed No: I-160300834/2014 Query No: 1603001104 /2014 Serial No: 160300699 /2014 Page No: 200 to 287 Date of Registration: 03/02/2014 Date of Completion: 06/02/2014 Date of Delivery: 18/02/2014
Forum Projects Pvt. Ltd. 3rd Floor City: Kolkata, District: Kolkata, PS: Hare Street Pin: 700001	Status: Company(Declarant) Transaction: Declaration, Declaration relating to immovable property Deed Registered in: D.S.R. - III SOUTH 24-PARGANAS	Deed No: I-160305508/2013 / Query No: 1603011229 /2013 Serial No: 160305876 /2013 Page No: 2904 to 2912 Date of Registration: 17/06/2013 Date of Completion: 17/06/2013 Date of Delivery: 17/07/2013
Forum Projects Pvt. Ltd. City: Kolkata, District: South 24-Parganas, PS: Alipore Pin: 700053	Status: Company(Declarant) Transaction: Declaration, Declaration relating to immovable property Deed Registered in: D.S.R. - III SOUTH 24-PARGANAS	Deed No: I-160311298/2012 / Query No: 1603022502 /2012 Serial No: 160311894 /2012 Page No: 474 to 482 Date of Registration: 18/12/2012 Date of Completion: 19/12/2012 Date of Delivery: 27/12/2012



orum Projects Pvt. Ltd.

3rd Floor

City: Kolkata, District: Kolkata, PS:

Haru Street

Pin: 700001

Status: Company(Claimant)  
Transaction: Declaration, Declaration  
relating to immovable property  
Deed Registered in: D.S.R. - III  
SOUTH 24-PARGANAS

Deed No: I-160300438/2013 ✓  
Query No: 1603000875 /2013  
Serial No: 160300369 /2013  
Page No: 8719 to 8730  
Date of Registration: 17/01/2013  
Date of Completion: 18/01/2013  
Date of Delivery: 05/03/2013

( Mr Utpal Kumar Basu )

D.S.R. - III SOUTH 24-PARGANAS

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS



NAME: FORUM PROJECTS PVT LTD.

DATE: 29/3/17

Mouza:

Dag No:

Khatian No:

Premises No/ Holding No:

P.S:

District:

Search Period: 2005 - 2017

Flat No: .....

Registry Office: DSR-III Alipore

Area: .....

2005- NIL

2006- #

2007- #

2008- #

2009- #

2010- #

2011- D - 4700-

2012- D - 11298 - Declaration

2013- D - 881 - Gift  
D - 5508 - Declaration  
D - 438 - Declaration

2014- D - 2461 - Mortgage  
D - 834 - Sale

2015- NIL

2016- #

2017- #

Computer  
Searching  
Kolkata  
Kolkata



Government of West Bengal  
Office of the D.S.R. - III SOUTH 24-PARGANAS ( From 23/02/2009  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 24-03-2017

Serial No of Application	1603001708/2017	Search No	1603001708/2017
Search for the Years	From 2005 To 2017		
Property to be Searched	District: South 24-Parganas, PS: Ballygunge, Premises: 12, Road: Ballygunje Park Road		
From whom Received	Mr Anita Patra		
Fees Paid under Articles	F1(i)                      2 /-	F1(ii)	12 /-

**Search Result:**

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Deed Details
District: South 24-Parganas, PS: Ballygunge, KOLKATA MUNICIPAL CORPORATION, Premises: 12, Road: Ballygunje Park Road	Property Type: Land Transaction: Declaration, Declaration relating to immovable property		Area of Land: 27 Katha, (27 Katha)	Deed No: I-11298/2012 Query No: 1603022502/2012 Serial No: 160311894/2012 Page: 474 - 482 Date of Registration: 18/12/2012 Date of Completion: 19/12/2012 Date of Delivery: 27/12/2012
District: South 24-Parganas, PS: Ballygunge, KOLKATA MUNICIPAL CORPORATION, Premises: 12, Road: Ballygunje Park Road	Property Type: Land Transaction: Declaration, Declaration relating to immovable property		Area of Land: 20010.5 Sq. Ft., (20010.5 Sqft) Area of Structure: 5000 Sq Ft	Deed No: I-00438/2013 Query No: 1603000875/2013 Serial No: 160300369/2013 Page: 8719 - 8730 Date of Registration: 17/01/2013 Date of Completion: 18/01/2013 Date of Delivery: 05/03/2013



District: South 24-Parganas,  
PS: Ballygunge, KOLKATA  
MUNICIPAL  
CORPORATION, Premises:  
12, Road: Ballygunje Park  
Road

Property Type: Land  
Transaction: Declaration,  
Declaration relating to  
immovable property

Area of Land:  
19978.7 Sq. Ft.,  
(19978.7 Sqft)

Deed No:  
I-05508/2013  
Query No:  
1603011229  
/2013  
Serial No:  
160305876/20  
13  
Page: 2904 -  
2912  
Date of  
Registration:  
17/06/2013  
Date of  
Completion:  
17/06/2013  
Date of  
Delivery:  
17/07/2013

District: South 24-Parganas,  
PS: Ballygunge, KOLKATA  
MUNICIPAL  
CORPORATION, Premises:  
12, Road: Ballygunje Park  
Road, Ward: 65

Property Type: Land  
Transaction: Gift, Gift in f/o  
Govt./Local Bodies(Exempt  
Cases)

Area of Land:  
31.721 Sq. Ft.,  
(31.721 Sqft)

Deed No:  
I-00881/2013  
Query No:  
1603001907  
/2013  
Serial No:  
160300951/20  
13  
Page: 5575 -  
5585  
Date of  
Registration:  
31/01/2013  
Date of  
Completion:  
31/01/2013  
Date of  
Delivery:  
17/04/2013

District: South 24-Parganas,  
PS: Ballygunge, KOLKATA  
MUNICIPAL  
CORPORATION, Premises:  
12, Road: Ballygunje Park  
Road, Ward: 65

Property Type: Land  
Transaction: Mortgage,  
Mortgage without Posse. in  
f/o Financial Institution/Bank

Plot No:  
RS-00001  
Zone: 1 On  
Road — On  
Road

Area of Land: 1  
Bigha, 5 Katha, 4  
Chatak, (1 Bigha,5  
Katha,4 Chatak)  
Area of Structure:  
10000 Sq Ft

Deed No:  
I-02441/2014  
Query No:  
1603004925  
/2014  
Serial No:  
160302468/20  
14  
Page: 4997 -  
5031  
Date of  
Registration:  
21/03/2014  
Date of  
Completion:  
11/04/2014  
Date of  
Delivery:  
28/04/2014



( Mr Utpal Kumar Basu )

D.S.R. - III SOUTH 24-PARGANAS  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS





NAME: \_\_\_\_\_

DATE: 24/3/17

Mouza:

Dag No:

Khatian No:

Premises No/ Holding No: 12 Ballygeorge Park Road

P.S: Ballygeorge

District:

Search Period: 2005 - 2017

Flat No: .....

Registry Office: DSR-III Alipore

Area: .....

2005- NIL

2006- "

2007- "

2008- "

2009- "

2010- "

2011- " 8-9700 - Sale

2012- D-11298 - Declaration

2013- D-438 - Declaration

D-5508 - Declaration

D-881 - Gift - 31.72 sqft.

2014- D-2441 - Mortgage - 10,000 sqft

2015- NIL

2016- "

2017- "

Computer searching  
Aislinn Patil



NAME: \_\_\_\_\_

DATE: 24/3/12

Mouza:

Dag No:

Khatian No:

Premises No/ Holding No: 12. Ballygunge Park Road

P.S. Ballygunge

District: South 24 Pgs

Search Period: 2005 - 2017

Flat No: .....

Registry Office: DSR-III Alipore

Area: .....

2005- NIL

2006- A

2007- B

2008- H

2009- H

2010- H

2011- D - 9700 - Sale -

2012- D - 11298 - Declaration

2013- D - 638 - Declaration

D - 5508 - Declaration

D - 881 - Gift

2014- D - 2661 - Mortgage

2015- NIL

2016- H

2017- H

Computer searching

Swita Pato




Government of West Bengal  
Office of the A.D.S.R. SEALDAH ( From 06/11/2008 onwards)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 23-03-2017

Serial No of Application 1606001184/2017 Search No 1606001184/2017  
Search for the Years From 2005 To 2017  
Name of Person to be Searched First Name : Nirmal Kumar Last Name : Lunawat  
From whom Received Mrs Anita Patra  
Fees Paid under Articles F1(i) 2/- F1(ii) 12/-

Search Result: No Records found.

  
( Mr Jardeb Pal )  
A.D.S.R. SEALDAH  
OFFICE OF THE A.D.S.R. SEALDAH



NAME: Nirmal Kumar Dasgupta

DATE: 20/8/17

Mouza:

Dag No:

Khatian No:

Premises No/ Holding No:

P.S:

District:

Search Period: 2005 - 2017

Flat No:.....

Registry Office: ADSR - Sealdah

Area:.....

2005- NIL

2006- "

2007- f

2008- f

2009- "

2010- r

2011- "

2012- "

2013- v

2014- "

2015- "

2016- "

2017- v

Computer Searching  
Shri B. Patra



Government of West Bengal  
Office of the A.D.S.R. SEALDAH ( From 06/11/2008 onwards)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 23-03-2017

Serial No of Application    1606001185/2017                      Search No                      1606001185/2017  
Search for the Years        From 2005 To 2017  
Property to be Searched    District: South 24-Parganas, PS: Ballygunge, Road: Ballygunje Park Road  
From whom Received       Mrs Anita Patra  
Fees Paid under Articles    F1(i)                      2/-                      F1(ii)                      12/-

Search Result: *No Records Found.*

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Deed Details
District: South 24-Parganas, PS: Ballygunge, KOLKATA MUNICIPAL CORPORATION, Premises: 21, Road: Ballygunje Park Road, Ward: 65	Property Type: Land Transaction: Sale, Sale Document	Khatian: 00000	Area of Land: 10.4271 Decimal, Area of Structure: 5500 Sq Ft	Deed No: I-03291/2009 Query No: 1606007326 /2009 Serial No: 160603399/2009 Page: 3539 - 3587 Date of Registration: 21/12/2009 Date of Completion: 22/12/2009 Date of Delivery: 24/12/2009
District: South 24-Parganas, PS: Ballygunge, KOLKATA MUNICIPAL CORPORATION, Premises: 5, Road: Ballygunje Park Road, Ward: 65	Property Type: Land Transaction: Sale, Sale Document	Khatian: 00000	Area of Land: 1120 Sq. Ft., (1120 Sqft) Area of Structure: 3824 Sq Ft	Deed No: I-00283/2010 Query No: 1606000384 /2010 Serial No: 160600311/2010 Page: 5737 - 5768 Date of Registration: 05/02/2010 Date of Completion: 05/02/2010 Date of Delivery: 16/02/2010



*for* Addl. Dist Sub-Registrar  
Sealdah, South 24 Parganas

NAME: \_\_\_\_\_

DATE: 23/3/17

Mouza: \_\_\_\_\_

Dag No: \_\_\_\_\_

Khatian No: \_\_\_\_\_

Premises No/Holding No: 12 Ballygunge Park Road

P.S: Ballygunge

District: \_\_\_\_\_

Search Period: R.P.S. - R.P.T. \_\_\_\_\_

Flat No: \_\_\_\_\_

Registry Office: ADSP - Sealdah

Area: \_\_\_\_\_

2005- NIL

2006- "

2007- "

2008- "

2009- "

2010- "

2011- "

2012- "

2013- "

2014- "

2015- "

2016- "

2017- "

computer searching  
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ORIGINAL

SHERIFF'S OFFICE  
High Court, Calcutta

No. .... of 20 .....

The 10/4/2017

In the name of M/s Forum  
Projects Pvt Ltd.

Received from	Rs.	P.
S. K. Singh & Co.		
Attorney/s/defendant's attorney/s the amounts as per particulars v-		
1) Fee for serving Summons/Notice		
2) Fee for return and translation		
3) Fee for copy of <i>Search of 2016-17</i>		
4) Fee for service of Notice of Appeal		6 = 00
5) Fee for executing Warrant of Attachment		
6) Fee for serving Special Citation		
7) Fee for executing possession order		
8) Fee for mode of service of		
Fee for certificate of seizure		
Fee for certificate of possession release		
5% Poundage other than poundage on writ of possession and disputed poundage		
miscellaneous		
Total	6 = 00	

Sheriff of Calcutta, High Court, O.S.

Form No. 4 - Receipt Form  
A.B. - 2015-16 - 200-40,000+2 Loose Sheets



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

West Bengal form No. 870

Serial No. & Date	Name & residence of the applicant	Nature of information is required	Date on which information is to be ready	Signature of Officer receiving the application	REMARKS
31/8/17 42/73	ANITA PATRA L. K.S. BOY ROAD KOL-1	Whether any Title Suit is pending against NLS Forum Projects Pvt Ltd. Office at Hill Road cross place 3rd floor Kol-1 in respect of the Gafale property at 12, Ballypuzar Park Kol-19. PS- Ballypuzar now known as before the Hon. C.J. in Div court at Alipore from the year 2016 to present status Give	10/04/17	AD	NO SUCH TITLE SUIT HAS BEEN FILED AGAINST THE NAME AS MENTIONED IN THE FIGURE DURING 2016 AD 10/04/17





West Bengal form No. 870

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

1 Serial No. & Date	2 Name & residence of the applicant	3 Nature of information is required	4 Date on which information is to be ready	5 Signature of Officer receiving the application	6 REMARKS
8/19/17	ANITA PATRA 4. K.S. Roy Road Kul-1	Whether any Money Suit is pending against M/S Forum Projects Pvt Ltd office at 4/1 Red Cross Place, 3rd floor Kul-1 in respect of the site/plot property at 12, Ballygunge Park, Kolkata-19, PS-Ballygunge New Kowya before the Jd. 2nd. C.J. Ja. Div. Court at Kolkata from the year 2016 to till date. Give present status also if any.	10/04/17	AS	No such Money Suit has been filed. It is suggested to approach the Civil Judge (M) at Ballygunge in the year 2016 till date.

8/19/17

43/17



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

West Bengal form No. 870

REMARKS

1 Serial No. & Date	2 Name & residence of the applicant	3 Nature of information is required	4 Date on which information is to be ready	5 Signature of Officer receiving the application	6 REMARKS
	ANITA PATRA 4. K.S. Roy Road Kal-1	Whether any Title Suit is pending against M/S Forum Projects Pvt Ltd. office at 411, Led Cross Place, 3rd Floor, 1st floor before the LD 2nd & 3rd Court at Kolkata for the year 2016 to till date in respect of the schedule property 12. Ballygunge Park, Kal-19 PS- Ballygunge New Kowra. Crime present or not.	AS	AS	No Such Title Suit has been filed in this Court during the year 2016 to till date. A appears from the filing records. AS 10/11/17



Handwritten signature/initials: *AS*

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

West Bengal form No. 870

1 Serial No. & Date	2 Name & residence of applicant	3 Nature of information is required	4 Date on which information is to be ready	5 Signature of Officer receiving the application	6 REMARKS
1	ANITA PATRA H. K. S. Roy Road Kolkata-1	Whether any money suit is pending against M/S Forum Projects Pvt Ltd office at 411 Red Cross Place, 3rd floor, 1st floor in respect of a Ballygunge property at 12 Ballygunge Park, Kolkata. Before the new Kolkata Bench. Div 1st and 2nd, C.J. before court at Alipore from the year 2016 to till date. Give present status.		AS 10/4/17	No Such suit has been filed in this Court during the year 2016 till date as it appears from the filing registers.



2/29

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