

TITLE CUM SEARCH REPORT

LICHF/Zircon-LIC-(hb)

Place: Kolkata

Received on : 15-03-2018
Query sent : 23-03-2018
Re-Query on : 26-06-2018
Replied on : 28-07-2018
Opinion on : 07-08-2018

To,
M/s. LIC Housing Finance Limited
4, C.R. Avenue
Hindusthan Building,
Ground Floor,
Kolkata -700 072

Attn: Ms. Sumita Chatterjee

Sub: Report-on-Title of the property for "Zircon"

Category: Construction Finance

Dear Sir,

Please note the followings in connection with the subject mentioned above:

Name of the Owners : 1) M/s. Shiv Niketan Pvt. Ltd.
2) M/s. Bhutoria Construction Pvt. Ltd.

Name of the Developer : M/s. Bhutoria Construction Pvt. Ltd.

Details of property offered as security:

ALL THAT land measuring about 151.90 decimals (along with common passage 9.90 decimals total 161.80 decimals) along with structure standing thereon forming part of R.S. Dag nos.380, 382, 383 and 384 under R.S. Khatian no.92 corresponding to L.R. Dag nos.436, 438, 439 and 440 under L.R. Khatian nos.1448 and 1255 in Mouza Nawbad, J.L. no.19, Touzi no.351, Touzi no.351 under P.S. Bishnupur in the District South 24 Parganas within the limits of Bishnupur Gram Panchayet.

Title Flow Chart

From the copies of the documents submitted it is revealed that:

Deed No. 6324 for the year 2009 (Part - I)

1. At all material times, one Hemanta Biswas was the recorded owner of all that land measuring 53 sataks more or less forming part of R.S. Dag No. 380 corresponding to L.R. Khatian No. kri 247, kri 123, kri 605, kri 648, in Mouza - Nawabad, J.L. No. 19, Pargana - Magura, P.S. - Bishnupur, District South 24 Parganas, (hereinafter referred to as the 'said Larger Land') and paid taxes thereon.

(SBA Note- R.S. Porcha in the name of Hemanta Biswas is submitted)

2. The said Hemanta Biswas died intestate leaving behind him his wife Smt. Durgabala Biswas and three sons namely Sri Kalipada Biswas, Sri Rampada Biswas and Sri Shyamal Biswas as his only legal heirs and successors.
 3. As per law of Inheritance and Hindu Succession Act, 1956, the said Smt. Durgabala Biswas, Sri Kalipada Biswas, Sri Rampada Biswas and Sri Shyamal Biswas became the absolute owners of the said larger land and duly recorded their names before the concerned authority of B.L. & L.R.O. in respect of the said larger land and paid taxes thereon.
 4. By and through a registered Deed of Conveyance dated 10.02.2006, the said Smt. Durgabala Biswas, Sri Kalipada Biswas, Sri Rampada Biswas and Sri Shyamal Biswas jointly sold, transferred, conveyed, assigned and assured of all that land measuring $26\frac{1}{2}$ sataks (out of the said larger land) in L.R. Dag No. 436 in Mouza - Nawabad, J.L. No. 19, Pargana - Magura, P.S. - Bishnupur, District South 24 Parganas, (hereinafter referred to as the 'said first Plot of Land') unto and in favour of one Sri Bimal Kumar Bose at or for a consideration as mentioned therein. The said deed was registered before the ADSR Bishnupur, South 24 Parganas and recorded in Book No. 1, Volume No. 9, Pages from 205 to 212, Being No. 937, for the year 2006.
 5. At all material times, one Sri Ranjan Kumar Biswas was the recorded owner of all that land measuring $26\frac{1}{2}$ decimals more or less forming part of R.S. Dag No. 380 under L.R. Dag No. 436 corresponding to L.R. Khatian No. kri 298 in Mouza - Nawabad, J.L. No. 19, Pargana - Magura, P.S. - Bishnupur, District South 24 Parganas, (hereinafter referred to as the 'said second Plot of Land') and paid taxes thereon.
- (SBA Note- R.S. Parcha in the name of Sri Ranjan Kumar Biswas is submitted)*
6. The said Sri Ranjan Kumar Biswas died intestate leaving behind him his son namely Sri Narayan Biswas as his only legal heirs and successors.
 7. By and through a registered Deed of Conveyance dated 16.02.2007, the said Sri Narayan Biswas sold, transferred, conveyed, assigned and assured of all that the said second Plot of Land unto and in favour of one Sri Bimal Kumar Bose at or for a consideration as mentioned therein. The said deed was registered before the A.D.S.R. Bishnupur, South 24 Parganas and recorded in Book No. 1, Volume No. 2, Pages from 373 to 378, Being No. 116 for the year 2007.
 8. By and through a registered Deed of Conveyance dated 01.12.2009, the said Sri Bimal Kumar Bose sold, transferred, conveyed, assigned and assured of all that the said first and second Plot of land ($26\frac{1}{2}$ decimals + $26\frac{1}{2}$ decimals) in R.S. Dag No. 380 under L.R. Dag No. 436 along with other properties unto and in favour of one Shiv Niketan (P) Ltd. at or for a consideration as mentioned therein. The said deed was registered before the A.D.S.R. Bishnupur and recorded in Book No. 1, CD Volume No. 19, Pages from 4206 to 4226, Being No. 06324 for the year 2009.

(SBA Note- By dint of Deed being No. 06324 for the year 2009, said Shiv Niketan (P) Ltd. purchased 53 decimals land on Dag No. 380, how ever only 12.20 decimals land area is taken for the project 'Zircon')

Deed No. 04805 for the year 2013 (Part-II)

1. At all material times, one Chowdhury Biswas was the recorded owner of all that (i) land measuring 27 sataks more or less forming part of R.S. Dag No. 382 corresponding to L.R. Dag No. 438 under L.R. Khatian No. 207, (ii) land measuring $39\frac{1}{3}$ sataks forming part of L.R. Khatian No. 289 under Dag Nos. 5, 7, 89, 90, 81/1047 and 81/1046 and (iii) land measuring 16 sataks forming part of R.S. Dag no. 113, corresponding to L.R. Dag No. 114 under L.R. Khatian No. 560, in Mouza - Nawabad, J.L. No. 19, Pargana - Magura, P.S. - Bishnupur, District South 24 Parganas, and paid taxes thereon.

(SBA Note- R.S. Parcha in the name of Sri Chowdhury Biswas is submitted)



2. Subsequently, the said Chowdhury Biswas died intestate leaving behind him three sons namely Sri Santosh Biswas, Sri Tulshi Biswas, Sri Somen Biswas and only daughter namely Smt. Suchitra Naskar as his only legal heirs and successors.
3. By and through a registered Deed of Conveyance dated 21.06.2010, the said Sri Santosh Biswas, Sri Tulshi Biswas, Sri Somen Biswas and Smt. Suchitra Naskar jointly sold, transferred, conveyed, assigned and assured of all that land measuring 17 sataks out of 27 satak more or less forming part of R.S. Dag No. 382 corresponding to L.R. Dag No. 438 under L.R. Khatian No. 207, in Mouza - Nawabad, J.L. No. 19, Pargana - Magura, P.S. - Bishnupur, District South 24 Parganas, (hereinafter referred to as the 'said Plot of Land') along with other properties unto and in favour of one Shiv Niketan (P) Ltd. at or for a consideration as mentioned therein. The said deed was registered before the A.D.S.R. Bishnupur and recorded in Book No. I, CD Volume No. 12, Pages from 943 to 958, Being No. 03777 for the year 2010.
4. By and through a registered Deed of Conveyance dated 12.05.2013, the said Shiv Niketan (P) Ltd. sold, transferred, conveyed, assigned and assured of all that the said Plot of Land along with other properties unto and in favour of one Bhutoria Construction Pvt. Ltd. at or for a consideration as mentioned therein. The said deed was registered before the A.D.S.R. Bishnupur and recorded in Book No. I, CD Volume No. 11, Pages from 5000 to 5013, Being No. 04805 for the year 2013.

(SBA Note- By dint of Deed being No. 04805 for the year 2013, said Bhutoria Construction Pvt. Ltd. purchased 17 decimals land on Dag No. 382, how ever only 8.30 decimals land area is taken for the project 'Zircon')

Deed No. 2479 for the year 2010 (Part - III)

1. At all material times, one Chowdhury Biswas was the recorded owner of all that land measuring 27 sataks more or less forming part of R.S. Dag No. 382 corresponding to L.R. Dag No. 438 under L.R. Khatian No. 207 in Mouza - Nawabad, J.L. No. 19, Pargana - Magura, P.S. - Bishnupur, District South 24 Parganas, (hereinafter referred to as the 'said large Plot of Land') along with other properties and paid taxes thereon.

(SBA Note- R.S. Porcha in the name of Sri Chowdhury Biswas is submitted)

2. Subsequently, the said Chowdhury Biswas died intestate leaving behind him two daughters namely (1) Shanti Halder, (2) Khudobala Mondal, as his only legal heirs and successors.
3. By and through a registered Deed of Conveyance dated 04.05.2010, the said (1) Shanti Halder, (2) Khudobala Mondal jointly sold, transferred, conveyed, assigned and assured of all that 9 satak out the said large plot of land along with other properties (hereinafter referred to as the 'said Plot of Land') unto and in favour of one Shiv Niketan Private Limited, represented by its director Sri Lalit Bhutoria at or for a consideration as mentioned therein. The said Deed was registered in the office A.D.S.R. Bishnupur, being no.2479 for the year 2010.

(SBA Note- By dint of Deed being No. 2479 for the year 2010, said Shiv Niketan Private Limited purchased 9 decimals land on Dag No. 382, how ever only 5 decimals land area is taken for the project 'Zircon')

Deed No. 2522 for the year 2010 (Part - IV & V)

1. At all material times, one Jyotindra Nath Sardar was the recorded owner of all that (i) land measuring 96 decimals more or less forming part of R.S. Dag No. 383, R.S. Khatian No.77 corresponding to L.R. Dag No. 439 and (ii) land measuring 73 decimals more or less forming part of R.S. Dag No. 384, R.S. Khatian No.371 corresponding to L.R. Dag No. 440, in Mouza - Nawabad, J.L. No. 19, Pargana - Magura, P.S. - Bishnupur, District South 24 Parganas, (hereinafter referred to as the 'said Plot of Land') and paid taxes thereon.

(SBA Note- R.S. Porcha in the name of Jyotindra Nath Sardar is submitted)

2. Subsequently, the said Jyotindra Nath Sardar died intestate leaving behind him surviving his legal heirs namely (1) Sri Ajit Kumar Sardar, (2) Sri Sanatan Sardar, (3) Sri Sukumar Sardar, (4) Sri Sankar Sardar, (5) Sri Samar Kumar Sardar, (6) Sri Uttam Sardar, (7) Smt. Jamuna Sardar, (8) Smt. Krishna Naskar, (9) Smt. Paribala Naskar, (10) Smt. Sefali Mondal, (11) Smt. Sabita Naskar, (12) Smt. Gita Sardar, (13) Sri Bimal Chandra Mondal, (14) Smt. Sita Naskar and no other person or persons as his legal heirs and successors.
3. By and through a registered Deed of Conveyance dated 29.04.2010, the said (1) Sri Ajit Kumar Sardar, (2) Sri Sanatan Sardar, (3) Sri Sukumar Sardar, (4) Sri Sankar Sardar, (5) Sri Samar Kumar Sardar, (6) Sri Uttam Sardar, (7) Smt. Jamuna Sardar, (8) Smt. Krishna Naskar, (9) Smt. Paribala Naskar, (10) Smt. Sefali Mondal, (11) Smt. Sabita Naskar, (12) Smt. Gita Sardar, (13) Sri Bimal Chandra Mondal, (14) Smt. Sita Naskar jointly sold, transferred, conveyed, assigned and assured of all that the said Plot of Land along with other properties unto and in favour of one Shiv Niketan Private Limited, represented by its director Sri Lalit Bhutoria at or for a consideration as mentioned therein. The said Deed was registered in the office A.D.S.R. Bhishnupur and recorded in Book No. I, CD Volume No. 8, Pages from 1962 to 1984, Being No. 02522 for the year 2010.

(SBA Note- By dint of Deed being No. 02522 for the year 2010, said Shiv Niketan Private Limited purchased (i) land measuring 96 decimals on R.S. Dag No. 383, corresponding to L.R. Dag No. 439 and (ii) land measuring 73 decimals on R.S. Dag No. 384, corresponding to L.R. Dag No. 440, how ever only 77.90 decimals out of 96 decimals on R.S. Dag No. 383 and 48.50 decimals out of 73 decimals on R.S. Dag No. is taken for the project 'Zircon')

4. Thus the said Shiv Niketan (P) Ltd. and Bhutoria Construction Pvt. Ltd. duly recorded their names before the concerned authority of B.L. & L.R.O. in respect of their respective properties and obtained L.R. Khatian Nos. 1448 (Shiv Niketan (P) Ltd.) and L.R. Khatian No. 1255, (Bhutoria Construction Pvt. Ltd.) and also converted the characters of their respective plot of lands into 'Housing Complex' by the concerned authority of B.L. & L.R.O. and paid taxes thereon.
5. The said Shiv Niketan (P) Ltd. and Bhutoria Construction Pvt. Ltd. while seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of 151.90 decimals more or less (adjoining Part I to IV) in R.S. Dag Nos. 380, 382, 383 & 384 under L.R. Dag Nos. 436, 438, 439 & 440 and said Shiv Niketan (P) Ltd. decided to commercially exploit of all that land measuring 143.6 decimals out of 151.90 decimals in R.S. Dag Nos. 380, 382, 383 & 384 under L.R. Dag Nos. 436, 438, 439 & 440, (hereinafter referred to as the 'said premises') with M/s. Bhutoria Construction Pvt. Ltd. represented by its director namely Sri Arun Bhutoria (owner cum developer) and consequently entered into a Development Agreement dated 22.12.2017 by constructing and developing a multi storied building in or upon the said premises. The said Development Agreement was registered before the D.S.R.-IV, South 24 Parganas and recorded in Book No. I, Volume No. 1604-2018, Pages from 1633 to 1676, Being No. 160406703 for the year 2017.

Allocation shall means: Shiv Niketan (P) Ltd. shall get 10% of the revenue sharing and Bhutoria Construction Pvt. Ltd. shall get 5% of the revenue sharing.

6. The said Shiv Niketan (P) Ltd. represented by its director Mr. Lalit Kumar Bhutoria for doing various acts and things by virtue of General Power of Attorney dated 22.12.2017 empowering Bhutoria Construction Pvt. Ltd. represented by its director namely Mr. Arun Kumar Bhutoria, working for gain at Shiv Niketan (P) Ltd. and was registered in the office of DSR-IV, South 24 Parganas and recorded in book no. I, Volume No. 1604-2018, Pages from 2969 to 2994, Being No. 160400110 for the year 2018.

Observations

1. The subject property is a freehold property.
2. We have given our opinion on perusal of the copies of the documents and the originals were not examined.

3. We have derived the chain of title on the basis of the documents submitted and the representations made therein.
4. R.S. Porcha in the name of the few previous owners has been submitted also the name of the present has been duly recorded in the records of the B.L. & L.R.O therefore no further compliance in this regard is being sought.
5. Period of search is limited to the records available in the official website of Govt. of West Bengal i.e. wbregistration.gov.in

Investigation

Searches were caused through one Sri. A. Munshi, a regular searcher in the Index II in the offices of DR Alipore and SR Bishnupur from the year 2003 to 2008 and no adverse entries were reported. The fee deposit receipts bearing nos. X 573130 are enclosed in original.

We have caused further searches in accordance with the information available now in the official website of West Bengal Registry Office i.e. wbregistration.gov.in in the offices of DSR -IV, South 24 Parganas and ARA-I, Kolkata from the year 2003 to 2018, ADSR Bishnupur from the year 2008 to 2018. We found no adverse entries and we have relied upon such information as available in the aforesaid website. Two copies of relevant Net Search Report are enclosed herewith.

As per Court Search report caused in the Ld. Court of Civil Judge (Sr. Divn) at Alipore, there are no pending litigation with respect to the subject property

I HAVE PERUSED THE FOLLOWING DOCUMENTS

Documents submitted

- a) Photocopy of registered Deed of Conveyance dated 11-07-2005 between 1) Smt. Durga Bala Biswas, 2) Sri Kalpada Biswas, 3) Sri Rampada Biswas and 4) Sri Shyamal Biswas (Vendors) and Sri Bimal Kumar Bose (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, as being no.937 for the year 2006-Annexure-A
- b) Photocopy of registered Deed of Conveyance dated 25-09-2006 between Sri Narayan Biswas (Vendor) and Sri Bimal Kumar Bose (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, as being no.116 for the year 2006-Annexure-B
- c) Photocopy of registered Deed of Conveyance dated 01-12-2008 between Sri Bimal Kumar Bose (Vendor) and M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.19, pages 4206 to 4226, as being no.06324 for the year 2009-Annexure-C
- d) Photocopy of registered Deed of Conveyance dated 29-04-2010 between 1) Sri Ajit Kumar Sardar, 2) Sri Sanatan Sardar, 3) Sri Sukumar Sardar, 4) Sri Sankar Sardar, 5) Sri Samar Kumar Sardar, 6) Sri Uttam Sardar, 7) Smt. Jamuna Sardar, 8) Smt. Krishna Naskar, 9) Smt. Paribala Naskar, 10) Smt. Sefali Mondal, 11) Smt. Sabita Naskar, 12) Smt. Gita Sardar, 13) Sri Bimal Chandra Mondal and 14) Smt. Sita Naskar (Vendors) and M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.8, pages 1962 to 1984, as being no.02522 for the year 2010-Annexure-D
- e) Photocopy of registered Deed of Conveyance dated 04-05-2010 between 1) Smt. Shanti Halder and 2) Smt. Khudo Bala Mondal (Vendors) and M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, as being no.2479 for the year 2010-Annexure-E
- f) Photocopy of registered Deed of Conveyance dated 21-06-2010 between 1) Sri Santosh Biswas, 2) Sri Tulshi Biswas, 3) Sri Somen Biswas and 4) Smt. Suchitra Naskar (Vendors) and M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Purchaser). The said



deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.12, pages 943 to 958, as being no.03777 for the year 2010-Annexure-F

- g) Photocopy of registered Deed of Conveyance dated 12-05-2013 between M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Vendor) and M/s. Bhutoria Construction Pvt. Ltd., represented by its Director Smt. Kanta Bhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, volume no.11, pages 5000 to 5013, as being no.04805 for the year 2013-Annexure-G
- h) Photocopy of registered Development Agreement dated 22-12-2017 between M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria (Owner) and M/s. Bhutoria Construction Pvt. Ltd., represented by its Director Sri Arrun Bhutoria (Developer). The said agreement was registered in the office of DSR-IV Alipore and recorded in its book no. I, volume no.1604-2018, pages 1633 to 1676, as being no.160406703 for the year 2017-Annexure-H
- i) Photocopy of registered Development Power of Attorney dated 22-12-2017 granted by M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria in favour of M/s. Bhutoria Construction Pvt. Ltd., represented by its Director Sri Arrun Bhutoria. The said power of attorney was registered in the office of DSR-IV Alipore and recorded in its book no. I, volume no.1604-2018, pages 2969 to 2994, as being no.160400110 for the year 2018-Annexure-I
- j) Photocopy of 2 nos. of Panchayat Tax Receipt no.16140610/AL 088 & 16140610/AL 089 both dated 11-12-2017 of the period 2017 to 2018 in the name of M/s. Shiv Niketan Pvt. Ltd. and M/s. Bhutoria Construction Pvt. Ltd. from Rasapunja Gram Panchayat-Annexure-J
- k) Photocopy of 2 nos. of Khazna nos. N 3271455 & N 3267900 both dated 28-07-2017 in the name of 1) M/s. Shiv Niketan (P) Ltd. and 2) M/s. Shiv Niketan (P) Ltd., represented by its Director Sri Lalit Kumar Bhutoria and Sri Prakash Chand Bhutoria from the office of B.L. & L.R.O-Annexure-K
- l) Photocopy of Khazna no. N 3271458 dated 28-07-2017 in the name of M/s. Bhutoria Construction Pvt. Ltd. from the office of B.L. & L.R.O-Annexure-L
- m) Photocopy of R.S. Porcha dated 04-10-1955 & 09-10-1955 in the name of Sri Ranjan Kumar Biswas, Sri Hemanta Kumar Biswas, Sri Choudhuri Biswas, Sri Amulya Charan Biswas and Sri Jyotindra Nath Sardar from the office of B.L. & L.R.O-Annexure-M
- n) Photocopy of 2 nos. of L.R. Porcha dated 05-01-2018 in the name of 1) M/s. Bhutoria Construction Pvt. Ltd., represented by its Director Smt. Kanta Bhutoria and 2) M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria from the office of B.L. & L.R.O-Annexure-N
- o) Photocopy of 2 nos. of Application for Conversion Receipts dated 03-01-2018 & 31-01-2018 in the name of 1) M/s. Shiv Niketan (P) Ltd. and 2) M/s. Bhutoria Construction Pvt. Ltd. from the D.L. & L.R.O. -Annexure-O
- p) Photocopy of 2 nos. of Conversion Certificate dated 28-05-2018 from 'Shali' to 'Bahutal Abasan' in the name of M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria and M/s. Bhutoria Construction Pvt. Ltd., represented by its Director Smt. Kanta Bhutoria from the office of B.L. & L.R.O-Annexure-P
- q) Photocopy of Affidavit of Legal Heirship dated 31-05-2018 affirmed by Sri Ajit Kumar Sardar before the Court of the Ld. 1st Class Judicial Magistrate at Alipore-Annexure-Q
- r) Photocopy of NOC dated 24-02-2017 from Bharat Sanchar Nigam Ltd. to the Director, M/s. Bhutoria Construction Pvt. Ltd. -Annexure-R
- s) Photocopy of Agreement for Sale between 1) M/s. Shiv Niketan Pvt. Ltd., represented by its Director Sri Lalit Kumar Bhutoria and 2) M/s. Bhutoria Construction Pvt. Ltd., represented by its Director Sri Arrun Bhutoria (Vendor) and M/s. Bhutoria Construction Pvt. Ltd., represented



by its Director Sri Arrun Bhutoria (Developer/Confirming Party) and _____
(Purchaser)-Annexure-S

t) Original Court search dated 11-04-2018 by Advocate Sri Sanjib Nath.

Documents required for creating the security:

1. Obtain Deed being Nos. 937 for the year 2006, 116 for the year 2007, 06324 for the year 2009, 03777 for the year 2010, 04805 for the year 2013, 2479 for the year 2010 and for the year 2010 in original not certified copy.
2. Obtain Development Agreement being No. 160406703 for the year 2017 in original not certified copy.
3. Obtain Power of Attorney being no.160400110 for the year 2018 in original not certified copy.
4. Obtain L.R. Porcha dated 05-01-2018 in the name of M/s. Shiv Niketan (P) Ltd., M/s. Bhutoria Construction Pvt. Ltd in original.
5. Obtain 2 nos. of Panchayat Tax Receipt no.16140610/AL 088 & 16140610/AL 089 both dated 11-12-2017 in the name of M/s. Shiv Niketan Pvt. Ltd. and M/s. Bhutoria Construction Pvt. Ltd. in original.
6. Obtain copy of Khazna no. N 3271458 dated 28-07-2017 in the name of M/s. Bhutoria Construction Pvt. Ltd in original.
7. Obtain Khazna nos. N 3271455 & N 3267900 in the name of 1) M/s. Shiv Niketan Pvt. Ltd. in original.
8. Obtain Conversion Certificate dated 28-05-2018 from 'Shali' to 'Bahutal Abasan' in the name of M/s. Shiv Niketan Pvt. Ltd. and M/s. Bhutoria Construction Pvt.
9. Obtain Registered Mortgage in favour of LICHFL.

Certificate:

On going through the copies of the documents and relying on the contents of the same and subject to the observations and satisfactory compliance of the requirements cited above it is opined that the present owner has a clear and marketable title to the said properties. This opinion has been given on going through the copies of the documents and the original documents were not submitted.

Creation of Mortgage

The present owner can create equitable along with registered Mortgage by deposit of title deed in favour of the LIC HFL by delivering the deeds and documents in original mentioned above.

All the papers and documents are returned herewith.

Yours truly,
Supriyo Basu & Associates


Advocate

07-08-2018

Encl: As above.

Sc/MRC/BS

Zircon

[New Rule Form No. 19 (Appendix-I)]

No. REGN X

573130

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 32520
- 2. Date of application..... 6/8/18
- 3. Search for the year(s)..... 2009-08
- 4. Name of office to which the record to be searched or inspected relates.....
M. Aoyabad
- 5. Name of person or property to be searched..... M. Aoyabad
- 6. Nature of document..... M-247, OAS-380
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
II
Sale
- 8. From whom received.....
- 9. Fees paid under Article—
F (1) (i) A. Memshi
F (1) (ii) 325
F (2)



NET SEARCH FORMAT

Grant's Name: ZIRCON

Bank Name: LIC

Index-II ...Premises No. /Dag No.: RS DAG -380,382,383,384/LR DAG -436,438

Mouza: NOYABAD

P.S.: BISHNUPUR

Office Name : A.D.S.R. BISHNUPUR

Year	Date	Remarks	Year	Date	Remarks
2003			2011		NIL
2004			2012		NIL
2005			2013		NIL
2006			2014		NIL
2007			2015		NIL
2008		NIL	2016		NIL
2009		ENTRY	2017		NIL
2010		NIL	2018		NIL

Office Name : D.S.R. - IV SOUTH 24-PARGANAS

Year	Date	Remarks	Year	Date	Remarks
2003		NIL	2011		NIL
2004		NIL	2012		NIL
2005		NIL	2013		NIL
2006		NIL	2014		NIL
2007		NIL	2015		NIL
2008		NIL	2016		NIL
2009		NIL	2017		NIL
2010		NIL	2018		NIL

Office Name : A.R.A. - I KOLKATA

Year	Date	Remarks	Year	Date	Remarks
2003		NIL	2011		NIL
2004		NIL	2012		NIL
2005		NIL	2013		NIL
2006		NIL	2014		NIL
2007		NIL	2015		NIL
2008		NIL	2016		NIL
2009		NIL	2017		NIL
2010		NIL	2018		NIL

Date: 02-08-18



Search Done by: RAJAT KUMAR MANNA

Rajat Kumar Manna

South 24-
ganas, PS:
Bishnupur, Mouza:
Noyabad,
BHANDARIA
KASTEKUMARIDeed
Registered in:
A.D.S.R. BISHNUPUR

Property Type:
LandTransaction:
Sale, Sale
Document

Plot No: RS-
00380/00000Khatian:
00000/00

Area of
Land:
53
Decimal,
Deed No: I-
161306324/2009, Page:
4206 - 4226Date of
Registration:
02/12/2009Date of
Completion:
02/12/2009Date of
Delivery:
02/12/2009Query No:
1613008594
/2009Serial No:
161304963/2009

Shiv Niketan (P) Ltd.

23 A, N. S. Road, 4th Floor, Room
No.- 6 & 18, Kolkata- 700001

Status: Company(Vendee)
Transaction: Sale, Sale
Document

**Deed Registered in: A.D.S.R.
BISHNUPUR**

Deed No: I-161306324/2009
Volume No: 19, Page No: 4206 to
4226
Date of Registration: 02/12/2009
Date of Completion: 02/12/2009
Date of Delivery: 02/12/2009
Query No: 1613008594 /2009 Serial
No: 161304963 /2009




21RCON (119) - Digest

HIGH COURT FORM NO. (M) 55 CIVIL / (H) 30 (Revised)

West Bengal Form No. 870

APPLICATION FOR INFORMATION

Serial No. & Date	Name & residence of the Applicant	Name of the information required	Date on which information is to be ready	Signature of Officer returning the application	Remarks
<p>145 11.11.18</p> 	<p>SAJIB NATH ADVOCATE HIGH COURT, CALCUTTA</p>	<p>IN THE COURT OF CIVIL JUDGE (Sr. Div.) AT AHIPUR</p>	<p>11.01.18</p>	<p>For [Signature] SHERISTADAR CIVIL JUDGE (SR. DIVN.) 10TH COURT, ALIPORE SOUTH 24 PARGANAS</p>	<p>No such Title suit / ex-cuse Agency suit / Ex-Cases appears to have been filed during the year 2007. No. till date</p>

Whether any Title Suit has been filed against SHIV NIKE TAN (P) LTD. in respect of LP Dog No. 438, 439 Manna - Newbroad, PS - Bishnupur

During the year 2007 - Till date if so, please provide following informations :

- i) NO. OF
- ii) Name of
- iii) Address
- iv) Date



West Bengal Form No.

Serial No. & Date

145
11.11.18

