

Saptarshi Ray

B.Sc., LL.B., LL.M
ADVOCATE

943306452

8981868007

033 65331613

Ref No: AMGACHIA 4 (1159/2006)

DATE: 14/03/2018

To,
The Chairman,
Usahi Realstates Pvt. Ltd
B1, Golapbata, VIP Road,
Flat 1B, Kaibhalkunja Apartment,
Kolkata - 700 048

Sr,

Sub: Property being all that piece and parcel of land measuring about 26.4 Decimals laying and situated at Mouza - Amgachia, J.L. No. 93, Touzi No. 85, 87 & 94, R.S. No. 326, R.S. & L.R. Dag No. 659, L.R. Khatian No. 9378, within the jurisdiction of Amgachia Gram Panchayet, PS - Bishnupur, Dist - 24 PGS (S)

Belonging to M/s. Joyota Land Development Pvt. Ltd.

This is in response to your request for furnishing of non-encumbrance certificate & Title - Cum - Opinion Report about the clear and marketable title of the aforesaid property to be mortgaged for securing the credit facility.

Sl. No.	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A	PARTICULARS	
1.	Name of the Landowner with address	M/s. Joyota Land Development Pvt. Ltd. 21/2D, Monoharpukur Road, PS - Lake, Kolkata - 700 029, Dist: 24 PGS (S)
2.	Name of the person in whose favour the ROR/ Porcha is recorded	M/s. Joyota Land Development Pvt. Ltd.
3.	Details of the property to be searched. As per title deed. Description & Area of property proposed to be sold/unit boundaries (a. Give the specific number and address of plot, house, building, shop etc. b. State specifically whether property is agricultural, non-agricultural, commercial, residential or industrial area).	All that piece and parcel of land measuring about 26.4 Decimals laying and situated at Mouza - Amgachia, J.L. No. 93, Touzi No. 85, 87 & 94, R.S. No. 326, R.S. & L.R. Dag No. 659, L.R. Khatian No. 9378, within the jurisdiction of Amgachia Gram Panchayet, PS - Bishnupur, Dist: 24 PGS (S)
a.	Present classification of land as per the Porcha/ ROR (details of the Porcha, dt. of issue, office of issue)	Present classification of land as per the Porcha/ ROR in Dag No. 659 is Bastu for land area admeasuring about 26.4 Decimals.
b.	Present classification of land as per the Assessment record of Municipality/ Panchayet (details of the Assessment Record, dt. of issue, office of issue)	The land property admeasuring about 26.4 Decimals has been assessed as "Bastu" by the concerned ML & LRO.

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Chamber - Residence

Sarat Abasan - 27, Salt Lake City, Tank No. 7, Kolkata - 700 091

SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist Court Alipore/Barasat

Saptarshi Ray

B.Sc., LL.B., LL.M.
ADVOCATE

9411065453

8981868507

033 6331613

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c.	Whether the seller has sufficient title and capacity to contract sale (Not a minor, Lunatic or an discharged insolvent, etc.)	The Landowner has sufficient title and capacity to contract for sale. There is no involvement of any minor, Lunatic or an discharged insolvent, etc. in the property under concern
d.	Nature of land owner's right or title in the property (Whether leasehold, freehold, co-owner, or joint owner or any other type - state specifically) and how it is derived (whether self-acquired, ancestral/inheritance or by succession or otherwise)	The Landowner at present is the sole and absolute owner of the property. The right to the title is acquired by way of purchase from Kurpan Ali Sardar & 5 others
e.	Whether seller/purchaser is in exclusive possession of property proposed to be sold/purchased.	The property is in exclusive possession of the Landowner.

B. INVESTIGATIONS

1. Details of the title deeds/documents (including Tank deeds/tenant deeds) examined (with full particulars regarding nature of document, date of execution and details of registration)

Sl. No.	Type/Nature of Document	Date of execution	No. & date of Registration/Entry in revenue/holder's/owner's records	Parties
a.	Deed of Conveyance	04/11/2003	Being No. 207/2003 of ACSR Bishnupur, recorded in Book No. I, Vol. No. 27, Pg. No. 207 - 216	Kurpan Ali Sardar & 5 others (Vendor) and M/s. Joyotu Land Development Pvt. Ltd. (Purchaser)
b.	Deed of Conveyance	18/08/1993	Being No. 5309/1993 of SR Bishnupur, recorded in Book No. I, Vol. No. 51, Pg. No. 253 - 258	Gazi Rafiq Uddin (Vendor) and Belat Ali Sardar (Purchaser)
c.	Deed of Conveyance	11/07/1978	Being No. 923/1978 of SR Bishnupur, recorded in Book No. I, Vol. No. 15, Pg. No. 295 - 297	Rausan Ali Mondal (Vendor) and Belat Ali Sardar (Purchaser)
d.	Deed of Conveyance	27/09/1980	Being No. 6197/1980 of SR Bishnupur, recorded in Book No. I, Vol. No. 71, Pg. No. 97 - 99	Rausan Ali Mondal (Vendor) and Belat Ali Sardar (Purchaser)
e.	Deed of Conveyance	09/03/1970	Being No. 1826/1970 of SR Bishnupur, recorded in Book No. I, Vol. No. 18, Pg. No. 289 - 291	Manuruddin Sekh (Vendor) & Rausan Ali Mondal (Purchaser)
f.	Deed of Conveyance	09/11/1970	Being No. 9590/1970 of SR Bishnupur, recorded in Book No. I, Vol. No. 93, Pg. No. 231 - 235	Manubuddin Sekh (Vendor) & Rausan Ali Mondal (Purchaser)
g.	Deed of Conveyance	15/12/2011	Being No. 8722/2011 of DSR - IV Alipore, recorded in Book No. I, CD Vol. No. 30, Pg. No. 177 - 192	M/s. Joyotu Land Development Pvt. Ltd. (Vendor) and Dipak Saha

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Sarat Abasan - 27, Salt Lake City, Tank No. 7, Kolkata - 700 091

SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist Court Alipore/Barasat

Saptarshi Ray

B.Sc., LL.B, LL.M
ADVOCATE

943376453
Ballyhata, Kolkata
033 65311613

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	Deed of Conveyance	17/02/2012	Being No. 1338/2012 of DSR - IV Alipore, recorded in Book No. 1, CD Vol No. 1604 - 2012, Pg. No. 2429 - 2443	(Purchaser) M/s Joyotu Land Development Pvt. Ltd. (Vendor) and Ramendra Nath Bhattacharyya (Purchaser)
i.	Deed of Conveyance	17/08/2007	Being No. 01209/2015 of AISR Bishnupur, recorded in Book No. 1, CD Vol No. 4, Pg. No. 2632 - 2656	M/s Joyotu Land Development Pvt. Ltd. (Vendor) and Jharna Choudhury (Purchaser)
j.	Deed of Conveyance	10/02/2006	Being No. 01862/2010 of AISR Bishnupur, recorded in Book No. 1, CD Vol No. 6, Pg. No. 2947 - 2968	M/s Joyotu Land Development Pvt. Ltd. (Vendor) and Basudev Bhattacharyya (Purchaser)
k.	BL & LRO Property Tax Receipt	19/09/2016	Memo No. 6410212, Khata No. 9378	Issued by the concerned BL & LRO in favour of M/s Joyotu Land Development Pvt. Ltd.
l.	Property Tax Receipt	22/07/2016	Receipt No. R/19/2016 No. 199	Issued by Amgachia Gram Panchayet in favour of M/s Joyotu Land Development Pvt. Ltd.
m.	Parcha	13/11/2013	Memo No. 1603/2013, Khata No. 9378, No. 3, Dag No. 659	Issued by the concerned BL & LRO in favour of M/s Joyotu Land Development Pvt. Ltd.
n.	Permission of Conversion	16/11/2015	Memo No. 6/P/6/1124/SDL&LRO Sector Alipore	Issued by SDL & LRO in favour of M/s Joyotu Land Development Pvt. Ltd.
o.	Legal Heirship Certificate	21/05/2012	Memo No. Nil	Issued by Amgachia Gram Panchayet in favour of Eupjin Bisi & 5 others
2.	Whether certified copies have been obtained from the Registrar's office.			Certified Copy of the aforesaid deeds has been obtained.
3.	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?			The said Certified Copy of the aforesaid deeds was compared with the original.
4.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the			The registration particulars i.e. Deed No/ Being No, Book No, Vol. No, Pg. No, date and Query No. are matched with the entries found in the

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Sarat Abasan - 27, Salt Lake City, Tank No. 7, Kolkata - 700 091

SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
First Court Alipore/Barasat

Saptarshi Ray

H.No., 11B, 11M
ADVOCATE

9111062409
6281062007
033 62 33 1611

DATE: 14/03/2018

Ref No: AMBACHHA 4 (1150/2006)

5	particulars as stated in the records of the registrar's office?	registry office
6	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	The registration particulars i.e. Deed No./ Being No., Book No., Vol No., Pg No., date and Query No. mentioned in the certified copy are matched with the entries found in the registry office.
7	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	The photographs of parties affixed in the above mentioned deeds were tallied.
8	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Contents of the above mentioned deeds were tallied and compared.
9	Whether the property has been mutated in the name of the person offering the property? If not in whose name the property stands?	The property stands mutated in the name of the present landowner i.e. M/s Jyotsu Land Development Pvt Ltd.
<p>Tracing of title & chain of title in favour of the present mortgagor (here set out chain of title in detail & in chronology starting from earliest document available. The nature of document/Deed conveying the title should be mentioned along with the type of right it creates) together with names and descriptions of parties to the document.</p> <ul style="list-style-type: none"> • One Gazi Kufiq Uddin by virtue of a registered Deed of Conveyance dated 18/08/1973 having Being No. 5302/1973 of SR Bishnupur, sold all that piece and parcel of land measuring about 13.50 Decimals onto and in favour of one Belat Ali Sardar. • One Manuraddha Chakraborty by virtue of a registered Deed of Conveyance dated 09/03/1970 having Being No. 1826/1970 of SR Bishnupur, recorded in Book No. 1, sold all that piece and parcel of land measuring about 16.57 Decimals onto and in favour of Kausan Ali Mondal. • Thereafter Kausan Ali Mondal by virtue of a registered Deed of Conveyance dated 14/02/1978 having Being No. 127/1978 of SR Bishnupur, sold the aforesaid property onto and in favour of the said Belat Ali Sardar. • One Kausan Ali Mondal purchased two different lands admeasuring about 10 Decimals and 8.5 Decimals by virtue of two different deeds having Being No. 9790/1970 of SR Bishnupur and Being No. 10938/1970 of SR Bishnupur respectively. The said Kausan Ali Mondal thereby became the absolute owner of the land property admeasuring about 18.50 Decimals. • Thereafter the said Kausan Ali Mondal by virtue of a registered Deed of Conveyance dated 27/09/1980 having Being No. 6192/1980 of SR Bishnupur, sold the aforesaid land onto and in favour of the said Belat Ali Sardar. • Thereafter the said Belat Ali Sardar became the absolute owner of land measuring about 48.50 		



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SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist Court Alipore/Harasa'

Saptarshi Ray

B.Sc., LL.B., LL.M.
ADVOCATE

943376427
821621277
011 65111613

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	<p>Decimals by virtue of the aforesaid deeds</p> <ul style="list-style-type: none">• Thereafter the said Belal Ali Sardar died intestate leaving behind his wife Fuggan Eibi, his three sons namely Furpan Ali Sardar, Sukar Ali Sardar & Fojab Ali Sardar, his two married daughters namely Arunara Eibi & Sehyas Eibi, who thereafter became the absolute joint owners of the property left behind by their deceased father i.e. Belal Ali Sardar, and thereafter the legal heirs of the said Belal Ali Sardar became the absolute owner of the aforesaid property by way of inheritance• Thereafter the said Furpan Ali Sardar & 5 others by virtue of a registered Deed of Conveyance dated 04/11/2003 having Being No. 1152/2006 of AISR Bishnupur, sold the property under consideration to one M/s Joyotu Land Development Pvt Ltd• Thereafter the said M/s Joyotu Land Development Pvt Ltd mutated its name in the Assessment Record of the concerned BL & LFO and was assigned as 'Ehuan IV 9378'• In the meantime, the said M/s Joyotu Land Development Pvt Ltd had sold 36 Decimals to Jharna Chatterjee vide Deed No. 1209/2015 of AISR Bishnupur, 0.62 Decimals to Farulev Hazra vide Deed No. 1862/2010 of AISR Bishnupur, and 8.67 Decimals to each of Dipak Saha & Ramendranath Bhattacharya vide Deed No. 876/2011 of DSR - IV Alipore & 1338/2012 of DSR - IV Alipore respectively, there remaining 26.4 Decimals of land.• Thereafter the said M/s Joyotu Land Development Pvt Ltd applied and obtained Permission for Conversion vide Order No. 6/P/6/1124/SI/14/O, Alipore dated 16/10/2015 from the concerned SDL & LRO for land (admeasuring) about 26.4 Decimals.• Thereafter the said M/s Joyotu Land Development Pvt Ltd applied and obtained sanctioned building plan from South Twenty Two Parganas, III Parishad
10.	<p>Whether the property is ancestral or under joint ownership or the minor is having interest in the property? If so, its effect thereof.</p> <p>The property under consideration is owned and possessed by M/s Joyotu Land Development Pvt Ltd</p> <p>There is no involvement of any minor in the property</p>
11.	<p>Whether there is any bar under any local law for creation of mortgage of the property to be purchased, sold?</p> <p>There is no bar under law for creation of mortgage for the land property admeasuring about 26.4 Decimals, which has been assessed as "Bastu" is mortgageable and enforceable under SARFAESI ACT.</p> <p>Are there any legal restrictions on creation of mortgage of property?</p> <p>There are no legal restrictions on creation of the mortgage of property admeasuring about 26.4 Decimals, which has been assessed as "Bastu".</p> <p>Is the property being used for non-agricultural purposes?</p> <p>The property in Dag No. 659 admeasuring about 26.4 Decimals has been assessed as "Bastu", hence the property has been assessed to be used for Non Agricultural purpose.</p>

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SAPTARSHI RAY Sarat Abasan - 27, Salt Lake City, Tank No. 7, Kolkata - 700 091

ADVOCATE

CALCUTTA HIGH COURT

Dist Court Alipore/Barnas'

Saptarshi Ray

B.Sc., LL.B., LL.M.
ADVOCATE

911176453

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12	Whether there is any bar/ restriction for creation of equitable mortgage under any Act, state law or rule/notification (like Ceiling Act, Land Acquisition Act, State Co-operative Societies Act, Societies Registration Act or Apartments/ Flat Ownership Act or Income Tax Act)	There is no bar/restriction for creation of equitable mortgage; for land measuring about 26.4 Decimals, which has been assessed as "Bastu", under SARFAESI ACT or state law or rule/notification
13	Whether title is clear and property is free from any encumbrance (enclose relevant receipts of search) No. of years (30 years normally) for which search made at Sub registrar's/Registrar's office If name is mutated in municipal records And If name is shown in Revenue/Land records.	Yes, the title is clear and property is free from any encumbrance Yes, 30 years of search is made at the ADSP Bishnupur, DR Almere and KA of Kolkata The name of the landowner has to be recorded and mutated with Amgochia Gram Panchayat Office. The property stands recorded with the Revenue Dept. & LEO in the name of M/s. Joynti Land Development Pvt. Ltd
14	Whether title to property is clear, unambiguous, and marketable and property is saleable	The title to property is clear, unambiguous, and marketable and at present only 26.4 Decimals of land i.e. "Bastu" is mortgageable.
15	Whether any permission / consent / objection is required and if so, it is obtained (State the letter no. and the Authority/Statutory Body/ Court concerned)	No permission/consent/NOC is required since the area of land has been assessed as "Bastu".
16	Whether the property to be purchased has been acquired under Land Acquisition Act, 1894?	No, the property under consideration has not been acquired under Land Acquisition Act, 1894
17	Whether Urban Ceiling Act is applicable in the State where the property is located?	No, the Urban Ceiling Act is not applicable.
18	In case of leasehold property, whether permission /NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	The property under consideration is of free hold nature.
19	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	Nil since the property is of free hold nature.
20	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Not Applicable since the property is of free hold nature.

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SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT

Saptarshi Ray

B.Sc., LLB, LL.M.
ADVOCATE

943376452

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Ref No: AMGACHIA 4 (1159/2006)

DATE: 14/03/2018

21	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof	Not Applicable since the property is of free hold nature.
22	Whether any permission of Income Tax Authorities / Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	Not Applicable since the property is of free hold nature.
23	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	No, land is not declared surplus or under consolidation of holdings.
24	Additional documents required /formalities to be complied with by the proposed mortgagor (State specifically in case of flats/properties in co operative societies whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required)	Nil.
25	Whether all original deeds are available and scrutinized and are duly executed/stamped and Registered There is no doubt/suspicion as to their genuineness or existence.	Yes, all original deeds are available and scrutinized and are duly executed/stamped and registered. There is no doubt/suspicion as to their genuineness or existence.
26	Inspection of Court records disclosed	
	Details of Suit pending, Decree, Attachment before Judgment Impignation, Appointment of Receiver, Appointment of Liquidator	No Title Suit was found pending in the name of the present Landowner. Search was conducted by the name of the present Landowner.
27	The Final Certificate of a solicitor confirming that the title of the property to mortgage is examined by him and the same is free clear and marketable.	
	A search in respect of the property under investigation was conducted in the office of the ADSR Bishnupur, DK West Bengal and AKA - I Kolkata for the last thirty years i.e. from 1987 to 2017.	
	Entries in the index of the office of the ADSR Bishnupur authenticate the transaction of the property in (1987) M/s. Joyota Land Development Pvt. Ltd. represented by Sri Alok Burman.	
	Search was conducted by "Name".	
	On perusal of the documents referred above and search conducted it can be concluded that the property in Dtg No. 669 admeasuring about 26.4 Decimals is free from encumbrances and the present Landowner has a clear, good and valid title over the aforesaid land property and the property under consideration can be offered to create a valid equitable mortgage to secure Housing Loan.	

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SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT

Saptarshi Ray

B.Sc., LLB, LL.M
ADVOCATE

943276457

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Ref No: AMGAUCHA 4 (1159/2006)

DATE: 14/01/2018

The property under investigation i.e. 26.4 Decimals can be mortgaged with any Bank or Financial Institutions by way of equitable mortgage for creation charge in the loan account of the borrower for repayment of dues and the property and will be enforceable under S.A.F.A.S.I. ACT.

In creating equitable mortgage permission under Urban Land Ceiling & Regulation Act is not necessary.

DATE: 14/01/2018

PLACE: Kolkata

Saptarshi Ray
ADVOCATE

DIRECTORATE OF LAND RECORDS AND SURVEY
WEST BENGAL
জমিদারি অফিস, পশ্চিমবঙ্গ সরকার

Calculation of Area
On 22/1/2018

...	(Kana) ...
...	(Kana) ...
...	(Kana) ...

...

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SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT

Saptarshi Ray

B.Sc., LL.B., LL.M.
ADVOCATE

9111765453
High Court
011-05111601

DATE: 14/01/2018

Ref No: AMGACHIA 4 (1159/2006)

S/N	Area	Rate	Amount
1	1000	1000	1000
2	1000	1000	1000
3	1000	1000	1000
4	1000	1000	1000
5	1000	1000	1000

DIRECTORATE OF LAND RECORDS AND SURVEY
West Bengal
পরিমাপ অধিদপ্তর, পশ্চিমবঙ্গ সরকার

What is the (Number of) ...
 State (District) []
 Q. (Block) []
 R. (Mouza) []

Created by []
 Checked by []

(Give Data As On 17/11/2017)

Sl. No.	Field No.	Area	Rate	Amount
1	1000	1000	1000	1000
2	1000	1000	1000	1000
3	1000	1000	1000	1000

Content of this page is near exact reproduction of land record database collated at the central level. In case of any factual errors in the content, users are advised to contact the concerned JALD for verification and authentication.

Search of Registration made in the [] registered property details.
 (*) marked items are mandatory
 Property District []

Empanelled: - Punjab National Bank & Bank of Baroda

SAPTARSHI RAY
 ADVOCATE
 CALCUTTA

Saptarshi Ray

B.Sc., LLB, LL.M
ADVOCATE

943306502
8241065027
033 6531163

Ref No: AMGACHIA 4 (1159/2006)

DATE: 14/03/2018

Property Theme: South 24 Parganas

Localbody: Gram Panchayat

Year: 2006

District where Registered: South 24 Parganas

Road Wise Search Mouza Wise Search

Mouza: Amta

Plot No: 10, 0000

Index Availability (Real time):

- A D S R ALURE (From 09/12/2008 onwards)
- A D S R BARBERI (From 16/04/2009 onwards)
- A D S R BASANTI (From 02/11/2010 onwards)
- A D S R DEPLA (From 10/12/2017 onwards)

Search
Service Count: 38,99,690

Search of Registrations and of the Transactions Applicable Details

(*) marked items are mandatory

Property Theme: South 24 Parganas

Localbody: Gram Panchayat

Year: 2007

District where Registered: South 24 Parganas

Road Wise Search Mouza Wise Search

Mouza: Amta

Plot No: 10, 0000


Index Availability (Real time):

- A D S R ALURE (From 09/12/2008 onwards)
- A D S R BARBERI (From 16/04/2009 onwards)
- A D S R BASANTI (From 02/11/2010 onwards)
- A D S R DEPLA (From 10/12/2017 onwards)

Search
Service Count: 38,99,697

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Chamber - Residence

Sarat Abasan - 27, Salt Lake City, Tank No. 7, Kolkata - 700 091


SAPTARSHI RAY
 ADVOCATE
 CALCUTTA HIGH COURT
 1st Floor, Alipore/Barasat

Saptarshi Ray

B.Sc., LL.B., LL.M.
ADVOCATE

9433066404
Saptarshi Ray
022-65110501

Ref No: AMGACHIA 4 (1059/2006)

DATE: 14/03/2018

No. Enrolled Serial

marked items are mandatory

Property District *

Property Class *

Locality *

Year

District where Registered

Road Wise Search Mouza Wise Search

Mouza *

Plot No.

Index Availability (Real time)

A (S) H. ALI KHAN (From 12/2/2018) (see ards)	1
A (S) H. RAJIB SIKDOL (From 15/4/2018) (see ards)	2
A (S) H. RAJIB SIKDOL (From 15/4/2018) (see ards)	3
A (S) H. RAJIB SIKDOL (From 15/4/2018) (see ards)	4

Search!
Service Charge: 38,04,700

marked items are mandatory

Property District *

Property Class *

Locality *

Year

District where Registered

Road Wise Search Mouza Wise Search

Mouza *

Plot No.

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Sarat Abesan - 27, Salt Lake City, Tank No. 7, Kolkata - 700 091

SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist. Court, Alameda Street

Saptarshi Ray

B.Sc., LLB, LL.M.
ADVOCATE

943376547
Bhubaneswar
0676211011

Ref No: AMGACHIA 4 (1150/2006)

DATE: 14/03/2018

Index Availability (Real time)

A D I S H A A L I S H E (From 06/12/2010 onwards)	0
A D I S H B A I S H I (From 06/06/2010 onwards)	0
A D I S H B A S A N T I (From 02/11/2010 onwards)	0
A D I S H B I S H A (From 12/12/2007 onwards)	0

Search

Service Count: 38,99,704

No Record Found

Search of Registration made by Transacted / Property Details

(*) marked items are mandatory

Property District *

South 24 Parganas

Property Thana *

Dudhgaon

Localbody *

Gram Panchayat

Year

2012

District where Registered

South 24 Parganas

Road Wise Search House Wise Search

Month *

August

Plot No

EG 0000

Index Availability (Real time)

A D I S H A A L I S H E (From 06/12/2010 onwards)	0
A D I S H B A I S H I (From 06/06/2010 onwards)	0
A D I S H B A S A N T I (From 02/11/2010 onwards)	0
A D I S H B I S H A (From 12/12/2007 onwards)	0

Search

Service Count: 38,99,704

No Record Found

Search of Registration made by Transacted / Property Details

(*) marked items are mandatory

Property District *

South 24 Parganas

Property Thana *

Dudhgaon

Localbody *

Gram Panchayat

Year

2011

District where Registered

South 24 Parganas

Road Wise Search House Wise Search

Month *

Empanelled: - Punjab National Bank & Bank of Baroda
Chamber - Residence

Sarat Abasan - 27, Salt Lake City, Tank No. 7, Kolkata - 700 091

Saptarshi Ray

B.Sc., LL.B., LL.M.
ADVOCATE

9432755437

8941862537

033 05111013

Ref No: AMGACHIA 4 (1159/2006)

DATE: 14/03/2018

Page No.

Index Availability (Real time)

Search

Service Count: 38,94,703

Real time search is available at Jaid

Click to view search criteria

Select

- Select -

All Transactions

Not Available

- Registration Date
- Completion Date
- Delivery Date

- Select -

Particulars	Particulars	Area of Property	Other Details
Enrol. South 24 Barguna, P.S. Brahman, Block Amgachia, AMGACHIA Sptd Registered in D.S.R. - IV SOUTH	Property by Land Trans- fer, Sale, Document	Area of Land 5.25 Katha, 0.25 Katha)	Deed No. 1404879/2014, B.S. No. 537-2014 Date of Registration: 15/12/2014 Date of Completion: 16/12/2014 Date of Delivery: 16/12/2014 Query No. 1404879/2014 Serial No. 1404879/2014

Empanelled: - Punjab National Bank & Bank of Baroda
Chamber - Residence

Sarat Abasan - 27, Salt Lake City, Tank No 7, Folkata - 700 091

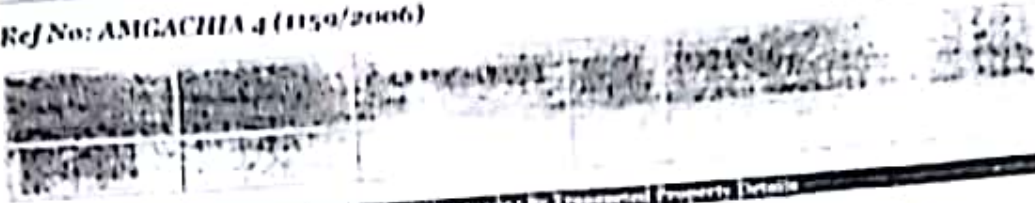
SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist Court Alipore Barrack

Saptarshi Ray
B.Sc., LL.B, LL.M
ADVOCATE

9433765453
8281862597
033 65311613

DATE: 11/03/2018

Ref No: AMGACHIA 4 (1159/2006)



Search of Administrative Register and Transaction Property Details

(*) marked items are mandatory

Property District *

South 24 Parganas

Property Type *

Indroprast

Localbody *

Cram Municipality

Year

2012

District where Registered

South 24 Parganas

Final Wise Search

House Wise Search

House *

Amgachia

Plot No

FC

0000

Index Availability (Real time)

- A D S R ALYRE (From 06/12/2008 one ards)
- A D S R BAMBUR (From 16/04/2008 one ards)
- A D S R BASANT (From 02/11/2010 one ards)
- A D S R DEWLA (From 18/12/2007 one ards)

Search

Service Count: 28,99,709

Click to Hide Search Criteria

Real time search Start as Last

Select

- Select -

All Transaction

128 Available

Registration Date

Completion Date

Delivery Date

Empanelled: - Punjab National Bank & Bank of Baroda
Chamber - Residence

SAPTARSHI RAY - Sarat Abasan - 27, Salt Lake City, Tank No. 7, Kolkata - 700 091
ADVOCATE
CALCUTTA HIGH COURT

Saptarshi Ray

B.Sc., LL.B, LL.M
ADVOCATE

9433796452

8981862527

033 65111611

Ref No: AMGAUCHIA 4 (1159/2006)

DATE: 14/01/2018

Search of Registration made (By) Connected Property Details

(*) marked items are mandatory
Property District *

South 24 Parganas

Property Thana *

Dahouga

Local Body *

Cum Panchayat

Year

2013

District where Registered

South 24 Parganas

Road Wise Search
Muster *

Muster Wise Search

Angiketa

Plot No

PCS 00001

Index Availability (By) Time

- ADSR ALBURE (From 09/12/2005 onwards)
- ADSR BAREILLY (From 12/04/2000 onwards)
- ADSR BASANT (From 07/11/2010 onwards)
- ADSR DEHALA (From 10/12/2007 onwards)

Search

Service Count: 38,99,711

No Error Found

Search of Registration made (By) Transacted Property Details

(*) marked items are mandatory
Property District *

South 24 Parganas

Empowered: - Punjab National Bank & Bank of Baroda
Chamber - Residence

Sarat Abasan - 27, Salt Lake City, Tank No. 7, Kolkata - 700 091

SAPTARSHI RAY
ADVOCATE

Saptarshi Ray

B.Sc., LLB, LL.M
ADVOCATE

9433764132
9901968507
031 65311613

Ref No: AMGACHIA 4 (1159/2006)

DATE: 14/03/2018

Property Thana *

Embaragar

Localbody *

Gram Panchayat

Year

2014

District where Registered

South 24 Parganas

Road Wise Search Mouza Wise Search
Mouza *

Amga: 75a

Plot No

10

0000

Index Availability (Real time)

A D S R ALIYU (From 09/12/2008 onwards)
A D S R BAJIBARI (From 16/04/2008 onwards)
A D S R BASANTI (From 02/11/2010 onwards)
A D S R DEWLA (From 10/12/2007 onwards)

Search

Service Count: 38,99,744

No Record Found

Click to Hide Search Criteria

(*) marked items are mandatory

Property District *

South 24 Parganas

Property Thana *

Embaragar

Localbody *

Gram Panchayat

Year

2015

District where Registered

South 24 Parganas

Road Wise Search Mouza Wise Search
Mouza *

Amga: 75a

Plot No

10

0000

Index Availability (Real time)

A D S R ALIYU (From 09/12/2008 onwards)
A D S R BAJIBARI (From 16/04/2008 onwards)
A D S R BASANTI (From 02/11/2010 onwards)
A D S R DEWLA (From 10/12/2007 onwards)

Search

Service Count: 38,99,744

Real time search Save as Local

Click to Hide Search Criteria

Empanelled: - Punjab National Bank & Bank of Baroda

Chamber - Residence

Sarat Abasan - 27, Salt Lake City, Tank No. 7, Kolkata - 700 091

SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT

Ref No: AMGACHIA 4 (1159/2006)

DATE: 14/03/2018

Subject

- Select -

All Transactions

Fee Available

Registration Date

Completion Date

Delivery Date

RAY

- Select -

<p>Property Details - Plot No. 144/201, Phase - 2/1A, Sector 14, Salt Lake City, Kolkata - 700 091</p>	<p>Property Type - Land, Commercial</p>	<p>Deed No. 144/201, Phase - 2/1A, Sector 14, Salt Lake City, Kolkata - 700 091</p>	<p>Date of Land 14 Dec 2017</p>	<p>Deed No. 144/201, Phase - 2/1A, Sector 14, Salt Lake City, Kolkata - 700 091 Date of Registration: 02/03/2018 Date of Completion: 02/03/2018 Date of Delivery: 14/03/2018 Serial No: 144/201/2/1A/2018</p>
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Registration made for Transacted Property Details

Property Details

Property Type:

Property Class:

Local Body:

Year:

District where Registered:

Empanelled: - Punjab National Bank & Bank of Baroda
 Chamber - Residence

Sarat Abasan - 27, Salt Lake City, Tank No 7, Kolkata - 700 091

SAPTARSHI RAY
 ADVOCATE
 CALCUTTA HIGH COURT
 27, Sarat Abasan, Salt Lake City

Ref No: AMGACHIA 4 (1159/2006)

DATE: 14/03/2018

South 24 Parganas
 Broad Wise Search House Wise Search
Muzas *

Amgachia
Plot No.
FCI ORSI

Index Availability (Real time)
Search)
Service Count: 38,99,766
No. Errors Found

- A D S R ALPURA (From 08/12/2008) (new arch)
- A D S R BAREILLY (From 16/04/2008) (new arch)
- A D S R BASANT (From 02/11/2010) (new arch)
- A D S R BETHLA (From 10/12/2007) (new arch)

Search of Registration made by Financial Property Details

(*) marked items are mandatory
Property District *
South 24 Parganas
Property Thana *

Localbody *
Gram Panchayat
Year
2017
District where Registered
South 24 Parganas

Broad Wise Search House Wise Search
Muzas *
Amgachia

Plot No.
FCI ORSI

Index Availability (Real time)
Search)
Service Count: 38,99,766
No. Errors Found

- A D S R ALPURA (From 08/12/2008) (new arch)
- A D S R BAREILLY (From 16/04/2008) (new arch)
- A D S R BASANT (From 02/11/2010) (new arch)
- A D S R BETHLA (From 10/12/2007) (new arch)

Search of Registration made by Financial Property Details

(*) marked items are mandatory
Property District *
South 24 Parganas
Property Thana *

Localbody *

Empanelled: - Punjab National Bank & Bank of Baroda
Chamber - Residence
Sarut Abasan - 27, Salt Lake City, Tank No. 7, Kolkata - 700 091

SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist Court Alipore-Barasat

Saptarshi Ray

B.Sc., LL.B., LL.M.
ADVOCATE

941186452
8981982997
033-65111613

DATE: 14/02/2018

Ref No: AMGACHIA 4 (1159/2006)

Case No: 1159

Year: 2018

District where Registered:

South 24 Parganas

Bond Wise Search Monev Wise Search

Address:

Plot No: PG 0000

Index Availability (Real time)

A.D.S.R. ALBERE (From 09/12/2008 - case arch)
A.D.S.R. BAHUBALI (From 16/04/2008 - case arch)
A.D.S.R. BASANTI (From 02/11/2010 - case arch)
A.D.S.R. BEWLA (From 12/12/2007 - case arch)

Search) Service Count: 38,99,728

No Record Found

ENCLOSURE:-

- Money Receipt for Search. (Original)
- Information of the Court Search. (Original)
- Certified Copy of Deeds. (Original)
- Xerox of the documents perused.

SAPTARSHI RAY

Empanelled: - Punjab National Bank & Bank of Baroda
Chamber - Residence

SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Chamber - Baroda

Sarat Abasan - 27, Salt Lake City, Tank No. 7, Kolkata - 700 091

No. REGN Y - 061923

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 603225
- 2. Date of application 28/12/17
- 3. Search for the year(s) 1987 - 17
- 4. Name of office to which the record to be searched or inspected relate COURT BISHNUPUR.
- 5. Name of person or property to be searched H/S Jaydev land
- 6. Nature of document Development
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Dir Atok Banerjee
- 8. From whom received S Ray. (Adv)
- 9. Fees paid under Article—

- F (1) (i)
- F (1) (ii)
- F (2)

603



S
SAPTARSHI RAY
 ADVOCATE
 CALCUTTA HIGH COURT
 Dist Court Alipore/Barasat

Bengal Form No. 1556

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

No. REGN X 852185

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 149185
- 2. Date of application 20-12-17
- 3. Search for the year(s) 1487-17
- 4. Name of office to which the record to be searched or inspected relates RAJA.
- 5. Name of person or property to be searched I
- 6. Nature of document SW
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) m/s. Joyata Land Development - Pub. Ltd.
- 8. From whom received S. Ray Sr.
- 9. Fees paid under Article—

F(1)(i)

F(1)(ii)

F(2)

30/-

Registrar of.....

S.B.P., Calcutta 700 015

SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist Court Alipore/Barsat

Department of Motor Vehicle
Office of the Director, DMV (A.D.S.P.)
Request for Search
Form 1000

Date of Application: 11/02/2018

Serial No. of Application	18-1000000000018	Search No.	18-1000000000018
Search for the Years	From 1974 To 2008	Records Available	From 2010/2008 onwards
Property to be Searched	[Vehicle: South 24 Palmyra, PA; License: Motor; Registration: PA; No: 00000]		
From whom Received	Mr. P. Mathy		
Fees Paid under Articles	F 100 21	F 100 28 1	

Search Result: No Record Found

(Mr. Sebastian Kumar Bose)
A.D.S.P. SIGNATURE
OFFICE OF THE A.D.S.P. SIGNATURE
Date: 11/02/2018
Signature: [Signature]

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

APPLICANT'S FULL AND COMPLETE NAME

Serial No. & date 1 8/10/17	Name and residence of the applicant 2 Saptarishi Ray Advocate (Signature)	Nature of information required 3 In any title suit pending before the Court before Execution/Judicial Decision at Baran/Singur/ against <u>Sri Sri Lal Gangadhar Patra</u> during the period 2008 - 2017. If on the Title Suit No. and what is the status of the suit. Schedule: Land - <u>2224 Gramch</u> - District - <u>24 N.</u> House - <u>Pharola</u> Pl. No. - <u>21</u> - <u>21</u> - <u>21</u> - <u>21</u> - <u>21</u> L.R. No. - <u>21</u> - <u>21</u> - <u>21</u> - <u>21</u> - <u>21</u> Dist. - <u>21</u> - <u>21</u> - <u>21</u> - <u>21</u> - <u>21</u>	Date on which information is to be ready 4 20-12-17	Signature of the applicant 5 (Signature)	Remarks 6 The suit is Title Suit of Baran/Singur/Judicial Decision at Baran/Singur/ during the period 2008 - 2017. (Signature) 20-12-17
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HIGH COURT FORM NO. (M) 55 CIVIL / (H) 30 CRIMINAL

APPLICANT'S FULL AND COMPLETE NAME

Serial No. & date 1 9/5/17	Name and residence of the applicant 2 Saptarishi Ray Advocate	Nature of information required 3 In any title suit pending before the Court before Execution/Judicial Decision at Baran/Singur/ against <u>Sri Sri Lal Gangadhar Patra</u> during the period 2008 - 2017. If on the Title Suit No. and what is the status of the suit. Schedule: Land - <u>2224 Gramch</u> - District - <u>24 N.</u> House - <u>Pharola</u> Pl. No. - <u>21</u> - <u>21</u> - <u>21</u> - <u>21</u> - <u>21</u> L.R. No. - <u>21</u> - <u>21</u> - <u>21</u> - <u>21</u> - <u>21</u> Dist. - <u>21</u> - <u>21</u> - <u>21</u> - <u>21</u> - <u>21</u>	Date on which information is to be ready 4 20/12/17	Signature of the applicant 5 (Signature) SPTARISHI RAY ADVOCATE 111/2/24/2017	Remarks 6 The suit is Title Suit of Baran/Singur/Judicial Decision at Baran/Singur/ during the period 2008 - 2017. (Signature) 20/12/17
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