

(9) A

AMARENDRA NATH SENGUPTA

Advocate, High Court, Calcutta

Chamber:

HB-109, Sector 3, Salt Lake City

Kolkata -700106

Phone: 9831081978

SEARCH REPORT

Ref Ref: 6A, Rameshwar Shaw Road, Kolkata 700014 in Municipal Ward No. 59 within the jurisdiction of Beniapukur Police Station

Area of Land with Structure :ALL THAT the demarcated portion of municipal Premises No. 6A, Rameshwar Shaw Road, Kolkata 700014 measuring an area of 56 cottahs 13 chittaks 13.29 sqft be the same a little more or less together with Brick build building/ structure constructed thereon .

Present Owner : (1) **SUHANA DEVELOPERS RIVATE LIMITED**, a company duly incorporated under the Companies . 1956, having its registered office at Premises No.2C, Mahendra Road, Kolkata-700 025, (2) **ASPIRATIONS HIRISE PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.2/2A, Mahendra Road, Kolkata-700 025, (3) **ASPIRATIONS PROPERTIES PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.87A, Sarat Bose Road, Kolkata-700 026, (4) **ASPIRATIONS DEVELOPERS PRIVATE LIMITED**, a company duly incorporated under the Companies Act, having its registered office at Premises No.7C, Priyanath Mullick Road, Kolkata-700 025, (5) **EMERALD ENCLAVE PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.2C, Mahendra Road, Kolkata-700 025, (6) **NILRATAN VINCOM PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 2, Ganesh Chandra Avenue, 1st Floor, Kolkata-700 013, (7) **GOLDMINE VINCOM PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office, at Premises No. 2, Ganesh Chandra Avenue, 1st Floor, Kolkata - 700 013, AND (8) **PS GROUP**

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For ELIXIR


Authorised Signatory

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REALTY LIMITED a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 83, Topsia Road, Kolkata – 700046.

Report

This is to certify that one Mr Pradip Das, a bonafide Searcher, made necessary searches at the records of the Index No-II, in the office of ARA, Kolkata, ADSR Sealdah and DSR –III at Alipore, for the period of 13(Thirteen) years i.e. from 2002 to 2014 upto date in respect of the aforesaid property.

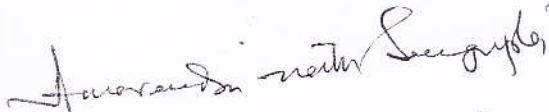
During this period of searching of the records available in the said Registration Office, the said searcher has found that there is neither any entry of sale of land nor any other entry such as Gift, Mortgage, Lease or any other kind of transfer or transaction.

I, therefore, certify that the above mentioned present owners hold, occupy and have good, clear and a fair marketable title to the property mentioned in the caption which is free from all encumbrances as per records available in the said Registration Office.

Encl: As stated above:

For ELIXIR


Authorised Signatory


Advocate

No. REGN V 329393

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 55793.
- 2. Date of application..... 26-9-14.
- 3. Search for the year(s)..... 2012-14.
- 4. Name of office to which the record to be searched or inspected relates..... D.R. & S.B. - Sealoh.
- 5. Name of person or property to be searched..... P.R. - G.A. Rameswar Shaw
- 6. Nature of document..... R.D.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Sale (1)
- 8. From whom received..... A. Sengupta.
- 9. Fees paid under Article—
- F (1) (i)
- F (1) (ii)
- F (2)

28/ ✓



Registrar of.....

FOR ELIXIR

Rameswar
Authorised Signatory

No. REGN V - 170875

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 107175
- 2. Date of application..... 24-9-14
- 3. Search for the year(s)..... 2002-14
- 4. Name of office to which the record to be searched or inspected relates... A.C. Cal
- 5. Name of person or property to be searched... II
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)... G.A., Rameswar Show Road
- 8. From whom received... A. Sengupta

7. Fees paid under Article—

F (1) (i)

F (1) (ii)

F (2)

For ELIXIR

Authorised Signatory

Registrar of.....

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**TITLE REPORT AND BRIEF HISTORY OF THE LAND SITUATED AT
PREMISES NO. 6A, Rameshwar Shaw Road, Kolkata 700014 in Municipal
Ward No. 59 within the jurisdiction of Beniapukur Police Station .**

NAME OF THE TITLE HOLDER/S

- (1) **SUHANA DEVELOPERS PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.2C, Mahendra Road, Kolkata-700 025, (2) **ASPIRATIONS HIRISE PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.2/2A, Mahendra Road, Kolkata-700 025, (3) **ASPIRATIONS PROPERTIES PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.87A, Sarat Bose Road, Kolkata-700 026, (4) **ASPIRATIONS DEVELOPERS PRIVATE LIMITED**, a company duly incorporated under the Companies Act, having its registered office at Premises No.7C, Priyanath Mullick Road, Kolkata-700 025, (5) **EMERALD ENCLAVE PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.2C, Mahendra Road, Kolkata-

For ELIXIR


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700 025, (6) **NILRATAN VINCOM PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 2, Ganesh Chandra Avenue, 1st Floor, Kolkata-700 013, (7) **GOLDMINE VINCOM PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office, at Premises No. 2, Ganesh Chandra Avenue, 1st Floor, Kolkata - 700 013, AND (8) **PS GROUP REALTY LIMITED** a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 83, Topsia Road, Kolkata – 700046.

DESCRIPTION OF THE PROPERTY

ALL THAT the demarcated portion of municipal Premises No. 6A, Rameshwar Shaw Road, Kolkata 700014 measuring an area of 56 cottahs 13 chittaks 13.29 sqft be the same a little more or less together with Brick build building/ structure constructed thereon .

DOCUMENT EXAMINED AND VERIFIED

Two nos. of Registered Deed of Conveyance made in favour of (1) Suhana Developers Private Ltd., (2) Aspirations Hirise Private Ltd., (3) Aspirations properties Private Ltd., (4) Aspirations Developers Private Ltd., (5) Emerald Enclave Private Ltd., (6) Nilratan Vincom Private Ltd., (7) Gold Mine Vincom Private Ltd., (8) PS Group Realty Limited.

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- (i) ULC clearance Certificate dated 18.11. 2013, vide no. 119/XVI -3097/210
- (ii) Property Tax Receipt issued by Kolkata Municipal Corporation dated 21.08.2014 for 1st and 2nd Qtr, 2014-2015
- (iii) Assessment Roll issued by Assessment Department, Kolkata Municipal Corporation dated 25.01.2014 vide Receipt No. HQ/13-0007763.
- (iv) Mutation Certificate vide case no. 0/059/20-SEP-13/78863 issued in favour of (1) Suhana Developers Private Ltd., (2) Aspirations Hirise Private Ltd., (3) Aspirations properties Private Ltd., (4) Aspirations Developers Private Ltd., (5) Emerald Enclave Private Ltd., (6) Nilratan Vincom Private Ltd., (7) Gold Mine Vincom Private Ltd., (8) PS Group Realty Limited.
- (v) One Notarized Deed Of Partnership executed on 1.08.2014

4. DEVOLUTION OF TITLE AS PER DOCUMENT –

1. By an Indenture of Conveyance dated the 10th day of November, 1877 made between L.P.D. Broughton, the Administrator General of Broughton, Bengal therein referred to as the Vendor of the One Part and one Babu Prem Chand Auddy therein referred to as the Purchaser of the Other Part and registered with the Registrar of Assurances, the then Calcutta in Book No. 1, Volume No. 50, Pages 97 to 102. Being No. 2783 for the year 1877, the said L.P.D Broughton for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the said Babu Prem Chand Auddy All That the

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- piece and parcel of land containing an area of 170 Cottahs be the same a little more or less situate lying at Mouja Gobra, Police Station Beniapukur having premises No. 6, Dehee Serampore Road, the then Calcutta (hereinafter referred to as the '**said entire property**').
2. By an Indenture of Gift dated the 19th day of September, 1896 made between the said Babu Prem Chand Auddy therein referred to as the Donor of the One Part and Gurudas Auddy therein referred to as the Donee of the Other Part and registered with the Registrar of Assurances, No. 79- Calcutta in Book No. 1, Volume No. 2, Pages 38 to 43, Being 79 for the year 1897, the said Babu Prem Chand Auddy in consideration his natural love and affection towards his son Gurudas Auddy granted transferred conveyed assigned and assured unto and in favour of the said Gurudas Auddy All That the said entire property absolutely and forever.
 3. The said Gurudas Auddy thus became seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said entire property free from all encumbrances, charges, liens and lispensens of whatsoever nature.
 4. Out of the said land measuring 170 Cottahs, a portion of the land situated on the Western Side of the said entire property measuring an area of 44 Cottahs was acquired by the India Government more than seventy five years ago and balance land measuring 126 Cottahs was held by the said Gurudas Auddy as absolute owner thereof (hereinafter referred to as the **said remaining property**).
 5. By an Indenture of Lease dated the 31st day of March, 1941 made between the said Gurudas Auddy and his sons Nafar Chandra Auddy, Gopal Chandra Auddy, Satish Chandra Auddy, Kashinath Auddy therein jointly referred to as the Lessors of the One Part and Raymond Vernan Jolly therein referred to as the Lessee of the Other Part and registered with the Sub-Registrar, Sealdah in Book No. 1, Volume No. 29, Pages 219 to 226, Being No. 1343 for the year 1941, the said Gurudas Auddy & Ors. in consideration of the premium and/or rent thereby reserved and

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- on the terms and conditions therein contained granted a lease unto and in favour of the said Raymond Verman Jolly All That the partly two-storied and partly three-storied brick-built messuage tenement and/or dwelling house together with the outhouses (excluding two godowns on the south of the main gate) and compound with barbed wire fencing on the south and a plot of vacant land on the south east corner of the garden portion was retained by the Lessors therein including a strip of land 10 feet wide running from the said plot of land westward along with the barbed wire fencing to the main gate measuring in all about 34 Cottahs be the same a little more or less out of the said remaining property .
6. By another Indenture of Lease dated the 1st day of August, 1945 made between the said Gurudas Auddy therein referred to as the Lessor of the One Part and Ghanshyamdas Rastogi and Crown Ice Factory therein referred to as the Lessees of the Other Part and registered with the Sub-Registrar, Sealdah in Book No. I, Volume No. 34, Pages 157 to 166, Being No. 1487 for the year 1945, the said Gurudas Auddy in consideration of the rent thereby reserved and on the terms and conditions therein contained granted, transferred and demised unto and in favour of the said Ghanshyamdas Rastogi & Anr. All That the piece and parcel of land containing an area of 46 Cottahs be the same a little more or less bein- a portion of the said remaining property for a period of ten years.
 7. The said Raymond Verman Jolly continued to occupy the said leased portion even after expiry of the lease as aforesaid as monthly tenant.
 8. The said Premises No. 6, Dehee Serampore Road was subsequently separated by the then Corporation of Calcutta into premises no. 6A, Dehee Serampore Road containing an area of 80 Cottahs comprised of the said leased portion of 34 Cottahs to Raymond Verman Jolly and the retained portion of the said Gurudas Auddy, more fully and particularly described in the First Schedule hereunder written (hereinafter referred to as the said portion) and Premises No. 6B, Dehee

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Serampore Road containing an area of 46 Cottahs being the said leased portion to the said Ghanshyamdas Rastogi & Anr.

9. The said Gurudas Auddy died on the 23rd day of February, 1949 after making and publishing his Last Will and Testament dated the 11th day of February, 1949, whereby and whereunder he appointed his four sons namely- Nafar Chandra Auddy, Gopal Chandra Auddy, Satish Chandra Auddy and Kashinath Auddy as the joint executors to his said Last Will and Testament.
10. By and under the said Will, the said Gurudas Auddy after making certain specific legacies gave devised and bequeathed the rest and residue of and effects both moveable and immoveable which, amongst others, comprised of the said remaining property unto and in favour of his four sons absolutely and forever, in equal shares.
11. The said Nagar Chandra Auddy, Gopal Chandra Auddy, Satish Chandra Auddy and Kashinath Auddy had thereafter applied for grant of probate in of the said Will in Case No. 407 of 1951 in the Hon'ble High Court at Calcutta.
12. Disputes and differences arose between the said four brothers, being the heirs of the said Gurudas Auddy, as a result whereof, the said Satish Chandra Auddy filed a suit for partition and administration in respect of the estate of the said Gurudas Auddy which was marked as Partition & Administration Suit No. 2745A of 1953 in the Hon'ble High Court at Calcutta (Satish Chandra Auddy -Versus- Nafar Chandra Auddy & Ors.).
13. By an order passed on the 26th day of August, 1953 in the said suit by the Hon'ble High Court at Calcutta a Receiver was appointed in respect of the rents, issues and profits of the immoveable properties belonging to the estate of the said Gurudas Auddy with power to collect and distribute the same.

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14. The personnel of the Receiver appointed as aforesaid was changed from time to time and Joint Receivers were appointed.
15. By an order dated the 28th day of February, 1966 Probate in respect of the said Will of Gurudas Auddy was duly granted by the Hon'ble High Court at Calcutta to the said Joint Executors.
16. By a Decree dated the 20th day of July, 1967 passed in preliminary form by the Hon'ble High Court at Calcutta the shares of the parties were declared and it was declared that the said Nafar Chandra Auddy, Gopal Chandra-Auddy, Kashinath Auddy and Satish Chandra Auddy each have undivided one fourth part or share in the residuary estate of the said testator and Mr. R.P. Sinha, Barrister-at-Law was appointed as Receiver and Administrator Pendente lite in the said suit with a direction upon him inter-alia to complete the administration of the said estate.
17. By further order dated the 5th day of December, 1967 passed by the Hon'ble High Court at Calcutta in the said suit, the shares of the said Satish Chandra Auddy, Nafar Chandra Auddy, Gopal Chandra Auddy and Kashinath Auddy were further declared to be one fourth each in the residuary- estate of the said Gurudas Auddy and the Administrator and Receiver in the said suit was directed to complete the administration of the estate within a period of six months from the date thereof.
18. That Nafar Chandra Auddy, Gopal Chandra Auddy and Satish Chandra Auddy died respectively on the 2nd day of May, 1980, the 25th day of July, 1984 and 2nd day of December, 1979 and their respective heirs were brought in as parties to the aforesaid suit and thereafter some of the said parties died and their respective heirs were also brought in as parties to the aforesaid suit.
19. The said Dehee Serampore Road is now known as Rameshwar Shaw Road, Kolkata.

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20. The personnel of the Receiver and Administrator was further changed from time to time, and, by various orders passed in the said suit, the Vendors have been appointed as such Joint Receivers and Administrators.
21. The Receivers and Administrator Pendente -lite of the said remaining property as such Receivers and Administrator Pendente -lite as also in their capacity as co-owners were authorized and empowered to transfer the said portion.
22. The said Kashi Nath Auddy, Sukumar Auddy, Ashoke Kumar Auddy and Ramendra Lal Auddy had agreed with one Suhana Developers Private Limited to sell and Suhana Developers Private Limited being fully aware of the fact and circumstances of the property had agreed to purchase either itself or through its nominee or nominees on as is where is basis with all the existing occupants whether lawful or unlawful and all arrears of municipal taxes whether payable by the owner or occupier including commercial surcharges, if any, payable in respect of the said portion due to occupancy of unauthorized occupants but otherwise free from all encumbrances, charges, liens, lispendens, attachments, acquisition, requisition trusts of whatsoever nature All That the said portion, more fully and particularly described in the First Schedule hereunder written at or for the consideration and on the terms and conditions mutually agreed.
23. The said Sukumar Auddy has expired on 26th May, 2008 and by an order dated 17th day of September, 2008 passed in G.A. No 1859 of 2009 in the said Partition & Administration suit renamed as Civil Suit No. 2745A of 1953, in the Hon'ble High Court at Calcutta (Sankar Lal Auddy & Ors. -Versus Saugata Auddy & Ors.) the Hon'ble Court was pleased to appoint Saugata Auddy as Receiver and Administrator Pendente lite in his place and stead of the said Sukumar Auddy.

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24. By an order dated 20th July, 2009 passed in G.A. No 1859 of 2009 in the said Partition & Administration suit renamed as Civil Suit No.2745A of 1953 in the Hon'ble High Court at Calcutta (Sankar Lal Auddy & Ors. Saugata Auddy & Ors.) the Hon'ble Court was pleased to grant permission on to the Vendors to sell the said portion to the said Suhana Developers Private Limited at the consideration and on the terms and conditions mutually agreed.
25. By another order dated 17th November, 2009 passed in the aforesaid application in the said Suit the Hon'ble Court was pleased to allow Suhana Developers Private Limited to nominate its nominees to complete the transaction.
26. That Suhana Developers Private Limited has since nominated the other Purchasers namely (1) **ASPIRATIONS HIRISE PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.2/2A, Mahendra Road, Kolkata-700 025, (2) **ASPIRATIONS PROPERTIES PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.87A, Sarat Bose Road, Kolkata-700 026, (3) **ASPIRATIONS DEVELOPERS PRIVATE LIMITED**, a company duly incorporated under the Companies Act, having its registered office at Premises No.7C, Priyanath Mullick Road, Kolkata-700 025, (4) **EMERALD ENCLAVE PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.2C, Mahendra Road, Kolkata-700 025, (5) **NILRATAN VINCOM PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 2, Ganesh Chandra Avenue, 1st Floor, Kolkata-700 013, (6) **GOLDMINE VINCOM PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office, at Premises No, 2, Ganesh Chandra Avenue, 1st Floor, Kolkata - 700 013, AND (7) **PS GROUP REALTY**

For ELIXIR


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LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 83, Topsia Road, Kolkata - 700046, as its nominees to jointly acquire All That the piece and parcel of land containing an area of 56 cottahs 13 chittaks 37.29 sqft be the same a little more or less at the consideration and on the terms and conditions mutually agreed.

27. The afore said purchasers alongwith Suhana Developers Private Limited agreed to purchase All That the said property on **as is where is** basis with all the existing occupants whether lawful or unlawful and all arrears of municipal taxes whether payable by the owner or occupier including commercial surcharges, if any, payable in respect of the said property due to occupancy of unauthorized occupants .
28. By an Indenture dated 23rd December, 2009, registered on 30th December, 2009 with the Additional Registrar of Assurance - I, Kolkata, and recorded in his Book No. 1, CD Volume No. 32, Pages from 4283 to 4304, Being No.14111 for the year 2009, the Purchasers as mentioned hereinabove, in their mutual interest, jointly purchased ALL THAT the piece and parcel of land and hereditaments and premises containing an area of 55 Cottahs, more or less, situate lying at and being premises No. 6-A, Rameshwar Shaw Road, in Municipal Ward No. 59 within the jurisdiction of Beniapukur Police Station in the town of Kolkata - 700014, for or at a total consideration of Rs. 2.75,00,000/- (Rupees Two crone Seventy five lac only) equally contributed by all the said eight Purchasers.
29. By another Indenture of even date, that is 23rd December, 2009, registered on 30th December, 2009 with the Additional Registrar of Assurance-I, Kolkata, and recorded in his Book No. 1, CD Volume No. 32, Pages from 4261 to 4282, Being No.14110 for the year 2009, the Purchasers as mentioned hereinabove (both inclusive), in their mutual interest, jointly purchased ALL THAT the piece and parcel of land and hereditaments and premises containing an area of 1 Cottah, 13 Chittacks, 37.29 Sq.ft., more or less, situate lying at and being portion of the same

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premises No. 6-A, Rameshwar Shaw Road, in Municipal Ward No. 59 within the jurisdiction of Beniapukur Police Station in the town of Kolkata - 700 014, for or at a total consideration of Rs. 9,30,000/- (Rupees Nine lac Thirty thousand only) equally contributed by all the said eight Purchasers.

30. Thus the said (1) Suhana Developers Private Ltd., (2) Aspirations Hirise Private Ltd., (3) Aspirations properties Private Ltd., (4) Aspirations Developers Private Ltd., (5) Emerald Enclave Private Ltd., (6) Nilratan Vincom Private Ltd., (7) Gold Mine Vincom Private Ltd., (8) PS Group Realty Limited became the absolute owners of the said property having equal shares therein.
31. All the Purchasers of the aforesaid property hereto alongwith 4 other partners have, therefore, decided to constitute a partnership-firm under the name and style of "ELIXIR " . By dint of a notarized Deed Of Partnership executed on 1.08.2014 the aforesaid purchasers being the Part to the Partnership Firm unanimously offered the aforesaid property to the Firm at such Price as had been incurred by them for acquiring the said Property, and protecting the same from unlawful encroachment. And with the acceptance of all the 12 nos of partners, the Capital Accounts of 8 nos. of aforesaid Purchasers/Partners is being credited by such amounts which was contributed by all the said Purchasers/Partners towards purchasing the said property. .

APPLICATION OF U.L. (C&R) ACT, 1976-

The above mentioned land is not coming under the purview of U.L. (C&R) ACT, 1976

For ELIXIR


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LIABILITIES OF ENCUMBRANCES

Search of the records at ARA, Kolkata, ADSR Sealdah and DSR -III at Alipore for the period of 13(Thirteen) years i.e. from 2002-2014 revealed no adverse entries in respect of the said premises. I have also inspected the papers referred above in original. From those exercises it appears that the title of the Owners are genuine and free from all encumbrances. There appears to be no notice for acquisition or requisition of the property by any Govt. or statutory body or bodies in regard to the said premises.

6. CERTIFICATE -

From the available records and the search report as produced before me. I certify
(1) Suhana Developers Private Ltd., (2) Aspirations Hirise Private Ltd.,
(3) Aspirations properties Private Ltd., (4) Aspirations Developers Private Ltd.,
(5) Emerald Enclave Private Ltd., (6) Nilratan Vincom Private Ltd., (7) Gold
Mine Vincom Private Ltd. (8) PS Group Realty Limited, the Owners of the above
referred property have clear, good, marketable title in respect of the said property
. In course of searching for the above period, I have found that the above property
has not been affected by any order of attachment, charge, lease, lien, mortgage,
sale or any kinds whatsoever.

For ELIXIR


Authorized Signatory

Amarendra Nath Sengupta -
Advocate