

**S.PRANOYSHUBHRA**

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March 31, 2012

**1) M/s. Bangabhumi Real Estate Private Limited**

**2) M/s. Greentown Retails Private Limited**

Rawdon Enclave, 1<sup>st</sup> Floor,  
10A, Rawdon Street,  
Kolkata-700017.

Kind Attention: **Sri Ravindra Khaitan/Sri Harish Singhania**

Dear Sirs,

Re: **Holding Nos.181, 182, 183, 184 & 185, Rishi Bankim Chandra Road, Police Station-Dum Dum, Kolkata-700028,** (hereinafter called "the said Premises").

As per instructions, I have caused specific searches at the following Registration Offices in respect of the aforesaid premises:

**A1) Searches caused in Index-II of the following:**

- (I) Current Holding Nos.181, 182, 183, 184 & 185, Rishi Bankim Chandra Road,
- (II) Holding Nos.152, 153, 154, 155 and 156, Rishi Bankim Chandra Road,
- (III) Holding No. 130 (including sub-numbers 130A, 130B, 130C, 130D & 130E), Rishi Bankim Chandra Road,
- (IV) 5, Church Road
- (V) C.S Dag Nos.10 & 11, Mouza-Dum Dum House

In the office of the following:

- a) Registrar of Assurances, Kolkata;
  - b) District Registrar, Barasat;
  - c) Sub-Registrar, Cossipur, Dum Dum,
- all for the years 1972 to 2011 (i.e. till the time of our causing searches).

Index-I Searches, was also conducted only in the event of Index-II being not found or found to be torn or damaged or partly torn or damaged or Transfer Volumes not provided or not indexed during the abovementioned years.

My searches at the said registration offices as per records available have not disclosed any encumbrance affecting the above mentioned Premises.

It may be noted that while causing to be made searches, relevant Index at the said registration offices for certain years were found to be incomplete or torn or partly torn or damaged or not available or transfer volumes not available or not indexed and therefore searches for those years could not be made. Further, it may be noted that certain documents, registration of which have not been completed and have been provisionally registered and/or kept pending and/or in abeyance by the concerned registration offices,

are not noted in the Index, and such searches in respect those documents cannot be nor have been made. Full details of the Index which were found to be incomplete or torn or partly torn or damaged or not available or not indexed are ascertainable from the reports of searches caused which are annexed hereto in originals alongwith the respective original search receipts as hereinbelow mentioned:

For the searches conducted, Original Receipt bearing Nos.REGN

- (i) R-917197 dated 17<sup>th</sup> February, 2012,
- (ii) R-916899 dated 21<sup>st</sup> February, 2012,
- (iii) R-701760 dated 12<sup>th</sup> July, 2011,
- (iv) R-917195 dated 17<sup>th</sup> February, 2012, and
- (v) R-720435 dated 19<sup>th</sup> July, 2011

all issued by the A.D.S.R (Records), Kolkata for searches at the office of Registrar of Assurances, Kolkata are annexed hereto (with original report of searches caused by Haasi Datta) and marked as "A-1", "A-2", "A-3", "A-4" and "A-5".

For the searches conducted, Original Receipt bearing Nos.REGN

- (i) S-148725 dated 14<sup>th</sup> February, 2012,
- (ii) S-148726 dated 14<sup>th</sup> February, 2012,
- (iii) R-751277 dated 20<sup>th</sup> July, 2011,
- (iv) S-148724 dated 14<sup>th</sup> February, 2012 and
- (v) R-798248 dated 23<sup>rd</sup> June, 2011

all issued by District Registrar (Records), Barasat for searches at both the office of District Registrar Barasat and A.D.S.R., Dum Dum are annexed hereto (with original report of searches caused by Haasi Datta) and marked as "B-1", "B-2", "B-3", "B-4" and "B-5".

Following two documents were found during searches in Index II at District Registrar, Barasat and after causing inspection, it was found that both the documents were not relevant:

- I) Sale deed being no. 5056 for the year 2006 for sale of land at Mouza-Sripur.
- II) Sale deed being no. 5411 for the year 2006 for sale of land at Mouza- Dum House. Dum

**A2. Searches caused in Index-I at following Registration Offices (Index I searching only if Index-II torn, damaged and/or not found)**

**I. R A, CALCUTTA**

Sl. No.	Name	Year
1.	Kalyani Sengupta, wife of Late Dr.Kalyan Kumar Sengupta	1971-1982
2.	Dibyendu Sengupta, son of Late Dr.Kalyan Kumar Sengupta	1975-1994
3.	Syamalendu Sengupta, son of Late Dr.Kalyan Kumar Sengupta	1975-1994
4.	Subendu Sengupta, son of Late Dr. Kalyan Kumar Sengupta	1971-1986
5.	Bharti Sanyal, wife of Subrata Sanyal	1983-2002

**II. DSR & SR- Barasat & DUM DUM COSSIPORE**

Sl no.	Name	Year
1.	Kalyani Sengupta, wife of Late Dr.Kalyan Kumar Sengupta	1976-1982
2.	Dibyendu Sengupta, son of Late Dr.Kalyan Kumar Sengupta	1976-2002
3.	Subendu Sengupta, son of Late Dr.Kalyan Kumar Sengupta.	1976-1986
4.	Syamalendu Sengupta, son of Late Dr.Kalyan Kumar Sengupta	1976-2002
5.	Bharti Sanyal, wife of Subrata Sanyal	1983-2002
6.	Monisha Sengupta, wife of Mr. P.R. Sengupta	1986-1996 & 1983-2002

Original Receipt, bearing No.REGN S-122585 to S-122589 all dated 20<sup>th</sup> September, 2011 and R-827087 dated 1<sup>st</sup> December, 2011 issued by A.D.S.R (Records), Kolkata for searches at the office of Registrar of Assurances, Calcutta are annexed hereto (with original report of searches caused by Haasi Datta) and collectively marked as "C".

Original Receipt, bearing No.REGN S-068920 to S-068922 all dated 19<sup>th</sup> September, 2011, S-233564 & S-233565 both dated 9<sup>th</sup> December, 2011 and S-046008 dated 12<sup>th</sup> August, 2011 issued by District Registrar (Records), Barasat for searches at both offices of District Registrar Barasat and A.D.S.R., Dum Dum are annexed hereto (with original report of searches caused by Haasi Datta) and collectively marked as "D".

For the purpose of ascertaining the title of Dibyendu Sengupta, Syamalendu Sengupta, Smt Monisha Sengupta, and Smt Bharti Sanyal (hereinafter referred to the Present Owners) various representations were made and photocopies of certain documents were produced before me, which documents are specifically mentioned in paragraph 1 (Title) hereinbelow:

**1. TITLE :** After considering the photocopy of the aforesaid document of title produced before me and as also the searches caused at the registration offices as hereinabove mentioned, the present position as regards the title of Dibyendu Sengupta, Syamalendu Sengupta, Smt Monisha Sengupta, and Smt Bharti Sanyal, that is, the present owners of the said premises, appears to be as follows:

1. By an Indenture dated 2<sup>nd</sup> April 1947 and duly registered in the office of the Sub Registrar Cossipore, Dum Dum, in Book no. 1, Volume no. 17, at pages 103 to 108 and being Deed no. 939 for the year 1947 and made between Frederick Arthur Marklew therein referred to as the vendor of the one part and Smt. Kalyani Sengupta, therein referred to as the purchaser of the other part, the said Frederick Arthur Marklew for the consideration therein mentioned sold, transferred and conveyed and the said Smt. Kalyani Sengupta, purchased and acquired **ALL THAT** the said Larger Property / Dum Dum Property, being premises no. 5 Church Road, within South Dum Dum Municipality measuring 7 Bighas 10 Cottahs more or less together with the dwelling house, buildings, outhouses, stable, garages, godowns, privies, tank, garden, boundary wall and other structures constructed thereon, absolutely and forever.
2. By a Deed of Gift dated 30<sup>th</sup> November 1972, and duly registered in the office of the Sub Registrar Cossipore, Dum Dum in Book no. 1, Volume no. 16, at pages

277 to 280 and being Deed no.652 for the year 1973, the said Smt. Kalyani Sengupta, out of natural love and affection, made a gift of a portion of the Larger Property / Dum Dum Property measuring 0.28 acres equivalent to 16 cottahs 14 chittacks more or less of land with structures to her son Syamalendu Sengupta, absolutely and forever.

The abovestated portion **gifted to Syamalendu Sengupta** is presently assessed and numbered by the South Dum Dum Municipality as **Municipal Holding / Premises No.183 Rishi Bankim Chandra Road** (also known as RBC Road) and formerly numbered as Holding No.154 Rishi Bankim Chandra Road and prior thereto known and numbered as 130A Rishi Bankim Chandra Road; and the name of **Syamalendu Sengupta** is recorded as the owner of the same in the records of the South Dum Dum Municipality.

3. By a Deed of Gift also dated 30<sup>th</sup> November 1972, and duly registered in the office of the Sub Registrar Cossipore, Dum Dum in Book no. 1, Volume no.24, at pages 12 to 15 and being Deed no.653 for the year 1973, the said Smt. Kalyani Sengupta, out of natural love and affection, made a gift of portions of the Larger Property / Dum Dum Property measuring 0.63 acres equivalent to 38 cottahs more or less of land with structures to her son Dibyendu Sengupta, absolutely and forever.

The abovestated portions **gifted to Dibyendu Sengupta** is presently assessed and numbered by the South Dum Dum Municipality as **Municipal Holding / Premises No.182 Rishi Bankim Chandra Road** (also known as RBC Road) and formerly numbered as Holding No.153 Rishi Bankim Chandra Road and prior thereto known and numbered as 130D and 130E Rishi Bankim Chandra Road; and the name of **Dibyendu Sengupta** is recorded as the owner of the same in the records of the South Dum Dum Municipality.

4. By another Deed of Gift also dated 30<sup>th</sup> November 1972, and duly registered in the office of the Sub Registrar Cossipore, Dum Dum in Book no. 1, Volume no. 16, at pages 273 to 276 and being Deed no. 651 for the year 1973, the said Smt. Kalyani Sengupta, out of natural love and affection, made a gift of a portion of the Larger Property / Dum Dum Property measuring 3 bighas (i.e. 60 Cottahs) more or less of land with structures to her son Subhendu Sengupta (since deceased), absolutely and forever.

The abovestated portion **gifted to Subhendu Sengupta** (since deceased) is presently assessed and numbered by the South Dum Dum Municipality as **Municipal Holding / Premises No.184 Rishi Bankim Chandra Road** (also known as RBC Road) and formerly numbered as Holding No.155 Rishi Bankim Chandra Road and prior thereto known and numbered as 130C Rishi Bankim Chandra Road; and the names of **all the Present Owners (consequent to death of the said Subhendu Sengupta as hereinafter recited)** is recorded as the owner of the same in the records of the South Dum Dum Municipality.

5. By another Deed of Gift dated 1<sup>st</sup> March 1973 and duly registered in the office of the Sub Registrar Cossipore, Dum Dum in Book no. 1, Volume no.34, at pages 260 to 263 and being Deed no.1806 for the year 1973, the said Smt. Kalyani Sengupta, out of natural love and affection towards her abovenamed three sons, made a gift of a portion of the Larger Property / Dum Dum Property measuring 0.34 acres equivalent to 20 cottahs of land more or less with structures to her said three sons, viz. Dibyendu Sengupta, Syamalendu Sengupta and Subhendu Sengupta, absolutely and forever.

The abovestated portion **gifted to Dibyendu Sengupta, Syamalendu Sengupta and Subhendu Sengupta jointly** is presently assessed and numbered by the South Dum Dum Municipality as Premises **Municipal Holding / Premises No.185 Rishi Bankim Chandra Road** (also known as RBC Road) and formerly numbered as Holding No.156 Rishi Bankim Chandra Road and prior thereto known and numbered as 130B Rishi Bankim Chandra Road; and the names of **all the Present Owners (consequent to death of the said Subhendu Sengupta as hereinafter recited)** is recorded as the owner of the same in the records of the South Dum Dum Municipality.

6. After making the aforesaid gifts, the said Smt. Kalyani Sengupta continued to retain a portion of the said Larger Property / Dum Dum Property measuring 15 cottahs 2 chittacks (upon survey and measurement found to contain an area of 14 cottahs 9 chittacks 28 Square Feet) more or less of land with structures.

The abovestated portion **retained by Kalyani Sengupta** is presently assessed and numbered by the South Dum Dum Municipality as **Municipal Holding / Premises No.181 Rishi Bankim Chandra Road** (also known as RBC Road) and formerly numbered as Holding No.152 Rishi Bankim Chandra Road and prior thereto known and numbered as 130 Rishi Bankim Chandra Road; and the names of **all the Present Owners (consequent to death of the said Kalyani Sengupta and Subhendu Sengupta as hereinafter recited)** is recorded as the owner of the same in the records of the South Dum Dum Municipality.

In the events aforesaid the said Dibyendu Sengupta, Syamalendu Sengupta, Smt Monisha Sengupta, and Smt Bharti Sanyal is the absolute owners of the said premises.

**B. ACQUISITION AND REQUISITION SEARCHES AT THE LAND ACQUISITION COLLECTOR, BARASAT:**

As informed to my representative and also through Memo No. 3024/LA(N)/Bst/RTI/G-MISC.1331 dated 6<sup>th</sup> September, 2011 issued by Office of the Collector, North 24 Parganas, Land Acquisition Department, Barasat, it appears that the C.S Dag Nos. 10 & 11 is at present not affected by any requisition or acquisition proceedings in the abovementioned office.

Original letter dated 6<sup>th</sup> September, 2011 is annexed hereto and marked with letter "E".

**C. SOUTH DUM DUM MUNICIPALITY:**

From the photocopy of the Mutation Certificate issued by the South Dum Dum Municipality, it appears that the names are recorded in the following manner:

Sl No.	Old Holding Nos.	Current Holding Nos.	Recorded in the name of:
1.	152	181	(1) Sri Syamalendu Sengupta (2) Sri Dibyendu Sengupta (3) Smt Monisha Sengupta (4) Smt Bharti Sanyal
2.	153	182	Sri Dibyendu Sengupta
3.	154	183	Sri Syamalendu Sengupta

4.	155	184	(1) Sri Syamalendu Sengupta (2) Sri Dibyendu Sengupta (3) Smt Monisha Sengupta (4) Smt Bharti Sanyal
5.	156	185	(1) Sri Syamalendu Sengupta (2) Sri Dibyendu Sengupta (3) Smt Monisha Sengupta (4) Smt Bharti Sanyal

Also a letter under RTI was sent to South Dum Dum Municipality asking whether the said premises was affected by any sanctioned/published Scheme/alignment of South Dum Dum Municipality or whether South Dum Dum Municipality had any title or interest in said premises. A reply was sent vide Memo No.SDM/0475/XXIV dated 30<sup>th</sup> September, 2011 by the said Municipality answering abovementioned queries in negative.

Original of the said Letter dated 30<sup>th</sup> September, 2011 is annexed hereto and marked "F".

**D. DEPARTMENT OF THE SHERIFF OF HIGH COURT AT CALCUTTA:**

From the searches caused at the department of the Sheriff of High Court at Calcutta, no miscellaneous case and/or execution case has been found to be filed and/or pending against the said:

Sl no.	Name	Year
1.	Dibyendu Sengupta, son of Late Dr.Kalyan Kumar Sengupta.	2000-2011
2.	Syamalendu Sengupta, son of Late Dr.Kalyan Kumar Sengupta	2000-2011
3.	Monisha Sengupta, wife of Mr. P.R. Sengupta	2000-2011
4.	Bharti Sanyal, wife of Subrata Sanyal	2000-2011

Originals of all the aforesaid four receipts being nos. A 200843- A 200846 all dated 23<sup>rd</sup> August, 2011 issued by the Sheriff's office of the High Court, Calcutta are annexed hereto and collectively marked as "G".

**E. CIVIL COURT AT SEALDAH:**

- (a) From the eight certificates issued by the Court of the 3<sup>rd</sup> Civil Judge (Junior Division) at Sealdah, all dated 26<sup>th</sup> August 2011, no Title Suit or Title Execution Case appears to have been filed in the said Court by or against

Sl no.	Name	Year
1.	Dibyendu Sengupta, son of Late Dr.Kalyan Kumar Sengupta.	2000-2011
2.	Syamalendu Sengupta, son of Late Dr.Kalyan Kumar Sengupta	2000-2011
3.	Monisha Sengupta, wife of Mr. P.R. Sengupta	2000-2011
4.	Bharti Sanyal, wife of Subrata Sanyal	2000-2011

Originals of all the aforesaid eight certificates issued by the court officer of the abovementioned court are annexed hereto and collectively marked as "H-1".

**CIVIL COURT AT BARASAT**

- (b) From the eight certificates issued by the Court of the 2<sup>nd</sup> Civil Judge (Senior Division) at Barasat, all dated 23<sup>rd</sup> August 2011, no Title Suit or Title Execution Case appears to have been filed in the said Court by or against

Sl no.	Name	Year
1.	Dihyendu Sengupta, son of Late Dr.Kalyan Kumar Sengupta.	2000-2011
2.	Syamalendu Sengupta, son of Late Dr.Kalyan Kumar Sengupta	2000-2011
3.	Monisha Sengupta, wife of Mr. P.R. Sengupta	2000-2011
4.	Bharti Sanyal, wife of Subrata Sanyal	2000-2011

Originals of all the aforesaid eight certificates issued by the court officer of the abovementioned court are annexed hereto and collectively marked as "H-2".

**F. BLOCK LAND & LAND REFORMS OFFICER, BARRACKPORE:**

As information obtained by my representative it appears that the C.S Dag Nos. 10 & 11 (L.R Dag Nos. 64 & 66) the following is the area of land is held in the following:

**Mouza – Dum Dum House**

**Dag No – 64**

Khatian No.	Owner	Land owned	Nature of Land
755	Dibyendu Sengupta	0.0124	Nala/Bastu
1335	Syamalendu Sengupta	0.0124	Do
1366	Manisha Sengupta	0.0124	Do
1816	Bharati Sanyal	0.0124	Do

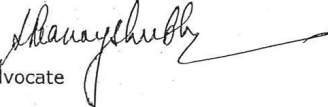
**Dag No – 66**

Khatian No.	Owner	Land owned	Nature of Land
755	Dibyendu Sengupta	1.2384	Bastu
1816	Syamalendu Sengupta	0.8885	Bastu
1366	Manisha Sengupta	0.0834	Bastu
1335	Bharati Sanyal	0.0834	Bastu

- G.** Besides my comments and observations mentioned above, I would also like to mention that I have caused specific searches to the extent and in the manner aforesaid. Further, I have presumed that xerox copies of the papers produced

before me are in custody of the Present Owners, being Dibyendu Sengupta, Syamalendu Sengupta, (Smt) Monisha Sengupta, and (Smt) Bharti Sanyal, which need to be inspected and collected. I would also like to mention that the searches undertaken by me do not relate to any encumbrance or charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues, and relate to encumbrances affecting the title and created by those act of parties which requires, under law, a corresponding record for the public in general at the offices at which I have caused to be made the specific searches as aforesaid.

Yours faithfully,

  
Advocate

**Annexures:**

- 1) "A-1" to "A-5"
- 2) "B-1" to "B-5"
- 3) "C"
- 4) "D"
- 5) "E"
- 6) "F"
- 7) "G"
- 8) "H-1" to "H-2"