

PRABIR DAS
ADVOCATE
High Court, Calcutta

Residence:
3, Balak Dutta Lane
P.S. Jorasanko
Kolkata – 700007
Mobile no.:9932205771/
9051734571

A/C. -Bilani

Dated : 03-05-2017

SEARCH REPORT

REF. : ALL THAT land measuring about 94.5 Decimals (equivalent to 57 cottahs) along with structure standing thereon forming part of R.S. Dag nos.3387, 3392, 3393, 3394, 3395, 3396, 3397, 3403, 3405 and 3412 under C.S. Khatian nos.450 and 1413, J.L. no.2 in Mouza Gopalpur under P.S. Airport (formerly Rajarhat) in the District North 24 Parganas presently known and numbered as municipal Holding no.148, Block-A under municipal Ward no.5 within the limits of Rajarhat Gopalpur Municipality.

Present Owner : M/s. Shivam Industrial Parks & Estate Ltd.

We have caused searches in accordance with the information available now in the official website of the West Bengal Registry office i.e. wbregistration.gov.in for the period therein available with respect to the offices of DSR-II Barasat, ADSR Bidhan Nagar & ARA-II Kolkata for the period from 2003 to 2017 and ARA-IV Kolkata from 2015 to 2017. We found no adverse entries and we have relied upon such information available in the aforesaid website. Two copies of relevant Net Search Report are enclosed herewith.

My Report is as follows:

By and through a registered Deed of Conveyance dated 20-10-1993 one Smt. Anuva Chatterjee for the consideration mentioned therein sold, transferred, conveyed and assigned ALL THAT land measuring about 169 Decimals along with structure standing thereon forming part of R.S. Dag nos.3387, 3395, 3396, 3397, 3398, 3399, 3403,3405 and 3413, J.L. no.2 in Mouza Gopalpur under P.S. Airport (formerly Rajarhat) in the District North 24 Parganas under municipal Ward no.5 within the limits of Rajarhat Gopalpur Municipality (hereinafter referred to as the 'Said Plot A') in favour of one M/s. Shivam Builders & Developers, represented by its partners i) Sri Pawan Kumar Sureka, ii) Sri Pradeep Kumar Sureka, iii) Sri Shashi Kumar Shah, iv) Sri Ravi Kumar Shah, v) Smt. Chanda Devi Agarwal, vi) Smt. Anuradha Devi Bhattar, vii) Smt. Kamala Devi Bhattar, viii) Sri Sushil Kumar Bhattar, ix) Sri Sharad Kumar Bhattar and x) Sri Abhay Kumar Agarwal. The said deed was registered in the office of ADSR Bidhannagar (Salt Lake City) and recorded in its book no. I, volume no.178, pages 107 to 118, as being no.8308 for the year 1993.

By and through a registered Deed of Conveyance dated 20-10-1993 one Sri Manoj Chatterjee for the consideration mentioned therein sold, transferred, conveyed and assigned ALL THAT land measuring about 164 Decimals along with structure standing thereon forming part of R.S. Dag nos.3394, 3397, 3403, 3405, 3412 & 3416, J.L. no.2 in Mouza Gopalpur under P.S. Airport (formerly Rajarhat) in the District North 24 Parganas under municipal Ward no.5 within the limits of Rajarhat Gopalpur Municipality (hereinafter referred to as the 'Said Plot B') in favour of M/s. Shivam Builders & Developers, represented by its partners i) Sri Pawan Kumar Sureka, ii) Sri Pradeep Kumar Sureka, iii) Sri Shashi Kumar Shah, iv) Sri Ravi Kumar Shah, v) Smt. Chanda Devi Agarwal, vi) Smt. Anuradha Devi Bhattar, vii) Smt. Kamala Devi Bhattar, viii) Sri Sushil Kumar Bhattar, ix) Sri Sharad Kumar Bhattar and x) Sri Abhay Kumar Agarwal (Purchaser). The said deed was registered in the office of ADSR Bidhannagar (Salt Lake City) and recorded in its book no. I, volume no.178, pages 119 to 128, as being no.8309 for the year 1993.

By and through a registered Deed of Conveyance dated 06-07-1994 one i) Sri Narayan Chandra Mondal and ii) Sri Baidyanath Mondal for the consideration mentioned therein sold, transferred, conveyed and assigned ALL THAT land measuring about 13 Decimals along with structure standing thereon forming part of R.S. Dag no. 3393, J.L. no.2 in Mouza Gopalpur under P.S. Airport (formerly Rajarhat) in the District North 24 Parganas under municipal Ward no.5 within the limits of Rajarhat Gopalpur Municipality (hereinafter referred to as the 'Said Plot C') in favour of M/s. Shivam Builders & Developers, represented by its partners i) Sri Pawan Kumar Sureka, ii) Sri Pradeep Kumar Sureka, iii) Sri Shashi Kumar Shah, iv) Sri Ravi Kumar Shah, v) Smt. Chanda Devi Agarwal, vi) Smt. Anuradha Devi Bhatler, vii) Smt. Kamala Devi Bhatler, viii) Sri Sushil Kumar Bhatler, ix) Sri Sharad Kumar Bhatler and x) Sri Abhay Kumar Agarwal. The said deed was registered in the office of ADSR Bidhannagar (Salt Lake City) and recorded in its book no. I, volume no.98, pages 303 to 310, as being no.4547 for the year 1994.

By and through a registered Deed of Conveyance dated 31-05-1994 one Sri Nemai Chandra Ghosh for the consideration mentioned therein sold, transferred, conveyed and assigned ALL THAT land measuring about 9 Decimals along with structure standing thereon forming part of R.S. Dag no. 3392, J.L. no.2 in Mouza Gopalpur under P.S. Airport (formerly Rajarhat) in the District North 24 Parganas under municipal Ward no.5 within the limits of Rajarhat Gopalpur Municipality (hereinafter referred to as the 'Said Plot D') in favour of M/s. Shivam Builders & Developers, represented by its partners i) Sri Pawan Kumar Sureka, ii) Sri Pradeep Kumar Sureka, iii) Sri Shashi Kumar Shah, iv) Sri Ravi Kumar Shah, v) Smt. Chanda Devi Agarwal, vi) Smt. Anuradha Devi Bhatler, vii) Smt. Kamala Devi Bhatler, viii) Sri Sushil Kumar Bhatler, ix) Sri Sharad Kumar Bhatler and x) Sri Abhay Kumar Agarwal (Purchaser). The said deed was registered in the office of ADSR Bidhannagar (Salt Lake City) and recorded in its book no. I, volume no.64, pages 349 to 356, as being no.2593 for the year 1999.

Whereas in the Deed of Conveyance being no. 8309 for the year 1993 one of Dag numbers of the Said Plot was erroneously mentioned as 3384 instead of 3394 and therefore for the rectification of such mistake registered Deed of Declaration dated 01-07-1999 was executed by Sri Manoj Chatterjee by dint of which the abovementioned error stood rectified. The said deed was registered in the office of DSR-II, Barasat and recorded in its book no. I, volume no.45, pages 209 to 212, as being no.2244 for the year 1999.

Thus by virtue of the aforesaid Deeds of Conveyance the said M/s. Shivam Builders & Developers became the absolute owners of the Said Plots A, B, C & D admeasuring 355 Decimals forming part of R.S. Dag nos. 3387, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3403, 3405, 3412, 2413 & 3416, J.L. no.2 in Mouza Gopalpur under P.S. Airport (formerly Rajarhat) in the District North 24 Parganas under municipal Ward no.5 within the limits of Rajarhat Gopalpur Municipality (hereinafter referred to as the 'Said Larger Land').

Thereafter the said M/s. Shivam Builders & Developers was converted to Limited Company under the name and style of M/s. Shivam Industrial Parks & Estate Ltd.

Whereas The Government of West Bengal in the year 2006 issued a Notification for acquisition of land measuring 296 Decimals out of the Said Larger Land u/s 4 of the Land Acquisition Act, 1984 for the purpose of construction of road and the said M/s. Shivam Industrial Parks & Estate Ltd. filed a Writ Petition being no. 17498(W) of 2006 before the Hon'ble High Court at Calcutta challenging the aforesaid notification which was dismissed by dint of an order dated 07-08-2006.

Thereafter aggrieved by the aforesaid order passed in Writ Petition being no. 17498(W) of 2006 the said M/s. Shivam Industrial Parks & Estate Ltd. preferred an Appeal being M.A.T no. 3582 for the year 2006

before the Hon'ble High Court at Calcutta and by dint of a decree passed on 01-11-2006 the said M/s. Shivam Industrial Parks & Estate Ltd. was directed to raise a formal objection against the aforesaid notification and further directed the respondent authorities to dispose of the notification as per the provisions of the law.

Thereafter The Government of West Bengal filed for a Special Leave Petition no. 1348 of 2006 before the Hon'ble Supreme Court of India which was ultimately decreed on the basis compromise petition as per the terms of settlement filed by both the parties and as per such terms of settlement the The Government of West Bengal acquire land measuring 169 Decimals out of the Said Larger Land.

Thereafter in pursuance of the aforesaid decree The Government of West Bengal acquired ALL THAT land measuring 169 Decimals forming part of Dag nos. 3393, 3395, 3396, 3398, 3399, 3402 & 3416 out of the Said Larger Land by dint of Notification no. 7/IA-4/32 of 09-10 and Declaration no. JS-2381-LA/2R-19/10/4/32 of 2009-2010.

Thus the said M/s. Shivam Industrial Parks & Estate Ltd. remained the absolute owner of land measuring 186 Decimals forming part of Dag nos. 3387, 3392, 3393, 3394, 3395, 3396, 3397, 3399, 3403, 3405, 3412, 3413 & 3416 out of the Said Larger Land (hereinafter referred to as the 'Said Land').

The said M/s. Shivam Industrial Parks & Estate Ltd. while seized and possessed of the Said Land decided to commercially exploit ALL THAT land measuring about 94.5 Decimals (equivalent to 57 cottahs) along with structure standing thereon forming part of R.S. Dag nos.3387, 3392, 3393, 3394, 3395, 3396, 3397, 3403, 3405 and 3412 under C.S. Khatian nos.450 and 1413 out of the Said Land which has been presently known and numbered as municipal Holding no.148, Block-A under municipal Ward no.5 within the limits of Rajarhat Gopalpur Municipality (hereinafter referred to as the 'Said Property') and for the purpose of the same entered into a Development Agreement dated 28-09-2011 with one M/s. Prudential Realcon Pvt. Ltd.

The said M/s. Shivam Industrial Parks & Estate Ltd. also executed a registered General Power of Attorney dated 28-12-2011 in favour of i) Sri Nandu K. Belani and ii) Sri Sidharth Baid for doing various acts and deeds on its behalf. The said General Power of Attorney was registered in the office of ARA-III Kolkata and recorded in its book no. IV, volume no.11, pages 4243 to 4252, as being no.07397 for the year 2011.

As per the aforesaid searches no adverse entry and/or any registered encumbrance in respect to the above property during the above period has been found and therefore the subject property is free from all encumbrances and bears a good, clear and marketable title as per available records of the concerned registry offices.

Yours truly,



PRABIR DAS)

Advocate,