

- R. The said M/S. Krishna Builders and Developer Private Limited duly applied for Building Sanctioned Plan before Kolkata Municipal Corporation and same has been approved vide B.P No. 2013130303 dated 30.09.2013, for construction of G+XII Multi Storied Building.
- S. The said M/s. Krishna Builders and Developer Private Limited entered into a registered Development Agreement dated 6th day of June, 2014 with Happy Bengal Promoters Ltd for the purpose of Development and construction upon ALL THAT piece and parcel of land admeasuring an area about 37 Cottahs 12 Chittacks 2 Sq. ft., more or less Together With Proposed G+XII Storied Brick Built Building lying and situated at and being Premises No. 4, Roy Bahadur Road, comprised in R.S Dag Numbers, 954, 955, 924/1006, 956/1030. 956, 1040, recorded in Khatian Number 42 and 739, Mouza Sahapur, Police Station Behala, Kolkata- 700 034, within the ambit of Kolkata Municipal Corporation, under Ward No. 118, Assessee No. 41-118-10-0004-5, Additional District Sub Registrar Behala and the same was duly registered with District Sub Registrar II, recorded in Book No. I, CD Volume No. 8, at Pages 14033 to 14066, being Deed No. 06090 for the year of 2014.
- T. The said M/s. Krishna Builders and Developer Private Limited executed a General Power of Attorney dated 6th day of June, 2014 and appointed an attorney namely Happy Bengal Promoters Ltd, and the same was duly registered with District Sub Registrar II, recorded in Book No. IV, CD Volume No. 8, at Pages 14067 to 14083, being Deed No. 06091 for the year of 2014.

VII. SEARCHES CONDUCTED :

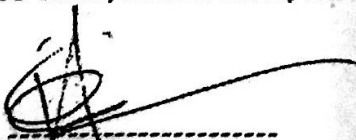
We have caused searching through searcher in the records available with the offices of the District Registrar at Alipore & Additional District Sub-Registrar at Behala and Registrar of Assurances at Kolkata for the period of 2003 to 2017 as is maintained and made available. That during the period of searching with the aforesaid registration offices, no adverse entries have been found in index.

Only Index - II Search has been made available in the relevant registry Office. Pending IGR Search is not made available.

We have also conducted searches of M/S. Krishna Builders and Developer Private Limited with the records of Registrar of Companies, Kolkata and no charges have been found in respect of the subject properties of the abovementioned company till the date. The inspection receipt is annexed hereto

VIII. OPINION ON TITLE:

We are of the opinion that the title of the aforesaid property is free from all sorts of encumbrances, charges, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever and also clear, marketable, mortgagable.



Advocate