

**S.PRANOYSHUBHRA**

Advocate,  
High Court, Calcutta

C/o. Saraogi & Co.  
Advocates  
7B Kiran Shankar Roy Road  
Kolkata 700001  
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(033) 2213 5761

September 28, 2018

**TO WHOMSOEVER IT MAY CONCERN**

Re: Premises No.338, Motilal Gupta Road, Police Station-Thakurpukur, Kolkata 700082, Ward No.122 within the limits of the Kolkata Municipal Corporation (hereinafter referred to as "**the said Premises**").

I have caused searches in Index-II at the following Registration Offices in respect of the aforesaid Premises:

- i. Registrar of Assurances, Kolkata -for the years 2008 to 2018,
- ii. District Registrar, Alipore-for the years 2009 to 2018,
- iii. Sub-Registrar, Behala-for the years 2007 to 2018,

**TITLE:**

It has been represented to me that the **Well Wisher Trexim Pvt. Ltd., Abinash More (HUF), Bihariji Barter Pvt. Ltd., Arohi Vanijya Pvt. Ltd., Akash Agarwal, Riya Projects Pvt. Ltd., (Smt.) Anita Agarwala, (Smt.) Sumita Agarwala, (Smt.) Megha Agarwala, (Smt.) Renuka Agarwal, Madhusudan Barter Pvt. Ltd., Rajendra Prasad Agarwal and Bijay Kumar Agarwal (HUF)** are the joint owners of the said Premises having purchased the same by thirteen several Indenture all dated 20<sup>th</sup> September, 2010 from M/S. RSA Enterprise.

**SEARCHES:-**

I have conducted searches at the Registrar of Assurances, Kolkata, District Registrar, Alipore and the Sub-Registrar, Behala for the years 2007 to 2018 (i.e. till the time of causing searches), in Index-II in respect of aforesaid Premises.

It may be noted that while causing to be made searches, relevant Index at the said registration offices 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 the report of search caused are annexed hereto in original along with the original search receipts as hereinbelow mentioned:

Original Receipt, bearing No.1901015904 dated 25<sup>th</sup> September 2018 for Index II searching issued by the Office of Additional Registrar of Assurances-I, Kolkata for searches at Additional Registrar of Assurances-I, Kolkata is annexed hereto and marked as "A-1".

Original Receipts, bearing No.1602005936 dated 25<sup>th</sup> September 2018 for Index II searching issued by District Sub-Registrar-II, South 24 Parganas at Alipore for searches at District Sub-Registrar-II, South 24 Parganas is annexed hereto and marked as "A-2".

Original Receipts, bearing No.1607005912 dated 25<sup>th</sup> September 2018 for Index II searching issued by Additional District Sub-Registrar, Behala for searches at Additional District Sub-Registrar, Behala is annexed hereto and marked as "A-3".

The following relevant documents were found during searches in respect of the above mentioned premises:-

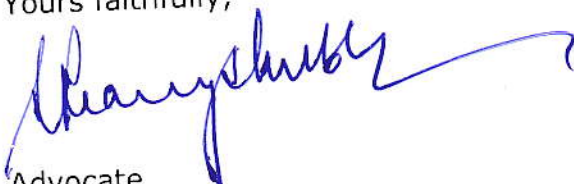
- i. Gift Deed (to KMC) registered on 29<sup>th</sup> December 2014 at the office of the District Sub-Registrar-II, South 24-Parganas in Book No.I, Volume No.1602-2014 Pages 4638 to 4647 Being No.160213574 for the year 2014.
- ii. Development Agreement registered on 20<sup>th</sup> August 2015 at the office of Additional Registrar of Assurances-I, Kolkata in Book No.I, Volume No.1901-2015 Pages 85674 to 85674 Being No.190106822 for the year 2015

### **COMMENT**

I would 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 searches as aforesaid.

No other document has been found during the course of the Searches conducted as aforesaid and accordingly based on such searches and your representation as aforesaid, I am of the view that Well Wisher Trexim Pvt. Ltd., Abinash More (HUF), Bihariji Barter Pvt. Ltd., Arohi Vanijya Pvt. Ltd., Akash Agarwal, Riya Projects Pvt. Ltd., (Smt.) Anita Agarwala, (Smt.) Sumita Agarwala, (Smt.) Megha Agarwala, (Smt.) Renuka Agarwal, Madhusudan Barter Pvt. Ltd., Rajendra Prasad Agarwal and Bijay Kumar Agarwal (HUF) are the joint owners of the said Premises and they have a marketable title to the said Premises.

Yours faithfully,



Advocate

Enclosure: As above



A-1

Government of West Bengal  
Office of the KOLKATA (A.R.A. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 25-09-2018

**Serial No of Application** 1901015904/2018 **Search No** 1901015904/2018  
**Search for the Years** From 2004 To 2018 **Record Available** From 10/11/2008 onwards  
**Property to be Searched** District: South 24-Parganas, PS: Thakurpukur, Premises: 338, Road: Motilal Gupta Road  
**From whom Received** Mr U Singh  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 14/-

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Thakurpukur, KOLKATA MUNICIPAL CORPORATION, Premises: 338, Road: Motilal Gupta Road,	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00001/00000 Khatian: 00000/00	Area of Land: 4 Bigha, 6 Katha, 8 Chatak, (4 Bigha, 6 Katha, 8 Chatak) Area of Structure: 5000 Sq Ft
<b>Deed Details :</b>		Deed No: I-190104989/2009, , Serial No: 190102962/2006, Page: 8712 - 8745, Date of Registration: 08/05/2009, Date of Completion: 11/05/2009, Date of Delivery: 14/05/2009		
2	District: South 24-Parganas, PS: Thakurpukur, KOLKATA MUNICIPAL CORPORATION, Premises: 338, Road: Motilal Gupta Road, , Ward: 122	Property Type: Land Transaction: Declaration, Declaration relating to immovable property	Plot No: RS-00001/00000 Zone: 1Rammohan Roy Rd --- Sodepur 1st. Lane/Premises Located on Road	Area of Land: 4 Bigha, 5 Katha, 6 Chatak, 1.34 Sq. Ft., (4 Bigha, 5 Katha, 6 Chatak, 1.34 Sqft)
<b>Deed Details :</b>		Deed No: I-190111359/2014, Query No: 1901028214 /2014, Serial No: 190110911/2014, Page: 4390 - 4399, Date of Registration: 17/12/2014, Date of Completion: 18/12/2014, Date of Delivery: 19/12/2014		
3	District: South 24-Parganas, PS: Thakurpukur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 338, Road: Motilal Gupta Road, , Ward: 122	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Khatian: 00000 Zone: (Rammohan Roy Rd -- Sodepur 1st. Lane/Premises Located on Road)	Area of Land: 143.00000000 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>		Deed No: I-190106822/2015, Query No: 190100006:19876/2015, Serial No: 1901006584/2015, Page: 85674 - 85741, Date of Registration: 20/08/2015, Date of Completion: 08/09/2015, Date of Delivery: 10/09/2015		

( Mr Malay Chakrabarty )  
A.R.A. - I KOLKATA  
OFFICE OF THE A.R.A. - I KOLKATA



A-2

Government of West Bengal  
Office of the SOUTH 24-PARGANAS (D.S.R. - II)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 25-09-2018

<b>Serial No of Application</b>	1602005936/2018	<b>Search No</b>	1602005936/2018
<b>Search for the Years</b>	From 2003 To 2018	<b>Record Available</b>	From 23/02/2009 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Thakurpukur, Premises: 338, Road: Motilal Gupta Road		
<b>From whom Received</b>	Mr U Singh		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 15/-	

**Search Result:**

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Thakurpukur, KOLKATA MUNICIPAL CORPORATION, Premises: 338, Road: Motilal Gupta Road, , Ward: 133	Property Type: Land Transaction: Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: RS-00001/00000  Zone: 1Rammohan Roy Rd --- Sodepur 1st. Lane/Premises Located on Road	Area of Land: 95 Sq. Ft., (95 Sqft)

**Deed Details :**

Deed No: I-160213574/2014, Query No: 1602028808 /2014, Serial No: 160213939/2014, Page: 4638 - 4647, Date of Registration: 29/12/2014, Date of Completion: 29/12/2014, Date of Delivery: 08/01/2015

( Miss Rina Chaudhury )  
D.S.R. -II SOUTH 24-PARGANAS  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS

**District Sub-Registrar-II**  
**Alipore, South 24-Parganas**

A-3

Government of West Bengal  
Office of the BEHALA (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 25-09-2018

<b>Serial No of Application</b>	1607005912/2018	<b>Search No</b>	1607005912/2018
<b>Search for the Years</b>	From 2007 To 2018	<b>Record Available</b>	From 10/12/2007 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Thakurpukur, Premises: 338, Road: Motilal Gupta Road		
<b>From whom Received</b>	Mr U Singh		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 11/-	

Search Result: **No Record Found**



( Mr Sandip Biswas )

A.D.S.R. BEHALA

OFFICE OF THE A.D.S.R. BEHALA

**Addl. District Sub-Registrar  
Behala, South 24 Parganas**