

**S.PRANOYSHUBHRA**

Advocate,  
High Court, Calcutta

5 Kiran Shankar Roy Road  
Kolkata 700001  
Phone : 9830483254

September 28, 2018

**TO WHOMSOEVER IT MAY CONCERN**

Re: Premises No.43, Sri Aurobindo Sarani, P.S.Shyampukur,  
Kolkata-700005 (hereinafter referred to as "the **said Premises**")

Pursuant to your instructions, I have caused specific Searches in respect of the said premises for the period from the years 2002 to 2018 (till date), in Index- II at the offices of Registrar of Assurances, Kolkata.

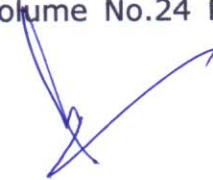
**SEARCHES:-**

I have conducted searches at the Office of the Additional Registrar of Assurances-II, Kolkata for the years 2002 to 2008 (i.e. till the time of my 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 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.

Original Receipt, bearing No.1902013830 dated 26<sup>th</sup> September, 2018 issued by the Office of the Additional Registrar of Assurances-II, Kolkata is annexed hereto and marked as "A".

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

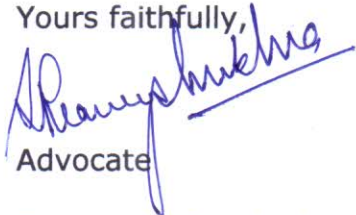
- (a) Sale Deed dated 23<sup>rd</sup> September 2009 and registered on 24<sup>th</sup> September 2009 in Book I CD Volume No.72 Pages 2492 to 2575 Being No.10624 for the year 2009
  - (b) Sale Deed dated 23<sup>rd</sup> September 2009 and registered on 24<sup>th</sup> September 2009 in Book I CD Volume No.23 Pages 1324 to 1344 Being No.10650 for the year 2009
  - (c) Sale Deed dated 23<sup>rd</sup> September 2009 and registered on 24<sup>th</sup> September 2009 in Book I CD Volume No.24 Pages 2161 to 2180 Being No.10651 for the year 2009
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- (d) Development Agreement dated 15<sup>th</sup> January 2014 and registered on 20<sup>th</sup> January 2014 in Book I Volume No.1902-2014 Pages 3978 to 4017 Being No.190200710 for the year 2014

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 Neelkamal Commodities Private Limited is the sole and absolute owner of the said Premises and they have a marketable title to the said Premises.

Yours faithfully,



Advocate

Enclosure: Receipt issued by Additional Registrar of Assurances-II, Kolkata

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

Date of Application: 26-09-2018

**Serial No of Application** 1902013830/2018 **Search No** 1902013830/2018  
**Search for the Years** From 2002 To 2018 **Record Available** From 10/11/2008 onwards  
**Property to be Searched** District: Kolkata, PS: Shyampukur, Premises: 43, Road: Sri Arobindo Sarani  
**From whom Received** Mr S Das  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 13/-

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Kolkata, PS: Shyampukur, KOLKATA MUNICIPAL CORPORATION, Premises: 43, Road: Sri Arobindo Sarani, , Ward: 10	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00001/00000 Khatian: 00000/00	Area of Land: 4 Katha, 10 Chatak, 40 Sq. Ft., (4 Katha, 10 Chatak, 40 Sqft) Area of Structure: 4954 Sq Ft
<b>Deed Details :</b>		Deed No: I-190210624/2009, Query No: 1902015477 /2009, Serial No: 190207948/2009, Page: 2492 - 2515, Date of Registration: 24/09/2009, Date of Completion: 09/10/2009, Date of Delivery: 14/10/2009		
2	District: Kolkata, PS: Shyampukur, KOLKATA MUNICIPAL CORPORATION, Premises: 43, Road: Sri Arobindo Sarani, , Ward: 10	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00001/00000 Khatian: 00000/00	Area of Land: 4 Katha, 8 Chatak, 7 Sq. Ft., (4 Katha, 8 Chatak, 7 Sqft) Area of Structure: 4773 Sq Ft
<b>Deed Details :</b>		Deed No: I-190210650/2009, Query No: 1902015187 /2009, Serial No: 190207975/2009, Page: 1324 - 1344, Date of Registration: 24/09/2009, Date of Completion: 16/10/2009, Date of Delivery: 27/10/2009		
3	District: Kolkata, PS: Shyampukur, KOLKATA MUNICIPAL CORPORATION, Premises: 43, Road: Sri Arobindo Sarani, , Ward: 10	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00001/00000 Khatian: 00000/00	Area of Land: 4 Katha, 8 Chatak, 7 Sq. Ft., (4 Katha, 8 Chatak, 7 Sqft) Area of Structure: 4773 Sq Ft
<b>Deed Details :</b>		Deed No: I-190210651/2009, Query No: 1902015184 /2009, Serial No: 190207977/2009, Page: 2161 - 2169, Date of Registration: 24/09/2009, Date of Completion: 28/10/2009, Date of Delivery: 29/10/2009		
4	District: Kolkata, PS: Shyampukur, KOLKATA MUNICIPAL CORPORATION, Premises: 43, Road: Sri Arobindo Sarani,	Property Type: Land Transaction: Sale, Development, Agreement or Construction agreement	Plot No: RS-00001/00000  Zone: 1Rabindra Sarani Crossing --- J. M. Avenue Crossing	Area of Land: 13 Katha, 11 Chatak, 7 Sq. Ft., (13 Katha, 11 Chatak, 7 Sqft) Area of Structure: 14500 Sq Ft
<b>Deed Details :</b>		Deed No: I-190200710/2014, Query No: 1902000536 /2014, Serial No: 190200488/2014, Page: 3978 - 4017, Date of Registration: 20/01/2014, Date of Completion: 21/01/2014, Date of Delivery: 21/01/2014		

( Mr Asit Kumar Joarder )

A.R.A. - II KOLKATA  
OFFICE OF THE A.R.A. - II KOLKATA

