

Dipankar Chandra Das  
Advocate  
Barasat Court

Company Name : Tirath Group

P-73, Bangur Avenue, Block – C,  
Kolkata – 700055

Ref. No.....

Date. 07.03.2019

**LAND OWNER :**

**M/S MODERN HATCHERIES**, a partnership firm having its registered office at CD – 274, Salt Lake City Sector – 1, P.O & P.S. Bidhannagar (North), Kolkata – 700064, represented by its partners (1) **SRI. VINOD KUMAR KOHLI**, son of Late Baldeo Raj Kohli, by occupation- Business, by faith - Hindu, by nationality - Indian, (2) **SRI. AMIT KUMAR KOHLI**, son of Sri Vinod Kumar Kohli, by occupation- Business, by faith- Hindu, by nationality- Indian, both are residing at CD – 274, Salt Lake City Sector – 1, P.O & P.S. Bidhannagar (North), Kolkata – 700064.

**DEVELOPER :**

**TIRATH PROJECT** a Partnership firm, having its office at Kora Chandigarh, Taldharia, P.O. Madhyamgram, P.S. Barasat, Dist.North 24 Parganas, represented by its partners (1) **SRI HARISH KUMAR ROHRA**, (2) **SRI ASHOK KUMAR ROHRA**, (3) **SRI YOGESH ROHRA**, all sons of Late Tirath Das Rohra, all by faith- Hindu, by occupation- Business, all are residing at Kora Chandigarh, Taldharia, P.O. Madhyamgram, P.S. Barasat, Dist.North 24 Parganas.

**AREA OF LAND :**

All the piece and parcel of revenue free Danga Land measuring an area more or less 32 (thirty Two) Decimals of land i.e, 19 cottahs 10 chittaks 31 Sq. ft comprised in L.R Dag No 2400 under L.R Khatian No. 798 of Mouza – Udayrajpur, J.L. No. 43, Re. Su.No. 6, Touzi No. 27/31 and 146 within the jurisdiction of Madhyamgram Municipality under ward No. 05 (formerly 9, 10), Holding No. 85 Jessore Road (North) within P.S. Barasat at present Madhyamgram, District . North 24 Parganas.

This is to certify that I have searched in Index No. II of the records of A.D.S.R. O at Barasat for the Period from 2006 to 2019 and also searched in Index No. II of the records of D.S.R. III at Barasat north 24 Parganas for the Period from 2014 to 2019 and also searched in Index No. II

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Barasat Court.

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of the records of A.R.A. II at Kolkata for the Period from 2002 to 2015 and also searched in Index No. II of the records of A.R.A - IV at Kolkata for the Period from 2015 to 2019 .

All the above searched were carried out in respect of a plot of land measuring more or less 32 (thirty Two) Decimals of equivalent to , 19 cottahs 10 chittaks 31 Sq. ft comprised and contained in L.R Dag No 2400 under L.R Khatian No. 798 of Mouza – Udayrajpur, J,L. No. 43, Re. Su.No. 6, Touzi No. 27/31 and 146 within the jurisdiction of Madhyamgram Municipality under ward No. 05 (formerly 9, 10), Holding No. 85 Jessore Road (North) within P.S. Barasat at present Madhyamgram, District . North 24 Parganas.

During my Searches in the concerned registration offices I found M/S Modern Hatcheries the Land Owner Herein executed a registration Development Agreement with Tirath Project, The Developer herein for Development of the aforesaid property and the said Development Agreement duly registered at A.D.S.R at Barasat on 25.06.2018 and entered into Book No. I, Volume No. 1503 - 2018 Pages from 134080 to 134127, being No. 4315, for the year 2018.

**THE CHAIN OF TITLE IS AS FOLLOWS**

**WHEREAS** All the piece and parcel of revenue free Danga Land measuring an area more or less 32 (thirty Two) Decimals of land i.e, 19 cottahs 10 chittaks 31 Sq. ft of land recorded in L.R Dag No 2400 under L.R Khatian No. 798 of Mouza – Udayrajpur, J,L. No. 43, Re. Su.No. 6, Touzi No. 27/31 and 146 within the jurisdiction of Madhyamgram Municipality under ward No. 05 (formerly 9, 10), Holding No. 85 Jessore Road (North) within P.S. Barasat at present Madhyamgram, District . North 24 Parganas (said Property) and the said property jointly owned by the above said Owners ( Sri Vinod Kumar Kohli & Amit Kumar Kohli) on behalf of M/s Modern Hatcheries) are recorded sole Owners and as legal heirs and absolutely seized and possessed with all transferable right, title and or interest in respect of the said Property.

**AND WHEREAS** on 26<sup>th</sup> days of August 2015 a registered Development Agreement was executed between M/S Modern Hatcheries a partnership firm having its registered office at CD –

*Dipankar Ch. Das*  
*AW*  
*Barasat Court*

Dipankar Chandra Das  
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274, Salt Lake City Sector – 1, P.O & P.S. Bidhannagar (North), Kolkata – 700064 represented by its partners (1) Sri. Vinod Kumar\_Kohli, son of Late Baldeo Raj Kohli and (2) Sri. Amit Kumar Kohli, son of Sri Vinod Kumar Kohli therein referred as to the Owners of the ONE PART and M/S Maya Asha Enterprises a partnership firm having registered office at Vill Sajirhat, P.O. Jugberia , P.S. New Barrackpore at present Ghola Dist. North 24 Parganas, Kolkata – 700130 represented by its partners 1. Sri Rahul Jiwani, son of Sri Bhagchand Jiwani, residing at D – 69, Bangur avenue, P.S. Lake Town Kolkata – 700055, 2. Sri Raunaqq Rajesh Keswani son of Rajesh Chandra Keswani residing at D – 5, Ashadeep Appt, AA – 101Prafulla Kanan (west), P.O. Prafulla Kanan, P.S. Baguhati, Kolkata – 700101, therein referred as to the Developer of the OTHER PART, duly registered at Additional Registrar of Assurance office of the A.R.A – II Kolkata, West Bengal, which was recorded in to Book No. I, Vol No. 1902 – 2015, Pages from – 118450 to 118504, Being No. 9326 for the year 2015.

**AND WHEREAS** on 8<sup>th</sup> day September 2015 a registered Power of Attorney was executed by M/S Modern Hatcheries a partnership firm having its registered office at CD – 274, Salt Lake City Sector – 1, P.O & P.S. Bidhannagar (North), Kolkata – 700064 represented by its partners (1) Sri. Vinod Kumar Kohli, son of Late Baldeo Raj Kohli and (2) Sri. Amit Kumar Kohli, son of Sri Vinod Kumar Kohli therein referred as to the owners and therein appointed 1. Sri Rahul Jiwani, son of Sri Bhagchand Jiwani, residing at D – 69, Bangur avenue, P.S. Lake Town Kolkata – 700055, 2. Sri Raunaqq Rajesh Keswani son of Rajesh Chandra Keswani residing at D – 5, Ashadeep Appt., AA – 101Prafulla Kanan (west), P.O. Prafulla Kanan, P.S. Baguhati, Kolkata – 700101, Partners of M/S Maya Asha Enterprises, as their true and lawful Attorney to do all acts deed and things in respect of the said property duly registered at Additional Registrar of Assurance office of the A.R.A – III, Kolkata, West Bengal , which was recorded in to Book No. IV, Vol No. 1903 – 2015, Pages from – 49655 to 49690, Being No. 5065 for the year 2015.

**AND WHEREAS** for personal reason the above named Land Owners cancelled and revoked the said Development Agreement by virtue of a registered cancellation of Development

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Agreement duly registered at A.R.A – IV Kolkata 20<sup>th</sup> March 2018 which was recorded into Book No. I, Volume No. 1904 – 2018, Page from 130326 – 130346, Being No. 2962 for the year 2018.

**AND WHEREAS** due to personal reason the above named Land Owners also revoked the said Power of Attorney by virtue of a Registered Revocation Power of attorney duly registered at A.R.A. III Kolkata 20<sup>th</sup> March 2018 which was recorded into Book No. IV , Volume No. 1903 – 2018 page from 50860 to 50886, Being No. 1701 for the year 2018.

Thereafter a fresh Development Agreement was executed between the said M/S Modern Hatcheries, the Land owner herein and TIRATH PROJECT the Developer herein the said Development Agreement duly registered at A.D.S.R at Barasat on 25.06.2018 and entered into Book No. I, Volume No. 15803 - 2018 Pages from 134080 to 134127, Being No. 4315 for the year 2018 and the said M/S Modern Hatcheries, executed a Development Power of attorney duly registered at A.D.S.R.Barasat on 28.06.2018 and also recorded in Book No.I, C.D.Volume No.1503. - 2018 Pages 134049 to 134079, being No.4453 for the year 2018 In favour of (1) SRI HARISH KUMAR ROHRA, (2) SRI ASHOK KUMAR ROHRA, (3) SRI YOGESH ROHRA, all sons of Late Tirath Das Rohra, all by Faith- Hindu, by Occupation- Business, all are residing at 73, Bangur Avenue, Block- 'C', P.S.- Lake Town, Kolkata- 700055, the partners of TIRATH PROJECT, a Partnership firm, having its office at Kora Chandigarh, Taldharia, P.O. Madhyamgram, P.S. Barasat, Dist.North 24 Parganas, for Development of the said Land and also to do all acts deed and things.

TIRATH PROJECT the Developer will start the Development work by constructing G + V multi – storied building over the said plot of land consisting of number of residential flats and commercial therein completed the same.

*Dipankar Ch. Das*  
*Adv*  
*Barasat Court,*

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During My searched in the concerned registration offices, I found no adverse entry in respect of the said property.

In the above searches were carried Out as per condition and availability of the records in the concerned registration offices.

In my Opinion the said land is free from all encumbrances, charges, demands, mortgage whatsoever in nature and the said property is standing in the name of M/ Modern Hatcheries and has a good clear Marketable title in respect of the said property.

Enco :

Search Report

Dipankar Ch. Das  
Adv  
Barasat Court.

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

Date of Application: 19-02-2019

Serial No of Application 1503001491/2019 Search No 1503001491/2019  
Search for the Years From 2006 To 2019 Record Available From 01/01/1900 onwards  
Property to be Searched District: North 24-Parganas, PS: Barasat, Mouza: Udayrajpur, , Plot No: LR- 02400  
From whom Received Mr Dipankar Ch 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: North 24-Parganas, PS:  
Barasat, Mouza: Udayrajpur,  
Municipality: MADHYAMGRAM,, Road:  
Jessore Rd,

Property Type: Land  
Transaction: [0110] Sale,  
Development Agreement or  
Construction agreement

Plot No: LR-2400  
Khatian: 798  
Zone: (Madhyagram  
Crossing --  
Champadali More On  
Road)

Area of Land:  
32.45229177 decimal  
(19 Katha, 10  
Chatak, 31 Sqft)

Deed Details :

Deed No: I-150304315/2018, Query No: 15031000160094/2018, Serial No:  
1503004624/2018, Page: 134080 - 134127, Date of Registration: 25/06/2018, Date  
of Completion: 28/06/2018,

2 District: North 24-Parganas, PS:  
Barasat, Mouza: Udayrajpur,  
Municipality: MADHYAMGRAM,, Road:  
Jessore Rd,

Property Type: Land  
Transaction: [0138] Sale,  
Development Power of Attorney  
after Registered Development  
Agreement

Plot No: LR-2400  
Khatian: 798  
Zone: (Madhyagram  
Crossing --  
Champadali More On  
Road)

Area of Land:  
32.45229177 decimal  
(19 Katha, 10  
Chatak, 31 Sqft)

Deed Details :

Deed No: I-150304443/2018, Query No: 15031000170991/2018, Serial No:  
1503004743/2018, Page: 134049 - 134079, Date of Registration: 28/06/2018, Date  
of Completion: 28/06/2018,



( Mr Sumit Kumar Sinha )  
A.D.S.R. BARASAT  
OFFICE OF THE A.D.S.R. BARASAT

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

Date of Application: 13-02-2019

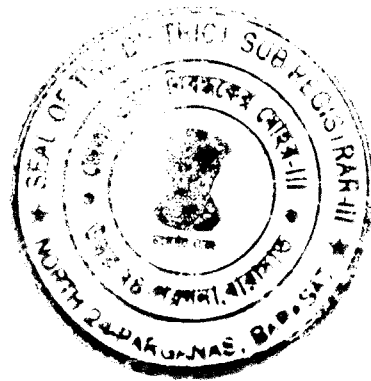
Serial No of Application 1525001378/2019 Search No 1525001378/2019  
Search for the Years From 2014 To 2019 Record Available From 21/02/2014 onwards  
Property to be Searched District: North 24-Parganas, PS: Barasat, Mouza: Udayrajpur, , Plot No: LR- 02400  
From whom Received Mr DIPANKAR CH DAS  
Fees Paid under Articles F1(i) 2 /- F1(ii) 5 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Barasat, Mouza: Udayrajpur, Municipality: MADHYAMGRAM,, Road: Jessore Rd, , Ward: 5	Property Type: Apartment Transaction: [0403] Lease, Lease	Plot No: LR-2400, LR-2401	Flat/Apartment: 2626 SqFt
<b>Deed Details :</b>		Deed No: I-152503100/2017, Query No: 15250000514098/2017, Serial No: 1525003197/2017, Page: 68797 - 68819, Date of Registration: 19/04/2017, Date of Completion: 21/04/2017,		

( Mr Ananda Mohan Nandi )

D.S.R. - III NORTH 24-PARGANAS  
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS



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

Date of Application: 13-02-2019

**Serial No of Application** 1904002213/2019 **Search No** 1904002213/2019  
**Search for the Years** From 2015 To 2019 **Record Available** From 29/08/2015 onwards  
**Property to be Searched** District: North 24-Parganas, PS: Barasat, Mouza: Udayrajpur, , Plot No: LR- 02400  
**From whom Received** Mr D C Das  
**Fees Paid under Articles** F1(i) 2 /- F1(ii) 4 /-

**Search Result:**

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Barasat, Mouza: Udayrajpur, Municipality: MADHYAMGRAM,, Road: Jessore Rd, , Ward: 10, Holding: 85	Property Type: Land Transaction: [0903] Declaration, Cancellation of Agreement / Declaration	Plot No: LR-2400 Khatian: 798 Zone: (Airport -- Madhyagram Crossing On Road)	Area of Land: 32.45229177 decimal (19 Katha, 10 Chatak, 31 Sqft)
<b>Deed Details :</b>		Deed No: I-190402962/2018, Query No: 19041000082220/2018, Serial No: 1904002823/2018, Page: 130326 - 130346, Date of Registration: 20/03/2018, Date of Completion: 26/03/2018,		

( Mr Tridip Misra )  
A.R.A. - IV KOLKATA  
OFFICE OF THE A.R.A. - IV KOLKATA





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

Date of Application: 13-02-2019

<b>Serial No of Application</b>	1902002465/2019	<b>Search No</b>	1902002465/2019
<b>Search for the Years</b>	From 2002 To 2015	<b>Record Available</b>	From 10/11/2008 onwards
<b>Property to be Searched</b>	District: North 24-Parganas, PS: Barasat, Mouza: Udayrajpur, , Plot No: LR- 02400		
<b>From whom Received</b>	Mr D C Das		
<b>Fees Paid under Articles</b>	F1(i) 2 /-	F1(ii) 13 /-	

**Search Result:** No Record Found

( Mr Tushar Kanti Mandal )  
A.R.A. - II KOLKATA  
OFFICE OF THE A.R.A. - II KOLKATA

