ADVOCATE

Mobile: 9830248307 Phone: 2262 7396(O)

*Email:sanjukray@gmail.com

RESIDENCE:

32/51 D, Chandi Ghose Road, Kolkata - 700 040

CHAMBER:

11, Old Post Office Street,

Dated: December 16, 2020.

Ground Floor, Kolkata-700 001

To Isha Hi-Rise LLP 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata – 700017.

> Non Encumbrances Certificate & Detailed Report on Title TOLARAM JAIN & SONS (HUF), JAGDISH PRASAD & SONS (HUF), RAJENDRA KUMAR JAIN (HUF), SANWAR MAL JAIN & SONS (HUF)

Schedule of the Property: ALL THAT piece and parcel of land admeasuring an area of 15 cottahs 08 chittaks 37 sq. ft. be the same a little more or less together with messuages tenements hereditaments structures outhouses sheds lying situate at and/or being the demarcated part of the said land (with boundary wall) being Municipal Premises No.46/8, Ballygunge Place, Kolkata – 700019, P.S. Gariahat in Ward No.68 of the Kolkata Municipal Corporation having Assessee No.11-068-04-0219-0.

Present Owners of the said Property: TOLARAM JAIN & SONS (HUF), JAGDISH PRASAD & SONS (HUF), RAJENDRA KUMAR JAIN (HUF), SANWAR MAL JAIN & SONS (HUF).

Place and period of searching: Necessary searches have been conducted at:

- (i) The Office of D.R. Alipore, A.D.S.R. Alipore, Registrar of Assurances Kolkata for the period from 2007 to 2020.
- (ii) The Court of the 10th Civil Judge Senior Division at Alipore in respect of any Title Suit in the names of Tolaram Jain & Sons (HUF), Jagdish Prasad & Sons (HUF), Rajendra Kumar Jain (HUF), Sanwar Mal Jain & Sons (HUF) and Sonar Bangla Developers Pvt. Ltd.
- (iii) The Court of 2nd Civil Judge Junior Division at Alipore from 2009 to 2020 in respect of any Title Suit in the names of Tolaram Jain & Sons (HUF), Jagdish Prasad & Sons (HUF), Rajendra Kumar Jain (HUF), Sanwar Mal Jain & Sons (HUF) and Sonar Bangla Developers Pvt. Ltd.
- (iv) Debts Recovery Tribunal Kolkata I, II & III in respect of Ajoy Sankar Roy (also known as Ajay Sankar Roy) son of Late Prativa Chandra Roy, Deepali Roy wife of Ajoy Sankar Roy & Tolaram Jain & Sons (HUF) represented by its Karta Shri Surendra Jain.

Sanjukta Ray.

ADVOCATE

Mobile: 9830248307 Phone: 2262 7396(O)

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(v) Kolkata Municipal Corporation in connection with Assessee No.11-068-04-0219-0.

(vi) Office of The L.A. Collector, 5, Bankshall Street, Kolkata – 700001, with regard to land acquisition.

My report is as follows: I have perused and considered the copies of the relevant documents pertaining to the above premises and my report is as follows:

THAT Tolaram Jain & Sons (HUF), Jagdish Prasad & Sons (HUF), Rajendra Kumar Jain (HUF), Sanwar Mal Jain & Sons (HUF) were declared as the absolute purchasers of the aforesaid property by virtue of a Sale Certificate issued by the Debts Recovery Tribunal on 11th August 2014 and thereafter became the absolute owner of the aforesaid property by virtue of a registered Deed of Conveyance executed on 14th day of August 2014 which was registered with the Additional Registrar of Assurance I Kolkata in Book No.I, CD Volume No.18 Pages from 1989 to 2028 Being No.07609 for the year 2014 upon payment of a valuable consideration of Rs.13,80,00,000/-.

From the available records from the searches made in the Registry Offices being D.R. Alipore, A.D.S.R. Alipore, Registrar of Assurances Kolkata for the period from 2007 to 2020 I found the following Deeds:

(i) Gift Deed No. I-160502528 for the year 2012 in the Office of the ADSR Alipore (Gift from Ajoy Sankar Roy to Deepali Roy & Anju Roy with regard to 14 cottahs 2 chittaks 32 sq. ft. of land).

(ii) Deed of Declaration in respect of 2 Cottahs being Deed No.I-69 for the year 2012 before ARA-I, Kolkata (Declaration by POA holder Shyam Sunder Dhelia in respect of Premises No.46/8, Ballygunge Place, Kolkata – 700019).

(iii) Sale Deed No.I-7609 for the year 2014 for the land being 15 cottahs 08 chittaks 37 sq. ft. before ARA-I, Kolkata (Deed by which Tolaram purchased the property).

(iv) Deed of Declaration in respect of 15 cottahs 08 chittaks 37 sq. ft. of land being Deed No.I-683 for the year 2015 (Declaration of owners with regard to KMC Boundary Declaration of ownership).

(v) Gift Deed No.I-4992 for the year 2017 for an area of 1 cottah 8 chittaks before ARA-I, Kolkata (Tolaram gifted to KMC 1 cottah 8 chittaks 14 sq. ft.).

(vi) Lease Deed Surrender for 14 cottahs 2 chittaks 32 sq. ft. area being Deed No.I-6045 for the year 2019 before ARA-IV, Kolkata.

Sanjukta Ray.

SANJUKTA RAY ADVOCATE

Mobile: 9830248307 Phone: 2262 7396(O) Email:sanjukray@gmail.com RESIDENCE:

32/51 D, Chandi Ghose Road, Kolkata - 700 040

CHAMBER:

11, Old Post Office Street, Ground Floor, Kolkata-700 001

3.

(vii) Development Agreement of Construction for the land 15 cottahs 08 chittaks 37 sq. ft. being Deed No.I-10119 for the year 2019 before ARA-IV, Kolkata.

I have gone through the above Deeds and verified all of them and have found them to be in order.

From the court search in the Court of the 10th Civil Judge Senior Division at Alipore and the Court of 2nd Civil Judge Junior Division at Alipore from 2009 to 2020 in respect of any Title Suit in the names of Tolaram Jain & Sons (HUF), Jagdish Prasad & Sons (HUF), Rajendra Kumar Jain (HUF), Sanwar Mal Jain & Sons (HUF) and Sonar Bangla Developers Pvt. Ltd., it appears that there are no Title Suits pending in respect of Tolaram Jain & Sons (HUF), Jagdish Prasad & Sons (HUF), Rajendra Kumar Jain (HUF), Sanwar Mal Jain & Sons (HUF) and Sonar Bangla Developers Pvt. Ltd. before the above courts.

There are no cases filed by or against Ajoy Sankar Roy (also known as Ajay Sankar Roy) son of Late Prativa Chandra Roy, Deepali Roy wife of Ajoy Sankar Roy & Tolaram Jain & Sons (HUF) represented by its Karta Shri Surendra Jain in the Debts Recovery Tribunal Kolkata I, II & III As per the available records in all the three Tribunals.

The Kolkata Municipal Corporation records show that the above mentioned property has been recorded in the names of Tolaram Jain & Sons (HUF), Jagdish Prasad & Sons (HUF), Rajendra Kumar Jain (HUF), Sanwar Mal Jain & Sons (HUF) vide Mutation Certificate dated 02.09.2014 before the Kolkata Municipal Corporation.

I have written to The L.A. Collector, 5, Bankshall Street, Kolkata – 700001, requesting for information on any acquisition or plans for acquisition in respect of the above property and the same is awaited.

Opinion: On the basis of the searches made and the copies of documents produced before me, I hereby certify that the abovementioned property of Tolaram Jain & Sons (HUF), Jagdish Prasad & Sons (HUF), Rajendra Kumar Jain (HUF), Sanwar Mal Jain & Sons (HUF) is as such free from all sorts of encumbrances, charges, liabilities, liens, lispendens of any kind whatsoever and the said property is clear, free and marketable. The sale deed by which the owners have purchased the property is valid and genuine.

Sanjukta Ray Advocate

ADVOCATE

Mobile: 9830248307 Phone: 2262 7396(O) Email:sanjukray@gmail.com RESIDENCE: 32/51 D, Chandi Ghose Road, Kolkata - 700 040

CHAMBER:

11, Old Post Office Street, Ground Floor, Kolkata-700 001

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Following receipts are enclosed:

(1) Search Receipts from D.R. Alipore, A.D.S.R. Alipore, Registrar of Assurances Kolkata for the period from 2007 to 2020.

(2) Court Search receipts in the names of Tolaram Jain & Sons (HUF), Jagdish Prasad & Sons (HUF), Rajendra Kumar Jain (HUF), Sanwar Mal Jain & Sons (HUF) and Sonar Bangla Developers Pvt. Ltd. from the Court of the 10th Civil Judge Senior Division at Alipore and the Court of 2nd Civil Judge Junior Division at Alipore from 2009 to 2020 in respect of pendency of any Title Suit.

(3) Letter to The L.A. Collector, 5, Bankshall Street, Kolkata – 700001, with regard to land acquisition with acknowledgement endorsed.

Encl: As above.

Yours faithfully, Sanjukta Kouj Sanjukta Ray / Advocate.

No. REGN AA 367384

. Receipt for Fees Deposited for Search or Inspection

	12086
	erial Number of application.
	Date of application
	Search for the year (s)
4.	Name of office to which the record to be searched or inspected relates
	Name of person or property to be searched
6.	Nature of document 45/8 Range flace
7.	Particulars of record to be inspected year number, book, volume and page in
	the case of registered document)
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8.	From whom received Mena
9.	Fees paid under Article —
	1) (1)
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	Registrar of
PL/K	olkata-56

No. REGN AA 439507

Receipt for Fees Deposited for Search or Inspection

1.	Serial Number of application.
	Date of application 25112
3.	Search for the year (s)
4.	Name of office to which the record to be searched or inspected relates
5.	Name of person or property to be searched
6.	Nature of document
	Particulars of record to be inspected (year, number, book, volume and page in the case of registered document). Wolfs. Bully Sungarious Community.
8.	From whom received
9.	Fees paid under Article —
F((1) (1)
F((2) (ii)
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īK	Registrar of

Goverment of West Bengal Office of the ALIPORE (A.D.S.R.) Receipt for fees deposited for Search

Form - 1556

Date of Application: 01-12-2020

Serial No of Application

1605002561/2020

Search No.

1605002561/2020

Search for the Years

From 2007 To 2020

Record Available

From 08/12/2008 onwards

Property to be Searched

District: South 24-Parganas, PS: Gariahat, , Premises: 46/8, Road: Ballygunge Place

From whom Received

Mr S RAY

Fees Paid under Articles

F1(i) 2 /- F1(ii) 13/-

Search Result:

SI.No. Property Location

Property Type: Land

and Zone

Property Type & Transaction Plot & Khatian No Area of Property

1 District: South 24-Parganas, PS; Gariahat, KOLKATA MUNICIPAL CORPORATION, Premises: 46/8, Road: Ballygunge Place, , Ward: 68

Transaction: Gift, Gift in Favour of Khatian: family members

Area of Land: 14,1694 Katha, (14.1694 Katha)

Area of Structure: 4000 Sq Ft

Deed Details:

Deed No: I-160502528/2012, Query No: 1605005694 /2012, Serial No: 160503285/2012, Page: 1549 - 1565, Date of Registration: 29/03/2012, Date of Completion: 04/04/2012, Date of Delivery: 03/05/2012

Plot No:

(Mrs Sukanya Talukdar)

A.D.S.R. ALIPORE

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

Goverment of West Bengal Office of the KOLKATA (A.R.A. - IV)

Form - 1556

Receipt for fees deposited for Search

.Date of Application: 01-12-2020

Serial No of Application

1904008725/2020

Search No.

1904008725/2020

Search for the Years

From 2019 To 2020

Record Available

From 29/08/2015 onwards

Property to be Searched

District: South 24-Parganas, PS: Gariahat, , Premises: 46/8, Road: Ballygunge Place

From whom Received

Mr S Ray

Fees Paid under Articles

F1(i) 2/-

F1(ii) 1/-

Search Result:

SI.No. Property Location

1 District: South 24-Parganas, PS; Gariahat, Municipality: KOLKATA MUNICIPAL CORPORATION, Premises: 46/8, Road: Ballygunge Place, Ward: 68

Deed Details:

2 District: South 24-Parganas, PS; Gariahat, Municipality: KOLKATA MUNICIPAL CORPORATION, Premises: 46/8, Road: Ballygunge Place. . Ward: 0

Deed Details:

Property Type & Transaction Plot & Khatian No Area of Property and Zone

Property Type: Land Transaction: [0408] Lease, Surrender of Lease

Plot No: Khatian:

Area of Land: 23.37958344 decimal

(14 Katha,2 Chatak,32

Saft)

Deed No: I-190406139/2019, Query No: 19040000914836/2019, Serial No: 1904006045/2019, Page: 285250 - 285278, Date of Registration: 19/06/2019, Date of Completion: 29/06/2019.

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

Plot No: Khatian:

Area of Land: 25.65979179 decimal

(15 Katha,8 Chatak,37

. Saft)

Area of Structure: 400

Sq Ft

Deed No: I-190410199/2019, Query No: 19040001675880/2019, Serial No: 1904010505/2019, Page: 506595 - 506673, Date of Registration: 06/11/2019, Date of Completion: 08/11/2019,

> (Mrs Srijani Ghosh) A.R.A. - IV KOLKATA OFFICE OF THE A.R.A. - IV KOLKATA

Government of West Bengal Office of the KOLKATA (A.R.A. - I)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 03-12-2020

Serial No of Application

1901013263/2020

Search No.

1901013264/2020

Search for the Years

From 2007 To 2020

Record Available

From 10/11/2008 onwards

Property to be Searched

District: South 24-Parganas, PS: Gariahat, , Premises: 46/8, Road: Ballygunge Place

From whom Received

Mr S Rav

Fees Paid under Articles

F1(i) 2 /-

F1(ii) 13 /-

Search Result:

Si.No. Property Location

Property Type & Transaction Plot & Khatian No Area of Property

and Zone

1 District: South 24-Parganas, PS; Gariahat, KOLKATA MUNICIPAL CORPORATION, Premises: 46/8,

Property Type: Land Transaction: Declaration, Khatian:

Plot No:

Area of Land: 2 Katha,

(2 Katha)

Declaration relating to immovable property

Road: Ballygunge Place, , Ward: 68

Deed No: I-190100069/2012, Query No: 1901000171 /2012, Serial No: 1901000171 190100044/2012, Page: 1607 - 1617, Date of Registration: 04/01/2012, Date of

Completion: 05/01/2012, Date of Delivery: 27/01/2012

2 District: South 24-Parganas, PS; Gariahat, KOLKATA MUNICIPAL CORPORATION, Premises: 46/8, Road: Ballygunge Place,

Property Type: Land Transaction: Sale, Sale Document Khatian:

Area of Land: 15 Katha, 8 Chatak, 37

Sq. Ft., (15 Katha,8 Chatak,37 Sqft) Area of Structure: 8800 Sq Ft

Deed Details:

Deed Details:

Deed Details:

Deed No: I-190107609/2014, Query No: 1901018273 /2014, Serial No: 190107269/2014, Page: 1989 - 2028, Date of Registration: 16/08/2014, Date of

Completion: 20/08/2014, Date of Delivery: 23/08/2014

3 District: South 24-Parganas, PS: Gariahat, KOLKATA MUNICIPAL CORPORATION, Premises: 46/8, Property Type: Land Transaction: Declaration, Declaration relating to immovable Plot No: Khatian: Area of Land: 15 Katha, 8 Chatak, 37 Sq. Ft., (15 Katha,8

Road: Ballygunge Place,

Deed No: I-190100683/2015, Query No: 1901001692 /2015, Serial No: 190100663/2015, Page: 4787 - 4796, Date of Registration: 28/01/2015, Date of Completion: 30/01/2015, Date of Delivery: 03/02/2015

Chatak, 37 Sqft)

4 District: South 24-Parganas, PS:

Gariahat, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 46/8, Road: Ballygunge

Place, , Ward: 68

Property Type: Land

property

4

Plot No:

Area of Land:

Transaction: [0206] Gift, Gift in f/o Khatian: Govt./Local Bodies(Exempt Cases)

2.47500000 decimal (1

Katha, 8 Chatak)

Deed Details:

Deed No: I-190104992/2017, Query No: 19011000266064/2017, Serial No: 1901004856/2017, Page: 164250 - 164277, Date of Registration: 31/07/2017, Date of Completion: 02/08/2017,

> (Mr Debasis Patra) A.R.A. - I KOLKATA

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

RESIDENCE: 32/51 D, Chandi Ghose Road, Kolkata - 700 040

CHAMBER:

11, Old Post Office Street, Ground Floor. Kolkata - 700001.

Date: 03.12.2020

Mobile: 9830248307 Email: sanjukray@gmail.com

> To The L.A. Collector, 5, Bankshall Street, Kolkata - 700001.

> > An Application under Right to Information Act, 2005. Re: Premises No.46/8, Ballygunge Place, Kolkata - 700019, under Ward No.68 of the Kolkata Municipal Corporation.

Dear Sir,

I would request you to inform me whether Premises No.46/8, Ballygunge Place, Kolkata - 700019, under Ward No.68 of the Kolkata Municipal Corporation has been acquired or has plans to be acquired by your office in future.

Thanking You,

Yours faithfully

Sanjukta Ray Sanjukta Ray

O/o the 1st L.A Collector, Kolketa 5, Bankshall Street, Kol-7000

Serial No. & Date	Name & residence of the Applicant	Name of the information required	Date on which information is to	Signature of Officer receiving	Remarks
1	2	3	be ready 4	the application 5	6
450/20:	S. Ray Advocate	In the Court of Let 10 the civil Judge St. Divition at Aleper Whether early Title Suit Lindagainst	9:1 10.	(1)87	No such Title suit / ex cases Money suit / Ex Cases appears to have been filed during the year 2004, to 2029, till date
Tendunber		Rajendra Kumar Jain (HUF) Pre-No- 46/8 Bellygunge Place, P.SGarihat From - 2009-2020	DIVN DIVN DIVN DIVN DIVN DIVN DIVN DIVN		4n an 11/2020

Serial No. & Date	Name & residence of the Applicant	Name of the information required	Date on which information is to	Signature of Officer receiving	Remarks
1	2	3	be ready 4	the application 5	6
1,60\20' ·	S. Ray Advocate,	In the Court of What Ciril Judge Sr. Dinh at Alipur. Whether any Title Suit film	7 22 70	8 m	No such Title suit / ex cases Money suit / Ex Cases appears to have been filed during the vear. 2009 to 20.29 till deser
TEMPHI - TEMPHI		gainst-jagadish ProSaid S Soris (HUF) Pre-NO-46/8 Bally gunge place P.SGarihat From-2009-2020	DIVI TROUGH	Tour Control of the C	27/11/2020.

Serial No. & Date	Name & residence of the Applicant	Name of the information required	Date on which information is to	Signature of Officer receiving	Remarks
11	2	3	be ready 4	the application 5	6
7 5 15 10 and 10 10 10 10 10 10 10 10 10 10 10 10 10	S. Ray Advocate	In the court of led to the circle suge so. Dividice and Mir Por, Whether any title Suit to be against	13 00	(2)	No such Title suit / ex cases Money suit / Ex Cases appears to have been filed during the year 2007. to 2010. till date.
RS:10		Tolaroalm Jair Ssons (HUF) Pre-No 46/8 Ballygungeps -ace, P.SGarihat from-2089-2020	CONTRACTOR OF THE STATE OF THE		13/11/2010.

Serial No. & Date	Name & residence of the Applicant	Name of the information required	Date on which information is to	Signature of Officer receiving	Remarks
1	2	3	be ready 4	the application 5	6
COL SO	S. Ray Advocate	In the Court of Lol 10 the circl Judges, Dirition at Alifer Whither conf Title Sciet file against	23 %c	6,8	No such Title buit / ex case. Money suit / Fx Cases appea; to have been filed during the year 2009. to 2010 till del
निक्र के जिल्ला के प्रतिकार के जिल्ला के जिल्		Sanwar Maltain 8 sons (Huf) Pre-NO. 46/8 Ballygunge Place. P.S Garihat tm - 2009 - 2020	A PAIGON WALL JUDGE AND THE PAIGON WALL AND TH	100 00 FW 100 00	tw.

Serial No. & Date	Name & residence of the Applicant	Name of the information required	Date on which information is to	Signature of Officer receiving	Remarks
1	2	3	be ready 4	the application 5	6
A63/20 -	S. Ray Advocate	In the Court of ld 10the circl ordgest, Divition at Ali Por Whither any Title Suit tiled areis st	23 20	BDJ.	No such Title suit / ex cases Money suit / Ex Cases appears to have been filed during the year 29.60 to 2.62 Ntill date
DOS. COUNTY OF TENAUD		Sonato Bangla Developeros Priv- cite LtD. Pre-No- 46/8 Ballygunge Place PisGariha	DI TO	State out of the state of the s	54/11/2020.

HIGH COURT FORM NO. (M) 55 Civil | (H) 30 (Criminal)

APPLICATION	FOR	INFORMATION
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Serial No. & Date	Name & residence of the Applicant	Name of the information required	Date on which information is to	Signature of Officer receiving	Remarks
1	2	3	be ready 4	the application 5	6
	S. Ray Advocate,	In the Coux of led 2nd civil tridgets, Dirition at Alietus Whether couy title Suit filed as airest Sonadi Bangla Developers Priva Te LTD. pre-No-46/ Bally-gunge place/8 P.SGarihatam-200	37 37 31		No such Title sale / ex caso. Money sail / Ex Cases appear to have been filed c_r.i. the real pad. to least fill dare. Off 11-20

Serial No. & Date	Name & residence of the Applicant	Name of the information required	Date on which information is to	Signature of Officer receiving	Remarks
1	2	3	be ready 4	the application 5	6
	S. Ray Advocate	In the Court of Lol 2nd civil Judge Jr., Dirition at Alifers whether any Title Secit tiled against Rayen dra Kumar Place, Ps Garihat In - 2009 - 2020	24-11-20	6	No such Title suit / ex

HIGH COURT FORM NO. (M) 55 Civil | (H) 30 (Criminal)

APPLICATION FOR INFORMATION

Serial No. & Date	Name & residence of the Applicant	Name of the information required	Date on which information is to	Signature of Officer receiving	Remarks
1	2	3	be ready 4	the application 5	6
Olympia Sign 2020	S. Ray Advocate	In the Court of ld 2nd civil Judge Jr. Divition at Ali pur. Whether any title Sciet tiled against—Sanwar mal Jain 3 Song HUF Pre-NO-4678 Bally Junge Place P.S Crassi hatg-	27.11.200 2020		Money suit / Ex Carrains Money suit / Ex Carrains To the use been find the rear 2009 to 2020 11.5.18 27.11.2020

Serial No. & Date	Name & residence of the Applicant	Name of the information required	Date on which information is to	Signature of Officer receiving	Remarks
1	2	3	be ready 4	the application 5	6
TOST TO THE PARTY OF THE PARTY	S. Ray Advocate,	In the Court of ld 2nd civil tudge Tr, Divition at Alipura Whether any title Suit filed against Tolars am Jain 8 Sons (HVF) Pre- NO-4618 Bally gu- nge place. P.S.— Garihat 2009-2	020		2009 2005.18 De 27.91.20

Serial No. & Date	Name & residence of the Applicant	Name of the information required	Date on which information is to be ready	Signature of Officer receiving the application 5	Remarks 6
1	2				
TO TO THE REPORT OF THE REPORT	S. Ray Advocate,	2nd civil Judge Jr. 2nd civil Judge Jr. Divition at Alipers Whether any Title Suit filed against Jafedish Prasad 8 sens (HUF) Pre-Ni 46/8 Bally Junge Place, P.S. Garihat Tm — 2009-2020	24.11.20	8	No such Time suich en denve Money suit. Ex Cases appears of have been filed contra the year 2009 to 2029 to 5 in ATT 1/4 20