

Subhro Kanti Roy Choudhury

Advocate

High Court at Calcutta

To

GLS REALTY PVT. LTD., a Limited Company registered under Companies Act, 1956, represented by its Director **Mr. LAKSHMI KANTA KAR**, having its office at BA-75, Salt Lake City, Sector - I , Kolkata – 700064.

Search Report/Report on Title, without prejudice

Re : Legal Opinion on the title of the property of **GLS REALTY PVT. LTD.**,

1. **Name and Address of the applicant for whom the opinion is sought :**

GLS REALTY PVT. LTD., a Limited Company registered under Companies Act, 1956, represented by its Director **Mr. Lakshmi Kanta Kar**, having its office at BA-75, Salt Lake City, Sector - I , Kolkata – 700064.

Nature and Description of the Property:

ALL THAT land measuring more or less 68 Cottahs 6 Chattak 23 Sqft recorded in L.R. Plot No. 222,223,226,227,228 under Khatian Nos. 2005,2007,132,2006,740,1025,177,1927,1025 respectively of Mouza – Thakdari, J.L. No. 19, Re.Su. No. 216, Touzi no. 10, within P.S.- New Town, within the limit of Bidhannagar Municipality, being Word No. 27, Thakdari Road, Kolkata – 700102.

Cont.....2

Residence cum Chamber : 5/8, Jessore Road, 1st Floor, Brinda Apartment, Kolkata – 700028

Phone : (M) 9831581182, 9874151500, E-mail : subhro_krc@gmail.com

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Advocate

High Court at Calcutta

2. State the nature of Title (by way of Sale, Gift, Exchange, Will, Partition, etc.)

By way of sale : ALL THAT land measuring more or less 68 Cottahs 6 Chattak 23 Sqft recorded in L.R. Plot No. 222,223,226,227,228 under Khatian Nos. 2005,2007,132,2006,740,1025,177,1927,1025 respectively of Mouza – Thakdari, J.L. No. 19, Re.Su. No. 216, Touzi no. 10, within P.S.- New Town, within the limit of Bidhannagar Municipality, being Word No. 27, Thakdari Road, Kolkata – 700102.

Whether all the documents were in a language known and understood by the Advocate :

Yes

3. Whether any adverse entries were found at the time of searching conducted before the concern registry offices.

(a) In reaspect of the property searches were conducted before the office of ADSR - Rajarhat which are as follows:

(i) ADSR- Rajarhat search was conducted by my clerk Sri Apurba Ghosh for the period 2012 to 2019 in respect of Index-II, no adverse entry were recorded in respect of the above mentioned property for the period of Search.

Note: kindly note that the searching of the property have been conducted in the above mentioned registry offices as per available recores in the concern Registry offices.

Cont.....3

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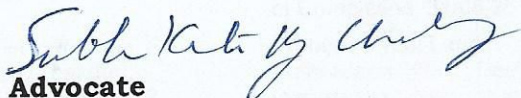
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Advocate

High Court at Calcutta

4. **Whether the owner has market table title on the property and whether they are in possession of the property:**

The owner has marketable title on the property as per documents perused by me and as per available records before the concern Registry offices for the period of search conducted by my agents.


Advocate

High Court at Calcutta

Date: 02/02/2019

SUBHRO KANTI ROY CHOUDHURY
Advocate
High Court, Calcutta

List of Documents:

Searching Slip of ADSR Rajarhat

- No.1. 1523001475/2019.**
2. 1523001476/2019.
3. 1523001477/2019.
4. 1523001478/2019.
5. 1523001479/2019.

Residence cum Chamber : 5/8, Jessore Road, 1st Floor, Brinda Apartment, Kolkata – 700028

Phone : (M) 9831581182, 9874151500, E-mail : subhro_krc@gmail.com

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



Date of Application: 01-02-2019

Serial No of Application 1523001475/2019 **Search No** 1523001475/2019
Search for the Years From 2012 To 2019 **Record Available** From 22/11/2012 onwards
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, , Plot No: LR- 00222
From whom Received Mr APURBA HALDER
Fees Paid under Articles F1(i) 2/- F1(ii) 7/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR-222 Khatian: 585	Area of Land: 0.01000000 decimal
Deed Details :		Deed No: I-152308644/2017, Query No: 15230001198136/2017, Serial No: 1523009098/2017, Page: 247693 - 247731, Date of Registration: 30/08/2017, Date of Completion: 31/08/2017,		
2	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR-222 Khatian: 2005	Area of Land: 0.12375003 decimal (1 Chatak,9 Sqft)
Deed Details :		Deed No: I-152308644/2017, Query No: 15230001198136/2017, Serial No: 1523009098/2017, Page: 247693 - 247731, Date of Registration: 30/08/2017, Date of Completion: 31/08/2017,		
3	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR-222 Khatian: 2007	Area of Land: 0.12375003 decimal (1 Chatak,9 Sqft)
Deed Details :		Deed No: I-152308644/2017, Query No: 15230001198136/2017, Serial No: 1523009098/2017, Page: 247693 - 247731, Date of Registration: 30/08/2017, Date of Completion: 31/08/2017,		
4	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR-222 Khatian: 132	Area of Land: 0.90750000 decimal (0.55 Katha)
Deed Details :		Deed No: I-152308673/2018, Query No: 15230001231561/2018, Serial No: 1523008968/2018, Page: 282249 - 282296, Date of Registration: 31/07/2018, Date of Completion: 01/08/2018,		
5	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari, , Ward: 027	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-222 Khatian: 2006	Area of Land: 0.12460956 decimal (54.375 Sqft)
Deed Details :		Deed No: I-152312252/2018, Query No: 15230001621622/2018, Serial No: 1523012665/2018, Page: 405272 - 405293, Date of Registration: 02/11/2018, Date of Completion: 20/11/2018,		

(Mr Sanjoy Basak)

A.D.S.R. RAJARHAT

Government of West Bengal
Office of the RAJARHAT (A.D.S.R.)
Receipt for fees deposited for Search
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Date of Application: 01-02-2019

Serial No of Application	1523001476/2019	Search No	1523001476/2019
Search for the Years	From 2012 To 2019	Record Available	From 22/11/2012 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, , Plot No: LR- 00225		
From whom Received	Mr APURBA HALDER		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 7/-	

Search Result: No Record Found



(Mr Sanjoy Basak)
A.D.S.R. RAJARHAT
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Date of Application: 01-02-2019

Serial No of Application 1523001477/2019 **Search No** 1523001477/2019
Search for the Years From 2012 To 2019 **Record Available** From 22/11/2012 onwards
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, , Plot No: LR- 00226
From whom Received Mr APURBA HALDER
Fees Paid under Articles F1(i) 2/- F1(ii) 7/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR-226 Khatian: 740	Area of Land: 38.00000000 decimal
Deed Details :		Deed No: I-152308644/2017, Query No: 15230001198136/2017, Serial No: 1523009098/2017, Page: 247693 - 247731, Date of Registration: 30/08/2017, Date of Completion: 31/08/2017,		
2	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-226 Khatian: 740	Area of Land: 38.00000000 decimal
Deed Details :		Deed No: I-152311717/2017, Query No: 15231000374344/2017, Serial No: 1523012306/2017, Page: 341923 - 341945, Date of Registration: 29/11/2017, Date of Completion: 29/11/2017,		
3	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-226 Khatian: 740	Area of Land: 38.00000000 decimal
Deed Details :		Deed No: I-152311751/2017, Query No: 15231000383394/2017, Serial No: 1523012352/2017, Page: 341974 - 342001, Date of Registration: 29/11/2017, Date of Completion: 29/11/2017,		
4	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-226 Khatian: 740	Area of Land: 38.00000000 decimal
Deed Details :		Deed No: I-152311767/2017, Query No: 15231000394535/2017, Serial No: 1523012353/2017, Page: 341946 - 341973, Date of Registration: 29/11/2017, Date of Completion: 29/11/2017,		
5	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR-226 Khatian: 1025	Area of Land: 38.00000000 decimal
Deed Details :		Deed No: I-152312381/2017, Query No: 15231000409319/2017, Serial No: 1523013018/2017, Page: 368555 - 368579, Date of Registration: 13/12/2017, Date of Completion: 21/12/2017,		
6	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR-226 Khatian: 1025	Area of Land: 76.98900000 decimal (46.66 Katha)
Deed Details :		Deed No: I-152308673/2018, Query No: 15230001231561/2018, Serial No: 1523008968/2018, Page: 282249 - 282296, Date of Registration: 31/07/2018, Date of Completion: 01/08/2018,		

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Date of Application: 01-02-2019

Serial No of Application 1523001478/2019 **Search No** 1523001478/2019
Search for the Years From 2012 To 2019 **Record Available** From 22/11/2012 onwards
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, , Plot No: LR- 00227
From whom Received Mr APURBA HALDER
Fees Paid under Articles F1(i) 2/- F1(ii) 7/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: LR-227 Khatian: 177	Area of Land: 1.93416678 decimal (1 Katha,2 Chatak,34 Sqft)
Deed Details :		Deed No: I-152309851/2016, Query No: 15231000347186/2016, Serial No: 1523010278/2016, Page: 300209 - 300224, Date of Registration: 20/09/2016, Date of Completion: 21/09/2016,		
2	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-227 Khatian: 177	Area of Land: 2.28000000 decimal Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-152302998/2017, Query No: 15231000132600/2017, Serial No: 1523003340/2017, Page: 86507 - 86529, Date of Registration: 19/04/2017, Date of Completion: 19/04/2017,		
3	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR-227 Khatian: 177	Area of Land: 11.42857143 decimal
Deed Details :		Deed No: I-152308644/2017, Query No: 15230001198136/2017, Serial No: 1523009098/2017, Page: 247693 - 247731, Date of Registration: 30/08/2017, Date of Completion: 31/08/2017,		
4	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR-227 Khatian: 177	Area of Land: 2.27700000 decimal (1.38 Katha)
Deed Details :		Deed No: I-152308644/2017, Query No: 15230001198136/2017, Serial No: 1523009098/2017, Page: 247693 - 247731, Date of Registration: 30/08/2017, Date of Completion: 31/08/2017,		
5	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR-227 Khatian: 177	Area of Land: 2.27700000 decimal (1.38 Katha) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-152308644/2017, Query No: 15230001198136/2017, Serial No: 1523009098/2017, Page: 247693 - 247731, Date of Registration: 30/08/2017, Date of Completion: 31/08/2017,		
6	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-227 Khatian: 1927	Area of Land: 2.28000000 decimal
Deed Details :		Deed No: I-152311677/2017, Query No: 15231000392725/2017, Serial No: 1523012269/2017, Page: 360082 - 360108, Date of Registration: 29/11/2017, Date of Completion: 13/12/2017,		

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Date of Application: 01-02-2019

Serial No of Application	1523001479/2019	Search No	1523001479/2019
Search for the Years	From 2012 To 2019	Record Available	From 22/11/2012 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, , Plot No: LR- 00228		
From whom Received	Mr APURBA HALDER		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 7/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Rajarhat, Mouza: Thakdari, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Thakdari,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR-228 Khatian: 1025	Area of Land: 39.00000000 decimal

Deed Details :

Deed No: I-152308644/2017, Query No: 15230001198136/2017, Serial No: 1523009098/2017, Page: 247693 - 247731, Date of Registration: 30/08/2017, Date of Completion: 31/08/2017,



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