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DSP 327/1

Clients: (1) **HIMANGA MERCANTILES PRIVATE LIMITED**, (2) **RAUNAK PROPERTIES PRIVATE LIMITED** of P-829/A, Lake Town, Block – A, Post Office and Police Station Lake Town, Kolkata, Pin Code - 700089.

SEARCH REPORT AND CHAIN ON TITLE

I. SECTION 'A' – DEFINITIONS:

The terms or expression used herein shall have the meaning assigned to them as follows:

- (a) **“Subject Property”** shall mean the entire L. R. Dag Nos. 463, 464, 465 and 466 and divided and demarcated portion of L.R Dag No. 454 all recorded in L.R Khatian No. 3720 (formerly R.S. Dag Nos. 150, 151, 152, 153 and 201 (Part) recorded in R.S. Khatian Nos.86, 107, 184, 176/1 and 222) all in Mouza Ghola, J.L No.77, Holding/Premises No. 97 Ghola Kachari Road (formerly Holding Nos.35, 56, 57 and 88 Ghola Kachari Road) within Ward No. 23 of the Barasat Municipality in the District of North 24 Parganas.
- (b) **“Concerned Owner”** shall mean **MADHUSHREE INDUSTRIES PRIVATE LIMITED** of 36A, Pratapaditya Road, 2nd Floor, Flat-2B, Magnum Parkview, Kolkata-700026.

II. SECTION 'B' - SEARCH REPORT:

Under instructions from our above-named clients, we have from time to time, initially during the month of September, 2022 and thereafter intermittently (as would be borne out from the date of annexed reports) caused to be made certain searches at the registration offices, Courts and certain other Government Departments as mentioned hereinbelow and our findings from the searches so caused to be made are as follows:

- 1. **Registration Offices:** We have caused to be made searches of the relevant Index II in respect of the Dags comprised in the Subject Property and wherever Index II was torn, damaged or not available, Index I at the offices of the (a) Registrar of Assurances, Calcutta as per jurisdiction during the years 1990 to 2001, (b) Additional Registrar of Assurances-I and III, Kolkata as per jurisdiction during the years 2019 onwards till the date of searches, (c) Additional Registrar of Assurances-II, Kolkata, during the years 2002 onwards till the date of searches (d) Additional Registrar of Assurances- IV, Kolkata, during the years 2015 onwards

till the date of searches; (e) District Sub Registrar, Barasat during the years 1990 to 2002, (f) District Sub Registrar - II, North 24 Parganas, Barasat during the years 2003 to 2014, (g) District Sub Registrar - III, North 24 Parganas, Barasat during the years 2014 to 2023, (h) Additional District Sub-Registrar, Barasat, during the year 1990 onwards till the date of searches; (i) Additional District Sub Registrar, Kadambagachi during the years 1990 to 1996. A xerox copy each of the Receipts issued by the concerned Registration Offices from time to time and the Reports of such Searches received from the searchers from time to time are annexed hereto and marked 'A-1 to A-372'.

- 1.1 While causing to be made such searches at the registration offices one relevant entry being the Agreement for Sale dated 11th April, 2023 in respect of the Subject Property was found which is mentioned in the Section D (iii) hereinbelow and several irrelevant entries to the Subject Property were found which are mentioned in **Schedule-1** annexed hereto and marked as "**B-1-IR-1 to B-1-IR-15**".
- 1.2 We would, however, like to specifically mention as regards the said searches as follows:-
 - (a) Both relevant Index-II and Index-I for several years were found either fully or partly torn or incomplete or damaged or not indexed either fully or partly or additional volume not being available and searches for those years could not, as such, be carried out.
 - (b) Since the introduction of Section 47A of Indian Stamp Act as applicable to West Bengal, pending documents or any document which has been presented for registration, but registration whereof is kept in abeyance for want of assessment of market value by the registering authority, do not reflect in the searches and get recorded in Indices only upon payment of deficit stamp duty and registration fee applicable thereon although they take effect from the date of their execution.
 - (c) One Receipt for searches done during the years 2019 till the date of searches and Some Receipts for searches done for the years 2019 to 2023, 2022 to 2023 and 2023 were updated and hence fresh receipts have been obtained being Annexure nos. A-208 and A-87 to A-91, A-97 to A-102, A-108 to A-116, A-118 to A-123, A-125 to A-127, A-129, A-130, A-132 to A-134, A-136, A-137, A-139 to A-141, A-143, A-144, A-146 to A-148, A-150, A-151, A-207, A-239 to A-241, A-243, A-244, A-246 to A-248, A-250, A-251, A-253 to A-255, A-257, A-258, A-260 to A-264, A-270 to A-275, A-279 to A-288, A-340, A-342, A-343, A-346, A-348, A-352, A-356, A-350 and A-364.
 - (d) At the time of causing searches in respect of the computerized records at the offices of Additional Registrar of Assurances-II, Kolkata during the years

2002 to 2008 and District Sub Registrar-II, North 24 Parganas, Barasat during the year 2003 to 2010, they did not maintain any Indices for public inspection and the clerk sitting on the computer gave oral details to the searcher in respect of the concerned property only.

- (e) The entry of Sale Deed dated 5th July, 2023 and registered with Additional Registrar of Assurances IV, Kolkata in Book I Volume No. 1904-2023 Pages 45124 to 454149 Being No.190409455 for the year 2023 was also not reflected in the Index II searching at the office of Additional Registrar of Assurances-IV, Kolkata whereby Client have purchased the subject property from the concerned Owner.
- (f) The entry of Sale Deed dated 2nd August, 2001 and registered with Additional District Sub Registrar Barasat in Book I Volume No. 121 Pages 398 to 406 Being No.3345 for the year 2004 was not reflected in the computer search of Index II searching at the office of Additional District Sub Registrar Barasat. This entry has been found during our internal online search from the wbregistration.gov.in site. The detail of the said entry has been mentioned in the **Schedule-1** annexed hereto.

1.3 The searches at the registration offices as per the available records have not disclosed any encumbrance affecting the Subject Property.

2. **Courts and The Sheriff, Calcutta High Court:**

- 2.1 We have caused to be made necessary searches as to whether any Title Suit or Title Execution Case or Money Suit or Money Execution Case were filed at the Court of the 1st Civil Judge (Senior Division) at Barasat and Court of the 1st Civil Judge (Junior Division) at Barasat and Title Appeal and Misc Case were filed at the Court of the Ld. District Judge at Barasat by or against the Madhushree Industries Private Limited during the years 2011 to 2023 till date of information slips and from the Information Slips received by us it would appear that there were no suit or case filed in the aforesaid Courts by or against the said concerned Owner in respect of the Subject Property as on the date of the respective reports. Xerox Copies of Information Slips issued by the concerned Courts are annexed hereto and marked with the letter 'C-1 to C-10'. Some of aforesaid information slips have been updated for the year 2022 to 2023 and marked with the letter "C-11 to C- 20".
- 2.2 We have also on 15th September 2022 caused to be inspected by our clerk, the Property and Miscellaneous Registers in the Office of the Sheriff, Calcutta High Court, for any attachment of movable and/or immovable property against the Madhushree Industries Private Limited for the years 2011 to 2023 till date of information slips and no entry of any such attachment was found therein upto the respective date of issuance of the respective receipts. A Xerox copy each of the receipts issued by the said department and reports are annexed hereto and marked

with the letter "C-21" to "C-23". Xerox copy of updated receipt for the year 2022 to 2023 issued by the said department and report are annexed hereto and marked with the letter "C-24 to C-26".

3. **Acquisition And Requisition Searches:**

- 3.1 There appears to be no acquisition or requisition proceeding at the office of The SPIO & Special Land Acquisition Officer of Barasat, North 24 Parganas in respect of the C.S/R.S. Dag Nos.150, 151, 152, 153 and 201. A Xerox copy of the information given by the aforesaid department vide Memo No.2378 LA(N)/BST/RTI/G.Misc. 1602(2022) dated 9th November 2022 is annexed hereto and marked with the letter "D".

4. **Registrar of Companies, West Bengal:**

- 4.1 As per the searches caused to be made at the site of Registrar of Companies, West Bengal, being "http://mca.gov.in" on 18th October 2022 in the name of Madhushree Industries Private Limited, it appear that several Form No. 8, Form No.17 and Form No.CHG-4 have been uploaded in the said site and several charges were found although all charges have been satisfied in respect of the Subject Property. Copy of the Charges Registered uploaded in the said site and printed the same on 28.10.2022 is annexed hereto and marked with the letter "E, E-1 and the abovementioned Forms are annexed hereto and marked with the letter "E-2 to E-29".

5. **Settlement Office:**

- 5.1 The Concerned Owner had provided L.R Parchas all dated 22.09.2022 in respect of L.R Dag Nos.454, 463, 464, 465 and 466 to us wherein the name of the concerned Owner has been recorded as raiyat. A summary of the particulars appearing from such parcha is as follows and a xerox copy of such L.R Parcha is annexed hereto and collectively marked with the letter "F".

S.I No.	L.R khati an no.	L.R Dag No.	Classifi cation	Total Area (Acre)	Mutate d area (Acre)	Recorded owner	Remarks
1.	3720	454	Danga	0.81	0.28	Madhushre e Industries Private Limited	Agata Kh No.362
2.		463	Sali	0.35	0.35		Agata Kh No.84, 110 and 355, Satish Paper Mills

3.		464	Sali	0.81	0.81		Agata Kh No.838 and 981, Satish Paper Mills
4.		465	Sali	0.02	0.02		Agata Kh No.894 Satish Paper Mills
5.		466	Bastu	0.79	0.79		Agata Kh No.894 Satish Paper Mills

6. DEBTS RECOVERY TRIBUNAL

- 6.1 From the report given by Mrs. Sanjukta Ray, Advocate as per records available in all the three Tribunals, there are no such cases have been found in respect of the Madhushree Industries Private Limited, the Concerned Owner herein. Xerox copy of report is annexed hereto and marked as annexure "G".

III. SECTION 'C' – Chain of Title:

From the recitals and particulars contained in the documents provided to us by clients and certified copies of deeds obtained by us from registration offices, the chain of title in respect of the Subject Property appears to be as follows:-

- (a) By an Indenture of Conveyance dated 29th March, 1996 and registered with the Registrar of Assurances, Calcutta in Book I Volume No. 34 Pages 176 to 195 Being No. 1344 for the year 1996, one Satish Paper Board Mills Ltd. represented through Official Liquidator, High Court, Calcutta sold to the C.N. Aluminium Works Private Limited, amongst other properties, **ALL THAT** land containing an area of 2.89 acre more or less comprised in R.S Dag Nos.150, 151, 152, 153, 201 (portion) and 208 in Mouza Ghola, J.L. No.77, Police Station Barasat in the District of North 24 Parganas alongwith other immovable and movable property therein, hereinafter referred to as "the **Larger Property**".
- (b) Subsequently the name of C.N Alumunium Works Private Limited has been changed to Madhushree Industries Private Limited (the Concerned Owner hereto) and a fresh certificate of incorporation upon change of name was issued vide No.NCR/CN/2590 dated 9.12.1997 of Registrar of Companies.
- (c) The Subject Property is a portion of the Larger Property.

IV. SECTION 'D' – STATEMENTS AND COMMENTS:

Besides our statements and comments made at different places of this report, we would also like to mention the following:

- (i) The report on searches is on the basis of the provided documents of owner and records available as on the date of such searches caused to be done;
- (ii) The searches undertaken by us 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 or by any authority besides those specifically mentioned above but relates to encumbrance created by those act of parties which requires, under law, a corresponding record to be maintained for the public in general at the offices at which we have caused to be made the searches as aforesaid.
- (iii) By an Agreement for Sale Deed dated 11th April, 2023 and registered with Additional Registrar of Assurances IV, Kolkata in Book I Volume No.1904-2023 Pages 268089 to 268118 Being No.190405152 for the year 2023 followed by a Sale Deed dated 30th June, 2023 and registered with Additional Registrar of Assurances IV, Kolkata in Book I Volume No. 1904-2023 Pages 45124 to 454149 Being No.190409455 for the year 2023, the Concerned Owner sold the Subject Property to the Clients.
- (iv) This Search Report is meant for the understanding of abovenamed Clients alone and shall not be for use and reliance for any other person.

Under the circumstances as above and save and subject to what has been stated hereinabove and also in the enclosures hereto, our searches when made did not disclose encumbrance affecting the Subject Property.

DATED THIS 17th DAY OF January 2025

for DSP LAW ASSOCIATES

Pratibha Debnath
Advocate

BAR Enrolment No. Fo NEC : F/763/2012

SCHEDULE - 1
(IRRELEVANT ENTRIES FOUND ON SEARCHES OF INDEX-II)

ANNEX URE AND SOURC E	Registration Particulars					Registration office	Remarks
	Boo k	Volu me	Pages	Being No.	Year		
B1-IR-1 Index II Search referred to Page No. A-12	I	52	378- 384	3424	1993	D.R. Barasat	Sale Deed dated 09.06.1993 made between one Usha Rani Dey as Vendor and Niranjan Chandra Das & Ors. as Purchasers in respect of 11 Chittacks 17 Sqare Feet in R.S Dag No.350 (Plot No. 2 and Holding No. 10/1) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property Certified copy obtained and copy annexed hereto and marked as 'IR-1'.
B1 IR 2 Index II Search referred to Page A- 77	I	30	144 159	09329	2012	D.S.R II, Barasat	Sale Deed dated 21.06.2012 made between one Sima Karmakar as Vendor and Bitan Dhar as Purchaser in respect of 1 Cottah 8 Chittacks in R.S Dag No.201 (Plot No. E/1/B) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and copy annexed hereto and marked as 'IR-2'.
B1-IR 3 Index II Search referred	I	13	4599- 4614	03845	2011	Additional District Sub Registrar, Barasat	Sale Deed dated 04.07.2011 made between one Mridul Kumar Basu & Anr. as Vendor and Rina Sarkar & Anr. as Purchaser in respect

to Page A- 82							of 6 Cottah 5 Chittacks in R.S Dag No.201 (Plot No. E/1/J) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and copy annexed hereto and marked as 'IR-3'.
B1-IR-4 Index II Refer to Page A- 84	I	2	307- 314	177	2002	Additional District Sub Registrar, Barasat	Sale Deed dated 11.01.2002 made between one Manick Chandra Chakraborty as Vendor and C.N Aluminium Works Private Limited as Purchaser in respect of 1 Cottah 7 Chittacks in R.S Dag No.201 (Plot No. E/1/C/2) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property Certified copy obtained and copy annexed hereto and marked as 'IR-4'.
B1-IR-5 Index II Refer to Page A- 84	I	2	315- 324	178	2002	Additional District Sub Registrar, Barasat	Sale Deed dated 11.01.2002 made between one C.N Aluminium Works Private Limited as Vendor and Goutam Dey as Purchaser in respect of 1 Cottah 7 Chittacks in R.S Dag No.201 (Plot No.E/1/C/1) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and copy annexed hereto and marked as 'IR-5'.

B1-IR-6 Index II Refer to Page A- 84	I	40	285- 292	2106	2001	Additional District Sub Registrar, Barasat	Sale Deed dated 27.04.2001 made between one C.N Aluminium Works Private Limited as Vendor and Krishnapada Chakroborty & Anr. as Purchasers in respect of 1 Cottah 8 Chittaks in R.S Dag No.201 (Plot No.E/1/H) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and copy annexed hereto and marked as 'IR-6'.
B1-IR-7 Index II Refer to Page A- 84	I	40	301- 308	2108	2001	Additional District Sub Registrar, Barasat	Sale Deed dated 27.04.2001 made between one C.N Aluminium Works Private Limited as Vendor and Som Bahadur Rai & Anr. as Purchaser in respect of 2 Cottah in R.S Dag No.201 (Plot No.E/1/D) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and copy annexed hereto and marked as 'IR-7'.
B1-IR-8 Index II Refer to Page A- 84	I	51	165- 174	2734	2002	Additional District Sub Registrar, Barasat	Sale Deed dated 16.05.2002 made between one C.N Aluminium Works Private Limited as Vendor and Prosanto Das as Purchaser in respect of 2 Cottah in R.S Dag No.201 (Plot No. E/1/illegible) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and

							copy annexed hereto and marked as 'IR-8'.
B1-IR-9 Index II Refer to Page A-84	I	41	147-152	2823	1991	Additional District Sub Registrar, Barasat	Gift Deed dated 06.03.1991 made between one Rabindra Nath Mallick Chowdhury as Donor and Sima Mallick Chowdhury as Donee in respect of 2 Cottah in R.S Dag No.201 in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and copy annexed hereto and marked as 'IR-9'.
B1-IR-10 Index II Refer to Page A-84	I	64	127-134	3231	2002	Additional District Sub Registrar, Barasat	Sale Deed dated 11.01.2002 made between one C.N Aluminium Works Private Limited as Vendor and Shila Mazumder as Purchaser in respect of 2 Cottah 5 Chittacks 9 Sqare Feet in R.S Dag No.201 (Plot No.E/1/A) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and copy annexed hereto and marked as 'IR-10'.
B1-IR-11 Index II Refer to Page A-84	I	73	27-34	3588	2001	Additional District Sub Registrar, Barasat	Sale Deed dated 19.07.2001 made between one C.N Aluminium Works Private Limited as Vendor and Kakoli Sarkar as Purchaser in respect of 2 Cottah 3 Chittacks 11 Sqare Feet in R.S Dag No.201 (Plot No.E/1/E) in Mouza Ghola,

							District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and copy annexed hereto and marked as 'IR-11'.
B1-IR-12 Index II Refer to Page A-84	I	73	35-42	3589	2001	Additional District Sub Registrar, Barasat	Sale Deed dated 19.07.2001 made between one C.N Aluminium Works Private Limited as Vendor and Ratan Lal Bhowmick as Purchaser in respect of 14 Chittacks 15 Square Feet in R.S Dag No.201 alongwith another property (Plot No.E/1/F and F/1) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and copy annexed hereto and marked as 'IR-12'.
B1-IR-13 Index II Refer to Page A-84	I	93	243-252	4701	2001	Additional District Sub Registrar, Barasat	Sale Deed dated 26.09.2001 made between one C.N Aluminium Works Private Limited as Vendor and Sona Rai as Purchaser in respect of 15 Chittacks 21 Square Feet in R.S Dag No.201 alongwith another property (Plot No.E/1/6) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and copy annexed hereto and marked as 'IR-13'.

B1-IR-14 Index II Refer to Page A 170	I	1503-2017	1899 00- 1899 22	07216	2017	Additional District Sub Registrar, Barasat	Sale Deed dated 23.11.2017 made between one Ratan Lal Bhowmick as Vendor and Abhijit Saha & Anr. as Purchasers in respect of 1 Chittacks in R.S Dag No.201 along with another property (Plot No.E/1/F and F/1) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and copy annexed hereto and marked as 'IR-14'.
B1-IR-15	I	121	398-406	03345	2004	Additional District Sub Registrar, Barasat	Sale Deed dated 2.08.2001 made between one Madhushree Industries Private Limited as Vendor and Mridul Kumar Basu & Anr. as Purchaser in respect of 6 Cottah 5 Chittacks in R.S Dag No.201 (Plot No.E/1/J) in Mouza Ghola, District North 24 Parganas. Not Relevant out side Subject Property. Certified copy obtained and copy annexed hereto and marked as 'IR-15'.

DATED THIS 17th DAY OF January 2025

Client:

**HIMANGA MERCANTILES PRIVATE LIMITED
& ANR.**

Re: Property at Mouza Gholia in the District of North
24 Parganas.

SEARCH REPORT AND CHAIN ON TITLE

DSP LAW ASSOCIATES

Advocates

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