

Mary Datta

Advocate
High Court, Calcutta

CHAMBER AND RESIDENCE

1B, Old Post office Street,
Ground Floor Room No. 2
Kolkata 700001
185/186/3/1 Shibpur Road, Shibpur,
Howrah 711102.
Ph:- 9051187903
Email: marydatta86@yahoo.com

Search Report

Sub:- Land measuring 4.01 cottahs approx. along with structures standing therein situate at premises no.57 Ustad Amir Khan Sarani (formerly known as 700E, block P) P.S New Alipore, P.O New Alipore, New Alipore Kolkata 700053.DSR at Alipore, word no 81.

My Client Tirupati Tower Pvt. Ltd, having its registered office at 1 Garstin Place, Kolkata 700001

Documents Produced:-

1. One Dr. U.P Basu was seized and possessed of and /or sufficiently entitled to premises no 23A /700E, block P, New Alipore by virtue of an Indenture of Conveyance dated 25th July 1952 from Co Operative Society Ltd. Registered at the Office of Sub Registrar Alipore Sardar in book no I volume no 53,pages 291 to 296 being no. 4827 for the year 1952, here mark as Annexure "A".
2. That by virtue of an indenture dated 25th July 1952, Dr. U.P. Basu being purchaser kept mortgage the said property and the mortgagee was The Hindustan Co Operative Insurance Society, Limited, and the mortgage deed was registered at the office of Sub Registrar Alipore, being no 4828, pages 113 to 121 volume no 76 book no I, here mark as Annexure "B".
3. That the mortgager paid the sum of rupees 7000 principal and 35 for interest calculated upto 31st day of January 1959 making together 7035 and the

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mortgager Dr. U.P.Basu paid to the corporation said sum of rupees so due and owing on the security of the said deed of mortgage who is the corporation admitted and acknowledged in full satisfaction.

4. Said Dr. U.P. Basu died on 01.12.1969 leaving behind a will dated 12.11.1969 whereby said Dr. U.P.Basu had bequeathed all his movable all immovable properties including the said property to his wife Sudha Rani Basu which was duly probated in the court of the Additional District Judge 5th Court at Alipore in Act 39 Case No 10 of 1970 and accordingly said Sudha Rani Basu had became the absolute Owner of the said premises.
5. That after payment of the said amount there was a deed of Reconveyance date 18.03.1977 which was registered at the office of Sub Registrar Alipore, being no 1594, volume no 72, book no I, pages 17 to 22, here mark as Annexure "C".
6. By a Deed of Conveyance dated 22nd November 1976 registered at the office Registrar of Assurance Calcutta in Book no I Volume no 189, pages 213 to 221 being no 4544 of 1976 said Sudha Rani Basu sold transferred and conveyed the said premises in favour of Sri Ram Gopal Mitra, here mark as Annexure "D".

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7. The said Ram Gopal Mitra died intestate on 19.03.2016 leaving behind his three sons namely Sri Basudev Mitra, Sri Debesh Mitra and Sri Ashoke Mitra as his only legal heirs and successors since his wife namely Ruby Mitra died earlier on 14.08.2003.
8. By virtue of law of inheritance the aforesaid three sons of late Ram Gopal Mitra became the joint absolute Owners of the said premises and got their names mutated in the records of the Kolkata Municipal corporation being Assessee no 110812900651 and are in absolute possession of the entirety of the said premises.
9. The Development Agreement and Power of Attorney Dated 1st August, 2019 registered at ARA II, Kolkata by and between 1. Mr. Basudev Mitra, 2. Mr Debesh Mitra, 3. Mr Ashoke Mitra and Tirupati Tower Pvt. Ltd - Developer. The Power Of Attorney was given for the purpose of construction and development as well as sale of Developer's area of the premises, here mark as Annexure "E" and "E-1".
10. Copy of Survey observation report issued by the Kolkata Municipal Corporation on 09.09.2019 in respect of said premises annexed herein and marked as 'F' that the said documents proves that the alignment has already

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been implemented and the said road is widened as per alignment said premises, here marked and Annexure "F".

11. Copy of letter dated 18.11.2019 vide ref. no.2E/OB/CE/674/X-19/6984, issued by Kolkata Improvement Trust in respect of said premises which shows that the said premises is not affected by any published/sanction scheme/alignment of trust, here marked as Annexure "G" and the said property is not affected by such road alignment.
12. Copy of building permit from the Kolkata Municipal Corporation has been issued vide sanction building Plan No.2019100160 dated 5th February, 2020.

OPINION

I made search of the subject property on and from 2005 to 2019 in the district Registry office at Alipore, additional district sub registry office Alipore and Additional Registrar of Assurance Kolkata but found no adverse entry and the property is lying free from all encumbrances. On perusal of the above documents and after scrutinizing all the papers placed before me, I am of the opinion that 1. Mr. Basudev Mitra, 2. Mr. Debesh Mitra, 3.Mr. Ashoke Mitra are the owners of the

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subject property and are in peaceful possession of the said property and have good and perfect, clear 'marketable title of the property in question free from all encumbrances and my client Tirupati Tower Pvt. Ltd. having its registered office at 1, Garstin Place, Kolkata 700001 have been appointed as "DEVELOPER" by virtue of registered Development Agreement dated 1st August 2019 and Power of Attorney dated 1st August 2019 executed and registered by and between the said owners in favour of my client to perform all acts and deeds necessary for the purpose of construction and development of the subject property.

Conclusion: Upon perusing all the necessary documents as mentioned herein above and on conducting the requisite due mentioned property is free from all encumbrances attachments lispendence, vesting, requisition and/or acquisition, debuttur, trust of any nature whatsoever and having good marketable title.

Yours truly,



Advocate

Date: 10th January 2021

Swapan Kumar Kanrar

A Govt. Licentiate Deeds Writer &
Record Searcher District Registration
Office (Sadar) Howrah.

Residence :

63/9, NABIN SENAPATI LANE,
KASUNDIA, HOWRAH-711 101
Mobile No. : 9830646290

Ref. No.....

Date 17-12-2020

Re. Premises no- 57, Ustad, Amritz Khan Sarani, P.S- New Alipore
District- South 24 parganas, 2006 to 2020, D.SR- Alipore,
2006 to 2020, A.D.S.R- Alipore, and 2006 to 2020, ARA- Kolkata

Form No- II.

D.S.R Alipore

(South 24 parganas)

A.D.S.R- Alipore

ARA- Kolkata

2006- computer

2007- do

2008- do

2009- do

2010- do

2011- do

2012- do

2013- do

2014- do

2015- do

2016- do

2017- do

2018- do

2019- do

2020- do

(To- 30/10/20)

2006- computer

2007- do

2008- do

2009- do

2010- do

2011- do

2012- do

2013- do

2014- do

2015- do

2016- do

2017- do

2018- do

2019- do

2020- do

(To- 30/10/20)

2006- computer

2007- do

2008- do

2009- do

2010- do

2011- do

2012- do

2013- do

2014- do

2015- do

2016- do

2017- do

2018- do { 192408 sqft.

2019- do { 96204 sqft

= { + 1458 sqft.

Development Agreement

03916-1902-149289

149331

Der. power - 03925-1902-

149553 to 149576

401 Katta - Declaration - 04320-

164370 to 164384

2020- computer (To- 30/10/20)

Computer Report is
enclosed herewith

Swapan K. Kanrar, 17/12/20.

District: South 24-Parganas, PS; New Alipore, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 57, Road: Ustad Amir Khan Sarani, , Ward: 81 Deed Registered in: A.R.A. - II KOLKATA	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian:	Area of Land: 2.20550321 decimal (962.4 Sqft) Area of Structure: 1758 Sq Ft	Deed No: I-190203916/2019 Volume: , Page: 149289 - 149331 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19020001165631/2019 Serial No: 1902004564/2019
District: South 24-Parganas, PS; New Alipore, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 57, Road: Ustad Amir Khan Sarani, , Ward: 81 Deed Registered in: A.R.A. - II KOLKATA	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian:	Area of Land: 4.41100642 decimal (1924.8 Sqft)	Deed No: I-190203916/2019 Volume: , Page: 149289 - 149331 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19020001165631/2019 Serial No: 1902004564/2019
District: South 24-Parganas, PS; New Alipore, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 57, Road: Ustad Amir Khan Sarani, , Ward: 81 Deed Registered in: A.R.A. - II KOLKATA	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: Khatian:	Area of Land: 2.20550321 decimal (962.4 Sqft) Area of Structure: 1758 Sq Ft	Deed No: I-190203925/2019 Volume: , Page: 149553 - 149576 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19021000175402/2019 Serial No: 1902004574/2019
District: South 24-Parganas, PS; New Alipore, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 57, Road: Ustad Amir Khan Sarani, , Ward: 81 Deed Registered in: A.R.A. - II KOLKATA	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: Khatian:	Area of Land: 4.41100642 decimal (1924.8 Sqft)	Deed No: I-190203925/2019 Volume: , Page: 149553 - 149576 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19021000175402/2019 Serial No: 1902004574/2019
District: South 24-Parganas, PS; New Alipore, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 57, Road: Ustad Amir Khan Sarani, , Ward: 81 Deed Registered in: A.R.A. - II KOLKATA	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian:	Area of Land: 6.61650000 decimal (4.01 Katha)	Deed No: I-190204320/2019 Volume: , Page: 164370 - 164384 Date of Registration: 14/08/2019 Date of Completion: 29/08/2019 Query No: 19021000183392/2019 Serial No: 1902005023/2019

Party Details View

Name & Address	Status & Transaction	Deed Details
ASHOKE MITRA Son of Late RAM GOPAL MITRA District: Gurgaon, PS: Susantá Lok, Pin: 122002, State: Haryana,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190203916/2019 Volume No: 1902-2019, Page No: 149289 to 149331 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19020001165631/2019 Serial No: 1902004564/2019
BASUDEV MITRA Son of Late RAM GOPAL MITRA District: North 24-Parganas, PS: New Town, Pin: 700156, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190203916/2019 Volume No: 1902-2019, Page No: 149289 to 149331 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19020001165631/2019 Serial No: 1902004564/2019
DEBESH MITRA Son of Late RAM GOPAL MITRA District: South 24-Parganas, PS: New Alipore, Pin: 700053, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190203916/2019 Volume No: 1902-2019, Page No: 149289 to 149331 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19020001165631/2019 Serial No: 1902004564/2019
TIRUPATI TOWER PVT LTD City: KOLKATA, District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,	Status: Organization (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190203916/2019 Volume No: 1902-2019, Page No: 149289 to 149331 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19020001165631/2019 Serial No: 1902004564/2019

VIJAY NARAYAN RATHI City: KOLKATA, District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190203916/2019 Volume No: 1902-2019, Page No: 149289 to 149331 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19020001165631/2019 Serial No: 1902004564/2019
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Party Details View

Name & Address	Status & Transaction	Deed Details
ASHOKE MITRA Son of Late RAM GOPAL MITRA District: Gurgaon, PS: Susantá Lok, Pin: 122002, State: Haryana,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190203916/2019 Volume No: 1902-2019, Page No: 149289 to 149331 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19020001165631/2019 Serial No: 1902004564/2019
BASUDEV MITRA Son of Late RAM GOPAL MITRA District: North 24-Parganas, PS: New Town, Pin: 700156, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190203916/2019 Volume No: 1902-2019, Page No: 149289 to 149331 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19020001165631/2019 Serial No: 1902004564/2019
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Party Details View

Name & Address	Status & Transaction	Deed Details
ASHOKE MITRA Son of Late RAM GOPAL MITRA District: Gurgaon, PS: Susantá Lok, Pin: 122002, State: Haryana,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.R.A. - II KOLKATA Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-190203925/2019 Volume No: 1902-2019, Page No: 149553 to 149576 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19021000175402/2019 Serial No: 1902004574/2019

BASUDEV MITRA Son of Late RAM GOPAL MITRA District: North 24-Parganas, PS: New Town, Pin: 700156, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.R.A. - II KOLKATA Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-190203925/2019 Volume No: 1902-2019, Page No: 149553 to 149576 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19021000175402/2019 Serial No: 1902004574/2019
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BASUDEV MITRA Son of Late RAM GOPAL MITRA District: North 24-Parganas, PS: New Town, Pin: 700156, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.R.A. - II KOLKATA Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-190203925/2019 Volume No: 1902-2019, Page No: 149553 to 149576 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19021000175402/2019 Serial No: 1902004574/2019
DEBESH MITRA Son of Late RAM GOPAL MITRA District: South 24-Parganas, PS: New Alipore, Pin: 700053, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.R.A. - II KOLKATA Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-190203925/2019 Volume No: 1902-2019, Page No: 149553 to 149576 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19021000175402/2019 Serial No: 1902004574/2019

	Agreement of [Deed No/Year]:	
TIRUPATI TOWER PVT LTD City: KOLKATA, District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,	Status: Organization (Attorney) Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.R.A. - II KOLKATA Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-190203925/2019 Volume No: 1902-2019, Page No: 149553 to 149576 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19021000175402/2019 Serial No: 1902004574/2019
VIJAY NARAYAN RATHI City: KOLKATA, District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,	Status: Representative (Attorney) Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.R.A. - II KOLKATA Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-190203925/2019 Volume No: 1902-2019, Page No: 149553 to 149576 Date of Registration: 01/08/2019 Date of Completion: 17/08/2019 Query No: 19021000175402/2019 Serial No: 1902004574/2019

Party Details View

Name & Address	Status & Transaction	Deed Details
Ashoke Mitra Son of Mr N A District: Gurgaon, PS: Susantá Lok, Pin: 122002, State: Haryana,, Country: India,	Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190204320/2019 Volume No: 1902-2019, Page No: 164370 to 164384 Date of Registration: 14/08/2019 Date of Completion: 29/08/2019 Query No: 19021000183392/2019 Serial No: 1902005023/2019
Basudev Mitra Son of Mr N A District: North 24-Parganas, PS: New Town, Pin: 700156, State: West Bengal,, Country: India,	Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190204320/2019 Volume No: 1902-2019, Page No: 164370 to 164384 Date of Registration: 14/08/2019 Date of Completion: 29/08/2019 Query No: 19021000183392/2019 Serial No: 1902005023/2019
Debesh Mitra Son of Mr N A District: South 24-Parganas, PS: New Alipore, Pin: 700053, State: West Bengal,, Country: India,	Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190204320/2019 Volume No: 1902-2019, Page No: 164370 to 164384 Date of Registration: 14/08/2019 Date of Completion: 29/08/2019 Query No: 19021000183392/2019 Serial No: 1902005023/2019
TIRUPATI TOWER PVT LTD City: KOLKATA, District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,	Status: Organization (Declarant) Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190204320/2019 Volume No: 1902-2019, Page No: 164370 to 164384 Date of Registration: 14/08/2019 Date of Completion: 29/08/2019 Query No: 19021000183392/2019 Serial No: 1902005023/2019
Vijay Narayan Rathi City: KOLKATA, District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,	Status: Representative (Declarant) Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - II KOLKATA	Deed No: I-190204320/2019 Volume No: 1902-2019, Page No: 164370 to 164384 Date of Registration: 14/08/2019 Date of Completion: 29/08/2019 Query No: 19021000183392/2019 Serial No: 1902005023/2019
Vijay Narayan Rathi Son of Late Satya Narayan Rathi	Status: Attorney (Declarant) Transaction: [0901] Declaration,	Deed No: I-190204320/2019 Volume No: 1902-2019, Page No: 164370

<p>City: KOLKATA, District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,</p>	<p>Declaration relating to immovable property Deed Registered in: A.R.A. - II KOLKATA</p>	<p>to 164384 Date of Registration: 14/08/2019 Date of Completion: 29/08/2019 Query No: 19021000183392/2019 Serial No: 1902005023/2019</p>
<p>Vijay Narayan Rathi Son of Late Satya Narayan Rathi City: KOLKATA, District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,</p>	<p>Status: Attorney (Declarant) Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - II KOLKATA</p>	<p>Deed No: I-190204320/2019 Volume No: 1902-2019, Page No: 164370 to 164384 Date of Registration: 14/08/2019 Date of Completion: 29/08/2019 Query No: 19021000183392/2019 Serial No: 1902005023/2019</p>
<p>Vijay Narayan Rathi Son of Late Satya Narayan Rathi City: KOLKATA, District: Kolkata, PS: Hare Street, Pin: 700001, State: West Bengal,, Country: India,</p>	<p>Status: Attorney (Declarant) Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered in: A.R.A. - II KOLKATA</p>	<p>Deed No: I-190204320/2019 Volume No: 1902-2019, Page No: 164370 to 164384 Date of Registration: 14/08/2019 Date of Completion: 29/08/2019 Query No: 19021000183392/2019 Serial No: 1902005023/2019</p>

No. REGN AA 409810

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 48310

Date of application..... 15/12/23

Search for the year (s)..... 2023-24

Name of office to which the record to be searched or inspected relates.....

Name of person or property to be searched.....

Nature of document.....

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 57 ustad Amar Khan

From whom received..... Sononi PS New Allpur S. Karmar

Fees paid under Article — 162

(1) (i)

(2) (ii)

(2)

Registrar of