

Anindita Pramanik (Sil)  
Advocate  
High Court Calcutta

Resi: Masterpara, Baruipur,  
24, PGS(S) Kol - 144

Cham: 40 K. K. Tagore Road,  
Alambazar, Kol - 35  
Cont. No.- 8777697759

### SEARCHING REPORT

Dear Sir,

Re : M/s. SSD Construction

Sub : Verification of records of landed property at Registrar/Sub-Registrar's Office at A.R.A. Kolkata, Alipore, ADSR-Alipore.


1.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/Allotment etc.)	Ownership Right.
2.	If leasehold, whether;	Not Applicable
	a) Lease Deed is duly stamped and registered	Not Applicable
	b) lessee is permitted to mortgage the Leasehold right,	Not Applicable
	c) duration of the Lease/unexpired period of lease,	Not Applicable
	d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
3.	If Govt. grant/allotment/lease-cum/Sale Agreement, whether;	Not Applicable
	a) Grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions,	NOT APPLICABLE
	b) The mortgagor is competent to create charge on such property.	NOT APPLICABLE
4.	If occupancy right, whether;	Yes
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes
5.	a) Whether provisions of Urban Land Ceiling Act applicable/ permission obtained.	NO

  
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	b) Whether NOC under Income tax Act is required/obtained. c) Whether records with the registrar of Assurances Verified (if applicable).	Not required Yes
6.	Whether there are claims from Minor's and his/their interest in the property/ies Specify the share of minor/s with name.	NOT APPLICABLE
7.	In case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Non-Agricultural Land
8.	In the case of conversion of Agricultural land for commercial purposes, whether requisite procedure / permission complied with obtained.	NOT APPLICABLE
9.	a) In case of partition/ settlement deeds, whether original deed is available for deposit. If not the modality/procedure to be followed to create a valid mortgage. b) whether mutation has been effected the mortgagor is in possession and enjoyment of his share. c) whether the partition is valid in law :	NOT APPLICABLE .. Property already mutated in the name of Property owner NOT APPLICABLE
10	(a) In case of partnership firm, whether the property belongs to the firm and registered the deed is properly registered. (b) Whether the person/s creating the mortgage has/have the authority to execute on behalf of the firm.	NOT APPLICABLE

  
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11.	In case of Limited Companies, verify the Borrowing Power Resolution, authority to create mortgage/execution of documents, any prior charges with ROC, MOA/ AOA, provision for common seal etc.	NOT APPLICABLE
12.	In case of Societies, Association, verify requisite resolutions, bye-laws, powers to borrow, encumbrances etc.	NOT APPLICABLE
13.	In case of a POA holder, verify genuineness of the Power of Attorney and the extent of the powers. Whether the same is properly executed/ stamped/ authenticated enforceable as per the Law of the place.	Yes, all POA is already executed in favour of Joyshankar Sarkar.
14.	<p>If the property is a flat/apartment or residential/commercial complex, check and comment on the following:</p> <p>(a) Promoter's/Land owner's title to the land/building;</p> <p>(b) Whether the flats are developed by the land owner or constructed on Joint Development basis.</p> <p>(c) Development Agreement/Power of Attorney;</p> <p>(d) Extent of authority of the Developer/builder;</p> <p>(e) Whether Construction is approved by the competent authority.</p> <p>(f) Independent title verification of the Land and/or building in question;</p> <p>(g) Agreement for sale (unregistered);</p> <p>(h) Whether it is Second/ subsequent Sale.</p>	<p>Not Applicable</p> <p>The owners has title to land</p> <p>The flats are develop/constructed on a joint development basis.</p> <p>Has been already submitted.</p> <p>Land owner granted registered Power of Attorney unto and in favour of the developer to sell the developer allocation.</p> <p>Yes</p> <p>Yes</p> <p>Not Applicable.</p> <p>Not Applicable</p>

  
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	(i) Payment of proper stamp duty; (j) Conveyance in favour Society/ Condominium concerned; (k) Occupancy Certificate/allotment letter/letter of possession; (l) Membership details in the Society etc.; (m) Share Certificates; (n) No Objection Letter from the Society; (o) Latest maintenance charges paid receipt from society (p) Whether proportionate share in land transferred to the mortgager. (q) Documents evidencing possession such as telephone bill, electricity Bill, Tax paid Receipt.	NOT APPLICABLE NOT APPLICABLE NOT APPLICABLE NOT APPLICABLE NOT APPLICABLE NOT APPLICABLE NOT APPLICABLE Yes Tax Receipt
	(r) All other legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Co- operative Societies Laws etc;	Not Applicable
15.	In case of joint family property and mortgage created for family benefit/legal necessity, verify whether major co- parceners hve no objection joined in execution, rights of female members, minor's shares etc.	NOT APPLICABLE
16.	Geneological tree is to be drawn up wherever the title has been has been acquired by succession.	NOT APPLICABLE
17.	Pending litigations/ court attachments/ injunction/stay orders/ acquisition by the Govt. Local authorities etc if any.	No litigation pending in the Court.
18.	Any other matters affecting the proposed creation of mortgage not converted else where.	NOT APPLICABLE

  
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Re.: Deed of Sale Nos.7340 for the year 1991 between Kalicharan Naskar as Vendor and Ashok Naskar as Purchaser.

This is to certify that I have searched in the A.D.S.R. Office at Alipore and D.R.S. Alipore and A.R.A. Kolkata, and respect of a piece and parcel of a land measuring about 05 cottahs 05 chittaks 25 sq.ft. land with 100 sq.ft tile structure standing there on within District-South 24-Parganas, comprised in Mouza- Baishnabghata, J.L. No.28, Touzi No.256, R.S. Dag No.788, R.S. Khatian No.576, within the limits of Kolkata Municipal Corporation, Premises No.419/1, Kendua Main Road, Ward No.101, Police Station-Patuli, Kolkata-700084, for the year 2014 to 2026, the property is butted and bounded as :

On North : Average 2.70 meter Black top Road  
 On South : Average 9.24 meter Black top Road  
 On East : Premises No.228 Kendua Main Road  
 On West : Premises No.419 Kendua Main Road

So far the records are available. As a result of search in the above noted entry in the said period of the aforesaid property measuring about 05 cottahs 05 chittaks 25 sq.ft. land with 100 sq.ft tile structure standing there on within District-South 24-Parganas, comprised in Mouza-Baishnabghata, J.L. No.28, Touzi No.256, R.S. Dag No.788, R.S. Khatian No.576, within the limits of Kolkata Municipal Corporation, Premises No.419/1, Kendua Main Road, Ward No.101, Police Station-Patuli, Kolkata-700084. Hence I am opinion that the above noted no entry in the said period of searching, and the flat in question is free from all encumbrances.

Searching receipt enclosed herewith.

Advocate  
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 13/04/2026