



NO ENCUMBRANCES

This is to confirm that the land on which development of our Residential Project "Skyline Aparajita" is proposed at Premises No. 38, Jubilee Park, Kolkata-700033, is free from any encumbrances including any rights, title, interest or name of any party in or over such land.

For SKYLINE PROJECTS

h. anil Bera
Partner

Indira Mazumdar
Partner

PRABUDDHA GHOSH MAJUMDER

B.SC L.L.B Advocate

ALIPORE CRIMINAL COURT

Residence Chamber:-

A/1/28 Ramgarh

P.O -Naktala

Kolkata-700047

MOB:- 9831313508

Ref:-

Date: 16.2.24.

Search Report

Ref: Premises No. 38, Jubilee Park, P.S, Tollygunge now Jadavpur, Kolkata-700 033, Area of land measuring 05 Cottahs 01 Chittak 05 square feet with 1000 square feet structure .

I have caused necessary searches in index no. II, regarding the above mentioned property in the records of the D.S.R.I-Alipore, A.D.S.R.Alipore and A.R.A.I-Kolkata for the years from 2008 to 2024 each offices and D.S.R.II-Alipore, D.S.R.III-Alipore, D.S.R.IV-Alipore, D.S.R.V-Alipore and A.R.A.II-Kolkata, A.R.A.III-Kolkata and A.R.A.IV-Kolkata for the years from 2019 to 2024 each offices with computer search.

During this periods of my search I found entries under as follows :

1.By a registered Deed of Gift Vide Book No. 1, Volume No.1605, Pages from 4648 to 4670, Being No.5904 for the year 2011 registered at A.D.S.R.Alipore, Area of land measuring 05 Cottahs 01 Chiak 05 Square feet with 4466 square feet structure, Donor- Sri Sukumar Mukherjee, Donee- 1. Smt. Pratima Mukherjee, 2. Smt. Sohini Mukherjee Sett, 3. Sri Saptarshi Mukherjee,

2.By a registered Deed of Development Agreement Vide Book No. 1, Volume No.1901, Pages from 263186 to 263224, Being No. 5465 for the year 2019 registered at A.R.A.I-Kolkata, Area of land measuring 03 Cottahs 06 Chittaks 03 Square feet with 100 square feet structure, Owner-1. Smt. Pratima Mukherjee, 2. Sri Saptarshi Mukherjee, Developers-1.JAS Construction, 2. Sri Jyotirmoy Saha, 3. Smt. Asha Jaiswal, 4. Smt. Swastika Banerjee.

3. By a registered Deed of Development Power Vide Book No. 1, Volume No.1901, Pages from 45075 to 45107, Being No. 1000 for the year 2020 registered at A.R.A.I-Kolkata, Area of land measuring 03 Cottahs 06 Chittaks 03 Square feet with 100 square feet structure, Principal -1. Smt. Pratima Mukherjee, 2. Sri Saptarshi Mukherjee, Attorney - 1. Sri Jyotirmoy Saha, 2. Smt. Asha Jaiswal, 3. Smt. Swastika Banerjee.

Prabuddha Ch Majumder

PRABUDDHA GHOSH MAJUMDER
Advocate
Alipore Police Court
Kolkata-700027
Regn. No.- WB-613/1989

PRABUDDHA GHOSH MAJUMDER

B.SC L.L.B Advocate

ALIPORE CRIMINAL COURT

Residence Chamber:-

A/1/28 Ramgarh

P.O -Naktala

Kolkata-700047

MOB:- 9831313508

Ref:-

Date: 16.2.24

Search Report

4.By a registered Deed of Development Agreement Vide Book No. 1, Volume No.1603, Pages from 19510 to 19540, Being No. 508 for the year 2020 registered at D.S.R.III-Alipore, Area of land measuring 01 Cottahs 11 Chittaks 02 Square feet with 100 square feet structure, Owner -1. Smt. Pratima Mukherjee, 2. Smt. Sohini Mukherjee Sett, Developers-1.JAS Construction, 2. Sri Jyotirmoy Saha, 3. Smt. Asha Jaiswal, 4. Smt. Swastika Banerjee.

5.By a registered Deed of Declaration, Vide Book No. 1, Volume No.1630, Pages from 137551 to 137563, Being No.3480 for the year 2022 registered at D.S.R.V-Alipore, Area of land measuring 3649.93 square feet, Declarant - 1. Smt. Pratima Mukherjee, 2. Smt. Sohini Mukherjee Sett, 3. Sri Jyotirmoy Saha, 4. Smt. Asha Jaiswal, 5. Smt. Swastika Banerjee.

6.By a registered Deed of Gift Vide Book No. 1, Volume No.1630, Pages from 137538 to 137550, Being No.3481 for the year 2022 registered at D.S.R.V-Alipore, Area of land measuring 3649.93 square feet, Donor - 1. Smt. Pratima Mukherjee, 2. Smt. Sohini Mukherjee Sett, 3. Sri Jyotirmoy Saha, 4. Smt. Asha Jaiswal, 5. Smt. Swastika Banerjee.

Donee- K.M.C.

No other entry was found of my search as per available records of the above mentioned registration offices.

Hence in my opinion that the above mentioned property has got good clear and marketable title as per available records of the above mentioned registration offices are concerned.

Search receipts and work sheets are attached herewith.

Prabuddha Ghosh Majumder
PRABUDDHA GHOSH MAJUMDER
Advocate
Alipore Police Court
Kolkata-700027
Regn. No.- WB-613/1989

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 06-02-2024

Serial No of Application	1601001644/2024	Search No	1601001644/2024
Search for the Years	From 2008 To 2024	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 38, Road: Jubilee Park		
From whom Received	E Mallick		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 16 /-	

Search Result: No Record Found

(Mr Md Tabis Ansari)
D.S.R. - I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 06-02-2024

Serial No of Application	1602001966/2024	Search No	1602001966/2024
Search for the Years	From 2019 To 2024	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 38, Road: Jubilee Park		
From whom Received	E Mallick		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 5 /-	
Search Result:	No Record Found		

(Mr Suman Basu)

D.S.R. -II SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 06-02-2024

Serial No of Application 1603002449/2024 **Search No** 1603002449/2024
Search for the Years From 2019 To 2024 **Record Available** From 23/02/2009 onwards
Property to be Searched District: South 24-Parganas, PS: Jadavpur, Premises: 38, Road: Jubilee Park
From whom Received E Mallick
Fees Paid under Articles F1(i) 2 /- F1(ii) 5 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 38, Road: Jubilee Park, , Ward: 094	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian: 00000/00	Area of Land: 2.78895834 decimal (1 Katha, 11 Chatak, 2 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-160300508/2020, Query No: 16030000271005/2020, Serial No: 1603000616/2020, Page: 19510 - 19540, Date of Registration: 19/02/2020, Date of Completion: 24/02/2020, Date of Delivery: 25/11/2020		



(Mr Md Iyarafiun Gazi)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 06-02-2024

Serial No of Application	1604002346/2024	Search No	1604002346/2024
Search for the Years	From 2019 To 2024	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 38, Road: Jubilee Park		
From whom Received	E Mallick		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 5 /-	

Search Result: **No Record Found**

(Mr Anupam Halder)
D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - V)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 06-02-2024

Serial No of Application 1630001342/2024 **Search No** 1630001342/2024
Search for the Years From 2019 To 2024 **Record Available** From 24/11/2015 onwards
Property to be Searched District: South 24-Parganas, PS: Jadavpur, Premises: 38, Road: Jubilee Park
From whom Received E Mallick
Fees Paid under Articles F1(i) 2/- F1(ii) 5/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 38, Road: Jubilee Park, , Ward: 094	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian: 00000/00	Area of Land: 8.36444425 decimal (3649.93 Sqft)
Deed Details :		Deed No: I-163003480/2022, Query No: 16302001980753/2022, Serial No: 1630003571/2022, Page: 137551 - 137563, Date of Registration: 30/06/2022, Date of Completion: 30/06/2022,		
2	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 38, Road: Jubilee Park, , Ward: 094	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: Khatian: 00000/00	Area of Land: 0.84320164 decimal (367.942 Sqft)
Deed Details :		Deed No: I-163003481/2022, Query No: 16302001980773/2022, Serial No: 1630003572/2022, Page: 137538 - 137550, Date of Registration: 30/06/2022, Date of Completion: 30/06/2022,		

(Mr Jaideb Pal)

D.S.R. - V SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS



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

Date of Application: 06-02-2024

Serial No of Application 1605000846/2024
Search for the Years From 2008 To 2024
Property to be Searched District: South 24-Parganas, PS: Jadavpur, Premises: 38, Road: Jubilee Park
From whom Received E MALLICK
Fees Paid under Articles F1(i) 2 /- F1(ii) 16 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Jadavpur, KOLKATA MUNICIPAL CORPORATION, Premises: 38, Road: Jubilee Park, , Ward: 94	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No: Khatian: 00000/00	Area of Land: 5 Katha, 1 Chatak, 5 Sq. Ft., (5 Katha, 1 Chatak, 5 Sqft) Area of Structure: 4466 Sq Ft
Deed Details :		Deed No: I-160505904/2011, Query No: 1605013445 /2011, Serial No: 160507711/2011, Page: 4648 - 4670, Date of Registration: 10/08/2011, Date of Completion: 12/08/2011,		



(Ms MANIMALA CHAKRABORTY)
A.D.S.R. ALIPORE
OFFICE OF THE A.D.S.R. ALIPORE

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 07-02-2024

Serial No of Application 1901004465/2024 **Search No** 1901004465/2024
Search for the Years From 2008 To 2024 **Record Available** From 10/11/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Jadavpur, Premises: 38, Road: Jubilee Park
From whom Received E MOLLIK
Fees Paid under Articles F1(i) 2 /- F1(ii) 16 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 38, Road: Jubilee Park, , Ward: 094	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian: 00000/00	Area of Land: 5.57562501 decimal (3 Katha,6 Chatak,3 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-190105465/2019, Query No: 19010001390405/2019, Serial No: 1901005206/2019, Page: 263186 - 263224, Date of Registration: 14/09/2019, Date of Completion: 17/09/2019, Date of Delivery: 11/08/2020		
2	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 38, Road: Jubilee Park, , Ward: 094	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: Khatian: 00000/00	Area of Land: 5.57562501 decimal (3 Katha,6 Chatak,3 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-190101000/2020, Query No: 19011000369360/2020, Serial No: 1901001107/2020, Page: 45075 - 45107, Date of Registration: 05/03/2020, Date of Completion: 10/03/2020, Date of Delivery: 08/09/2020		

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 06-02-2024

Serial No of Application	1902004181/2024	Search No	1902004181/2024
Search for the Years	From 2019 To 2024	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 38, Road: Jubilee Park		
From whom Received	S MALLICK		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	

Search Result: No Record Found



(Mr Satyajit Biswas)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA

Government of West Bengal
Office of the KOLKATA (A.R.A. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 06-02-2024

Serial No of Application	1903003026/2024	Search No	1903003026/2024
Search for the Years	From 2019 To 2024	Record Available	From 01/01/1900 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 38, Road: Jubilee Park		
From whom Received	E Mallick		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 5 /-	
Search Result:	No Record Found		

(Mr Samar Kumar Pramanick)
A.R.A. - III KOLKATA
OFFICE OF THE A.R.A. - III KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-02-2024

Serial No of Application	1904004036/2024	Search No	1904004036/2024
Search for the Years	From 2019 To 2024	Record Available	From 29/08/2015 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 38, Road: Jubilee Park		
From whom Received	E MALLICK		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 5 /-	

Search Result: No Record Found



(Mr Mohul Mukhopadhyay)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA

Premises No. 38, Jubilee Park, P.S, Tollygunge now Jadavpur, Kolkata-700 033, Area of land measuring 05 Cottahs 01 Chittak 05 square feet with 1000 square feet structure .

D.R.Alipore.

A.D.S.R.Alipore.

2008-Nil.

2008-Nil.

2009-Nil.

2009-Nil.

2010-Nil.

2010-Nil.

2011-Nil

2011-Area-05 Kt. 01 Ch. 05 sq.ft. land
with 4466 sq.ft. structure.

2012-Nil.

Gift-1-1605-4648-4670-5904.

2013-Nil.

Donor-1.Smt. Pratima Mukherjee

2014-Nil.

2.Smt. Sohini Mukherjee Sett.

2015-Nil.

3.Sri Saptarshi Mukherjee.

2016-Nil.

Donee-K.M.C.

2017-Nil.

2018-Nil.

2012-Nil.

2019-Nil.

2013-Nil.

2020-1. Development Agreement -

2014-Nil.

1 -1603 – 19510 – 19540- 508.

2015-Nil.

Area - 01 Kt. 11 Ch. 02 Sq.ft. with 100 square feet
structure,

2016-Nil.

Owner -1. Smt. Pratima Mukherjee,

2017-Nil.

2. Smt. Sohini Mukherjee Sett,

2018-Nil.

Developers-1.JAS Construction, 2. Sri Jyotirmoy Saha,

2019-Nil.

3. Smt. Asha Jaiswal, 4. Smt. Swastika Banerjee.

2020-Nil.

2021-Nil.

2021-Nil.

2022-1. Declaration-1-1630-137551-137563 -3480.

2022-Nil.

Area -3649.93 square feet land.

2023-Nil.

Declarant - 1. Smt. Pratima Mukherjee, 2. Smt. Sohini Mukherjee Sett,

2024-Nil.

3. Sri Jyotirmoy Saha,

4. Smt. Asha Jaiswal, 5. Smt. Swastika Banerjee.

2. Gift - 1-1630 -137538 – 137550 -3481.

Area - 3649.93 square feet land.

Donor - 1. Smt. Pratima Mukherjee, 2. Smt. Sohini Mukherjee Sett,

3. Sri Jyotirmoy Saha,

4. Smt. Asha Jaiswal, 5. Smt. Swastika Banerjee.

Donee- K.M.C.

2023-Nil.

2024-Nil.

E. - realnick
16/2/24.

Premises No. 38, Jubilee Park, P.S, Tollygunge now Jadavpur, Kolkata-700 033, Area of land measuring 05 Cottahs 01 Chittak 05 square feet with 1000 square feet structure .

R.A.Kolkata.

2008-Nil.

2009-Nil.

2010-Nil.

2011-Nil

2012-Nil.

2013-Nil.

2014-Nil.

2015-Nil

2016-Nil.

2017-Nil.

2018-Nil.

2019- Development Agreement - 1 -1901 -263186 -5465.

Area -03 Cottahs 06 Chittaks 03 Square feet land with 100 square feet structure.

Owner-1. Smt. Pratima Mukherjee, 2. Sri Saptarshi Mukherjee,

Developers-1.JAS Construction, 2. Sri Jyotirmoy Saha, 3. Smt. Asha Jaiswal,

4. Smt. Swastika Banerjee.

2020- Development Power - 1-1901 -4507- 45107 – 1000.

Area - 03 Cottahs 06 Chittaks 03 Square feet land with 100 square feet structure.

Principal -1. Smt. Pratima Mukherjee, 2. Sri Saptarshi Mukherjee,

Attorney - 1. Sri Jyotirmoy Saha, 2. Smt. Asha Jaiswal, 3. Smt. Swastika Banerjee.

2021Nil.

2022-Nil.

2023-Nil.

2024-Nil.

E. Nallak
16/2/24