

*Santanu Sanyal*

(Advocate)

ALIPORE POLICE & CIVIL COURT,  
KOLKATA-700027.

{SEARCH REPORT ONLY}

Residence

3 No. SINGHI GARDEN  
(NANDI BAGAN)  
P.O. HALTU, P.S. GARFA  
KOLKATA-700078  
(M) 9836301493

Date .....

Date: April 4th, 2023

DUE DILIGENCE REPORT

To,

ANUDIP DEVELOPERS PRIVATE LIMITED (Client)  
167, B. B. Chatterjee Road,  
Orion Exotica,  
Tower – 1, Flat – 10A,  
Kolkata – 700 042

Dear Sir,

Re: ALL THAT piece and parcel of land lying and situate at Mouza-Kasba, J.L. No-13, R.S Dag- 1693/2166, Khatian- 1369, now Premises No- 259, Picnic Garden Road, Under Police Station Kasba, Sub-Registrar Sealdah, in the District South 24 Parganas. ("Said Property")

SCOPE OF SEARCH

1. Causing searches made under the provisions of section 57 of Registration Act, 1908

Index - I Register Searches in respect of names A. Partha Mondal S/O Lt. Kanai Lal Mondal during the period from 1993 to 2012 B. Shyamal Mondal S/O Mohan Lal Mondal C. Subhabrath Ghosh S/O Tushar Kanti Ghosh D. Sudipta Ghosh S/O Lt. sunil Ghosh E. Rita Ghosh D/O Jagat Bandhu Ghosh F. Soumitra Das Ray S/O Lt. SM Das Ray G. Golden Residency Private Limited H. MDA Infastructure Pvt.Ltd I. Bengal Housing Infrastructure Pvt. Ltd during the period from 2011 to Till date of searching at the office of (a) Registrar of Assurances, Kolkata (b) District Sub Registrar at Alipore (c) Additional District Sub Registrar at Sealdah;

1

*Santanu Sanyal*  
**Santanu Sanyal**  
Advocate  
Alipore Police Court  
Regd. No.-WB/143/1986

*Santanu Sanyal*

(ADVOCATE)

ALIPORE POLICE & CIVIL COURT,  
KOLKATA - 700027.

**(SEARCH REPORT ONLY)**

**RESIDENCE:**

**3No. SINGHI GARDEN  
(NANDI BAGAN)  
P.O. HALTU, P.S. GARFA,  
KOLKATA - 700078  
(M) 9836301493**

**DATE:** \_\_\_\_\_.

Index - II: register Searches in respect of the said property during the period from 1993 to till date causing searches at the (i) Registrar of Assurance, Kolkata (ii) The District Sub - Registrar at Alipore and (iii) The Additional District Sub - Registrar at Sealdah;

2. Acquisition Searches at the Land Acquisition Collector Department at Alipore;
3. Searches at Urban Land Ceiling at Alipore;
4. Searches at the Kolkata Metropolitan Development Authority;
5. Court have Territorial jurisdiction at Alipore;
6. Kolkata Municipal Assessment registrar and Outstanding Tax in respect of abovementioned property and mutation

1. REGISTRATION OFFICE

- 1.1 My searches at the said registration office as per records available, as mentioned above, have not disclosed any encumbrance affecting the abovementioned land. It may be noted that while causing to be made searches, relevant Index at the registration office for certain years were found to be incomplete or torn or partly torn or damaged or not available (including those in default hereinabove) and therefore searches for those years could not be made. Further, it may be noted that certain documents of registration which have not been completed and have been kept pending and/or in abeyance by the concerned registration office, is not noted in the Index wherein searches are made, and as such searches in respect of those documents cannot be nor have been made.
- 1.2 Full details of Indices which were found to be incomplete or torn or partly torn or damaged or not available or not indexed are ascertainable from the reports of searches caused which are annexed hereto in originals along with the respective original search receipts as herein below mentioned. Original Receipts, issued by (a) Registrar of Assurances, Kolkata (b) District Sub Registrar at Alipore (c) Additional District Sub Registrar at Sealdah, (for Index II register searches in respect of the said property during the period from 1993 to till the time of

  
**Santanu Sanyal**  
Advocate  
Alipore Police Court  
Regd. No.-WB/143/1986



*Santanu Sanyal*

(ADVOCATE)  
ALIPORE POLICE & CIVIL COURT,  
KOLKATA - 700027.

(SEARCH REPORT ONLY)

RESIDENCE:

3No. SINGHI GARDEN  
(NANDI BAGAN)  
P.O. HALTU, P.S. GARFA,  
KOLKATA - 700078  
(M) 9836301493

DATE: \_\_\_\_\_.

causing searches are annexed hereto (with reports of searches) and marked as "A-1".

- 1.3 Full details of Indices which were found to be incomplete or torn or partly torn or damaged or not available or not indexed are ascertainable from the reports of searches caused which are annexed hereto in originals along with the respective original search receipts as herein below mentioned. Report made after inspecting manual and computer records from Office of Registrar of Assurance, District Sub registrar - at Alipore and Additional District Sub - Registrar at Sealdah for Index I register searches in respect of A. Partha Mondal S/O Lt. Kanai Lal Mondal during the period from 1993 to 2012 B. Shyamal Mondal S/O Mohan Lal Mondal C. Subhabrath Ghosh S/O Tushar Kanti Ghosh D. Sudipta Ghosh S/O Lt. sunil Ghosh E. Rita Ghosh D/O Jagat Bandhu Ghosh F. Soumitra Das Ray S/O Lt. SM Das Ray G. Golden Residency Private Limited H. MDA Infastructure Pvt.Ltd I. Bengal Housing Infrastructure Pvt. Ltd during the period from 2011 to Till date of searching. Searches are annexed hereto (with report of searches) and marked as "A-2".
- 1.4 A chart showing volume inspection / entries in registration offices found in respect of the said property is annexed hereto and marked as "A-3".

2. ACQUISITION SEARCHES AT THE LAND ACQUISITION COLLECTOR, ALIPORE:

From the information obtained it appears that the Said property at present is not affected by any acquisition or requisition proceedings from the information collected from the Office of The Land Acquisition Collector, Alipore. I have obtained verbal information of the same which is annexed hereto and marked as "B". As such my search is based on information available from the said office. Online report shall be made available once received.

3. URBAN LAND (CEILING & REGULATION) ACT, 1976:

It appears from the records of the Urban Land Ceiling office that at present the said property has not vested under the provision of Urban Land Ceiling act 1976 and does not fall under Urban agglomeration limit; I have already applied under the provision of R.T.I Act, Copy of the verbal report are annexed hereto

  
Santanu Sanyal  
Advocate  
Alipore Police Court  
Regd. No.-WB/143/1986

*Santanu Sanyal*

(ADVOCATE)

ALIPORE POLICE & CIVIL COURT,  
KOLKATA - 700027.

(SEARCH REPORT ONLY)

RESIDENCE:

3No. SINGHI GARDEN  
(NANDI BAGAN)  
P.O. HALTU, P.S. GARFA,  
KOLKATA - 700078  
(M) 9836301493

DATE: \_\_\_\_\_.

and marked as "C". As such my search is based on information available from the said office. Online report shall be made available once received.

4. Searches at the Kolkata Metropolitan Development Authority:

It appears that the said property at present is not affected by any acquisition or requisition proceedings at the Office of The Kolkata Metropolitan Development Authority. I have already applied under the provision of R.T.I Act, Copy of the verbal report are annexed hereto and marked as "D". As such my search is based on information available from the said office. Online report shall be made available once received.

5. COURT HAVING TERRITORIAL JURISDICTION:

Information obtained from the Court of Civil Judge (Junior Division) and Civil Judge (Senior Division) both at Alipore. No Title Suit or Money Suit or Title Execution and Money Execution case appears to have been filed in the said Courts by or against A. Rita Ghosh D/O Jagat Bandhu Ghosh. B. GOLDEN RESIDENCY PRIVATE LIMITED at (Senior Division) and (Junior Division), at Alipore during from the year 2011 to till the date of causing searches. Original report from Courts are annexed herewith and marked as "E".

In respect of title suit no 1071 of 2011 and TS 99/2011 as indicated by client there are no records found.

6. KMC (Kolkata Municipal Corporation)

It appears that Total outstanding municipal taxes pertaining to the said premises is Rs. 21,532/- till this date. I have also obtained the copy of Assessment Roll which is annexed herewith and marked as "F". Mutation of the said property is in the name of GOLDEN RESIDENCY PRIVATE LIMITED.

NOTE:


This Due Diligence Report is based on information and documents provided by client and records obtained from the abovementioned departments.

OBSERVATIONS-

The title of the said property is clear and there are no encumbrances.

Encl: as above

4

  
Santanu Sanyal  
Advocate  
Alipore Police Court  
Regd. No.-WB/143/1986