

### NO ENCRUMBRANCES

This is to confirm that the land on which development of our Residential Project **"Skyline Annapurna"** is proposed at Premises No. 7, 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

*Indra Hazra*  
Partner

*Sanjay Banerjee*  
Partner

**Search Report**

**Date 17.02.2024**

**Description of the Property:-**

**ALL THAT** the piece and parcel of land measuring an area of 05 Cottahs and 27 Square Feet comprised in C.S. Dag No.1110, C.S Khatian No.866, of Mouza: Chandpur, Touzi No.330, J.L.No.41, together with Two Storied building standing thereon lying situate at and being Holding No.155, Russa Road East, District South 24-Parganas, and presently known and numbered as KMC Premises No.7, Jubilee Park, Police Station Golf Green Previously Jadavpur, Kolkata-700033 within Ward No.94 of the Kolkata Municipal Corporation.

**Name of the property owner:-**

Sri Ashok Kumar Shaw, son of the Late Kalika Prasad Shaw Sri Uttam Kumar Shaw, son of Late Kalika Prasad Shaw, and Sri Hrishikesh Kumar Shaw, son of Late Kalika Prasad Shaw.

**Searches Made :**

I have caused necessary searches in the index to II. regarding the above-mentioned property are the records of the D.S.R I-Alipore, A.D.S.R.Alipore, and A.RA-I Kolkata for the years from 2008 to 2024 each office of D.S.R.II, D.S.R. III-, D.S.RV, D. S. RV-all of at Alipore and ARA -II, A.R.A III- and A R A-IV-all at Kolkata for the years from 2019 to 2024 each offices with computer search

**Relevant documents are:**

1. Deed of Conveyance dated 2<sup>nd</sup> January 1957, registered in the Office of the Sub-Registrar, at Alipore, recorded in Book No. I, being Deed No.1449 for the year 1957,
2. Deed of Conveyance registered in the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. I, Pages 1 to 16, being Deed No.11757 for the year 2005.

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3. Deed of Conveyance registered in the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No.25, Pages 1960 to 1974, being Deed No.10178 for the year 2010,
4. Deed of Conveyance was registered in the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No.1901-2015 Pages 40885 to 40918, being Deed No.190105236 for the year 2015,
5. Registered Deed of Development Agreement, Vide Book No. 1, Volume No 1602, Pages from 624788 to 624861, Being No. 16957 for the year 2023 registered at D.S.R.-II, Alipore, District South 24-Parganas,
6. General Power of Attorney, Vide Book No. 1, Volume No. 1602, Pages from 622746 to 622767, Being No. 16958 for the year 2023 registered at D.S.R.-II, Alipore, District South 24-Parganas,
7. Development Power of Attorney, Vide Book No. 1, Volume No 1602, Pages from 633193 to 633221, Being No.17368 for the year 2023 registered at D.S.R.-II, Alipore, District South 24-Parganas,
8. Registered Deed of Gift, Vide Book No. 1, Volume No. 1602, Pages from 645683 to 645697, Being No.17562 for the year 2023 registered at D.S.R.-II, Alipore, District South 24-Parganas,
9. Registered Deed of Declaration, Vide Book No. 1, Volume No.1602, Pages from 643335 to 643349, Being No. 17620 for the year 2023 registered at D.S.R.-II, Alipore, District South 24-Parganas,

During this period the searcher, found entries as stated in his report:

**My report is as follows: -**

**Based upon the photocopy of the supplied documents: -**

By a Deed of Conveyance dated 4th March 1937, registered in the office of the Sub-Registrar, at Alipore, recorded in Book No. I, being Deed No.793 for the year 1937, Sri Priyalal Trivedi being the sole owner thereof sold, transferred and conveyed to Asghar Jan Khan &Ors of ALL THAT piece and parcel of land measuring about an area of 05 Cottahs and 27 Square Feet more or less comprised in C.S.Dag No.1110, C.S Khatian No.866, of Mouza: Chandpur, Touzi No.330, J.L.No.41, together with structure standing thereon lying situate at and being Holding No.155, Russa Road East, Police Station Tollygunge,

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***Subhasis Dasgupta,***

Advocate.

**Resi. & Chamber :**

C-52, Panchasayar, Kolkata : 94.

M : 9830049174

District South 24-Parganas, and presently known and numbered as Premises No.7, Jubilee Park, Kolkata-700033. Thus Asghar Jan Khan & Ors. became the undisputed owners of the said premises free from all encumbrances whatsoever By a Deed of Conveyance dated 2nd January 1957, registered in the Office of the Sub-Registrar, at Alipore, recorded in Book No. I, being Deed No.1449 for the year 1957, the said Asghar Jan Khan & Ors. Jointly sold out, transferred, and conveyed to Pratima Dutta of ALL THAT the piece and parcel of land measuring an area of 05 Cottahs and 27 Square Feet comprised in C.S. Dag No.1110, C.S Khatian No.866, of Mouza: Chandpur, Touzi No.330, J.L.No.41, together with structure standing thereon lying situate at and being Holding No.155, Russa Road East, Police Station Tollygunge, District South 24-Parganas, and presently known and numbered as Premises No.7, Jubilee Park, Kolkata-700033. free from all encumbrances whatsoever. it is to be noted that the said property was purchased with the money of her husband Sri Saroj Ranjan Dutta.

After purchase the said Pratima Dutta thus became the sole owner of the property at Premises No.7, Jubilee Park, Kolkata-700033, and mutated her name in the record of the Kolkata Municipal Corporation.

The said Pratima Dutta obtained Sanction for the construction of a two-storied Building vide Plan No.582/T dated 28th March 1960 on the property at Premises No.7, Jubilee Park, P.S Jadavpur, Kolkata-700033.

The said Pratima Dutta, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 5<sup>th</sup> December 1984 leaving behind her, surviving her husband Sri Saroj Ranjan Dutta as her only legal heir, who inherited the property of Pratima Dutta since deceased

The said Saroj Ranjan Dutta, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 9<sup>th</sup> February 1994 leaving behind him surviving his brother Sukumar Dutta as his only legal heir, who inherited property of Late Saroj Ranjan Dutta as aforesaid

By a Deed of Conveyance dated 19<sup>th</sup> September 2005, the said Sukumar Dutta sold, transferred, and conveyed to Megaminds Communications Private. Limited a company incorporated under the Companies Act, 1956 of ALL THAT the piece and parcel of land measuring an area of 05 Cottahs and 27 Square Feet comprised in C.S. Dag No.1110, C.S Khatian No.866, of Mouza: Chandpur, Touzi No.330, J.L.No.41, together with Two Storied building

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standing thereon lying situate at and being Holding No.155, Russa Road East, Police Station Tollygunge now Jadavpur, District South 24-Parganas, and presently known and numbered as KMC Premises No.7, Jubilee Park, Kolkata-700033. free from all encumbrances, charges, liens, mortgages, attachments, etc the said deed was registered in the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No.I, Volume No.I, Pages 1 to 16, being Deed No.11757 for the year 2005

Thusthe said Megaminds Communications Pvt. Ltd. after purchasing of the said premises got its name mutated in the record of the KMC as the owner of the said premises vide Assessee No.21- 094-06-0016-9

On 25<sup>th</sup> October 2010 the said Megaminds Communications Pvt. Ltd. by a registered Deed of Conveyance sold, transferred and conveyed to Sri Manoj Lunia, son of Late Bhate Chand Lunia of **ALL THAT** the piece and parcel of land measuring an area of 05 Cottahs and 27 Square Feet comprised in C.S. Dag No.1110, C.S Khatian No.866, of Mouza: Chandpur, Touzi No.330, J.L.No.41, together with Two Storied building standing thereon lying situate at and being Holding No.155, Russa Road East, Police Station Tollygunge now Jadavpur, District South 24-Parganas, and presently known and numbered as KMC Premises No.7, Jubilee Park, Kolkata-700033. The said deed was registered in the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No.25, Pages 1960 to 1974, being Deed No.10178 for the year 2010,

on 26<sup>th</sup> June 2015 the said Sri Manoj Lunia, son of Late Bhate Chand Lunia sold, transferred, and conveyed to Sri Ashok Kumar Shaw, son of Late Kalika Prasad Shaw Sri Uttam Kumar Shaw, son of Late Kalika Prasad Shaw, and Sri Hrishikesh Kumar Shaw, son of Late Kalika Prasad Shaw the Purchasers therein and the Owners herein of **ALL THAT** the piece and parcel of land measuring an area of 05 Cottahs and 27 Square Feet comprised in C.S. Dag No.1110, C.S Khatian No.866, of Mouza: Chandpur, Touzi No.330, J.L.No.41, together with Two Storied building standing thereon lying situate at and being Holding No.155, Russa Road East, Police Station Tollygunge now Jadavpur, District South 24-Parganas, and presently known and numbered as KMC Premises No.7, Jubilee Park, Kolkata-700033. free from all encumbrances, charges, liens, mortgages, attachments, etc The said deed was registered in the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No.I, Volume No.1901-2015 Pages 40885 to 40918, being Deed No.190105236 for the year 2015,

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Sri Ashok Kumar Shaw, son of the Late Kalika Prasad Shaw Sri Uttam Kumar Shaw, son of Late Kalika Prasad Shaw, and Sri Hrishikesh Kumar Shaw, son of Late Kalika Prasad Shaw as the Owners above named mutated their names in the record of the KMC having Assessee No.21-094-06-0016-9 and are enjoying the said premises free from all encumbrances, charges, liens, attachments, etc.

I have also caused searches of the Jurisdictional Court at Baruipur, and no adverse entry has been found against the aforesaid property. The report as given by Sharestadar of the concern court is also self-explanatory

**Certificate:**

According to search results from registration offices, the jurisdictional court in Baruipur, and the given documents as supplied by the present owners, the present owners, Sri Ashok Kumar Shaw, son of the Late Kalika Prasad Shaw Sri Uttam Kumar Shaw, son of Late Kalika Prasad Shaw, and Sri Hrishikesh Kumar Shaw, son of Late Kalika Prasad Shaw have a clear and marketable title to the property.

Search reports given by the concerning registration are enclosed herewith and well as information slips issued by the concerning office of the learned court are enclosed herewith

Subhasis Dasgupta

Signature of the Advocate

WB No 952061989