

Dated : 16-05-2022

Client:

Sureka Isha Zion Developers Pvt. Ltd. of 3/1, Dr.
U.N. Brahmachari Street, Kolkata-700017.

A. SUBJECT PROPERTY

ALL THAT the pieces or parcels of land containing by admeasurement an area of 8.047359 acres or 804.7359 decimals (sataks) more or less comprised in R.S. and L.R. Plots No. 27, 28, 29, 30, 31, 37, 38, 39, 40, 41, 42, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 26, 49, 50, 51, 52, 53 and 68 in Mouza - Baikunthapur, J.L. No. 36, Police Station - Baruipur, within Hariharpur Gram Panchayat, Post Office-Gobindapur, Pin Code-700145, District South 24-Parganas, West Bengal.

B. SEARCH REPORT

Under instructions from Sureka Isha Zion Developers Pvt. Ltd. (Client), I have conducted searches in the Registration Offices and the Courts having jurisdiction over the Subject Property, and my findings from the searches caused to be made are as follows:

- I. Registration Offices: Searches were caused to be made of the relevant Index-I and Index-II at the offices of the Registrar of Assurances/ Additional Registrar of Assurances- I, II, III and IV, District Registrar, Alipore and the Additional District Sub-Registrar, Baruipur for the years 2019 to 2022. The receipts (122 in number) issued by the concerned Registration Offices from time to time are annexed hereto and marked "A". Report of Search received from the Searcher is annexed hereto and marked "B".
- II. The search in Index-I and Index-II has been restricted to the years 2019-2022 since the Client is already in possession of prior Search Reports by DSP Law Associates dated 4th August, 2014 in respect of 2.70 acres of land and a Report dated 4th March, 2019 in respect of 5.257975 acres of land. The said pieces or parcels of land, which form part of the searches commissioned by DSP Law Associates form part of the Subject Property, and, hence, Search at the Registration Offices have not been duplicated. The Client is also in possession of a Report issued by Sri Sunil Kumar Das, Additional Government Pleader, Alipore, South 24-Parganas issued on the basis of a Search Report by Sri Santanu Sanyal dated 10th July, 2019 certifying the Subject Property to be free from all encumbrances. By reason of the aforesaid Reports, the Subject Property has already been certified as free from encumbrances. The Report presently being issued by me shall have to



be read in conjunction with the Reports dated 4th August, 2014, 11th March, 2019, 10th July, 2019 and 11th July, 2019.

- III. Four (4) entries have been found in the office of the Additional Registrar of Assurances-IV. These are the Development Agreements and the Development Powers of Attorney executed by and between the Client and the Limited Liability Partnerships and Companies, being the owners of the Subject Property.
- IV. An entry has been found in respect of R.S. and L.R. Plot No.53 at the Office of the Additional District Sub-Registrar, Baruipur. A Sale Deed has been registered on 28th August, 2019 in respect of 0.72 decimals of land in R.S. Plot No. 53. The land is recorded in Khatian No. 530. The Vendors are Antray Developers LLP and Arrowline Conclave Pvt. Ltd., and the Purchaser is one Jakir Ali Gazi. The land forming the subject matter of the Sale Deed is in Khatian No.530, which is not comprised in the Subject Property, and, hence, is not relevant.
- V. I would like to, however, indicate the following Caveats as regards such search:
- a) Since the introduction of Section 47A of the Indian Stamp Act, 1899, as applicable to West Bengal, documents, which have been presented for registration, but registration whereof has been kept pending for want of assessment of market value by the Registering Authority, do not reflect in the searches and get recorded in the indices only upon payment of deficit stamp duty and registration fee applicable thereon, although such documents take effect from the date of their execution;
- b) For the period for which searches have been carried out, the records of the Registration Offices are computerized and indices are not maintained therein for public inspection. The Report of the Searcher is based on oral details given by the Clerk sitting on the Computer and on the basis of the searches made on the website www.wbregistration.gov.in;

VI. COURTS

Searches were made as to whether any Title Suit or Money Suit were filed in the Courts of the Learned 1st Civil Judge (Senior Division), Baruipur and the Learned 1st Civil Judge (Junior Division), Baruipur, against the Limited Liability Partnerships and the Companies, who are the present owners of the Subject Property during the years mentioned therein and up to the respective date of issuance of the Search Information Slips. From the aforesaid Information Slips, it would appear that no Title Suit or Money Suit has been filed against the



Limited Liability Partnerships and the Companies, being the present owners of the Subject Property. The original information slips are annexed hereto as Annexure “C”.

Title Suit No.444 of 2017 had been filed, inter alia, against Arrowline Conclave Pvt. Ltd. and others by one Nabir Ali in the Court of the Learned 2nd Civil Judge (Senior Division), Baruipur. The said suit, however, has been dismissed as withdrawn by the plaintiff and the Court records reflect the same.

Title Suit No. 680 of 2019 filed by one Parida Bibi & Others in the Court of the Civil Judge (Junior Division) at Baruipur also relates to R.S. Dag No. 46 but to the portion of land recorded in R.S. Khatian No. 350 (corresponding to L.R. Dag No. 47 and L.R. Khatian Nos. 665, 666, 667 and 668). The said portion of land is not within the subject property and is therefore of no relevance.

VII. Searches made on the website www.banglarbhumigov.in show the names of the Limited Liability Partnerships and the Companies, being the owners of the Subject Property, to be recorded in the L.R. Record-of-Rights in respect of the Subject Property.

C. DISCLAIMERS

The Report and the Opinion herein contained should be read, subject to the following disclaimers:

- (i) The objective of this Report is to highlight any adverse observations associated with the title of the Limited Liability Partnerships and the Companies, being the owners of the Subject Property, upon review of the documents and information provided to me, and the result of the searches caused to be conducted by us through local searchers and information available on Government websites and disseminated by the Office of the Courts having jurisdiction over the subject property;
- (ii) With respect to the land records maintained by the Government of West Bengal, I have relied on the Record-of-Rights (Parcha) provided by the Client and the Plot information available on the website www.banglarbhumigov.in.
- (iii) I have also relied on the Reports issued by DSP Law Associates, Santanu Sanyal, Advocate and by Sunil Kumar Das, Advocate, Additional Government Pleader, Alipore, South 24-Parganas and assumed the contents of the copies thereof supplied to me as true and correct;



SAYANTAN BOSE
ADVOCATE

TEMPLE CHAMBERS
6, OLD POST OFFICE
STREET, FIRST FLOOR
ROOM NO. 62
KOLKATA 700001.

☎ 2248-2880; 2230-7336
☎ 9830775264
sayantanbose@yahoo.com
adv.sayantan@gmail.com

- (iv) This Report is issued on the basis of the records available as on the date of searches caused to be done;
- (v) The search undertaken does not relate to any encumbrance and/or charge created by operation of law, inter alia, on account of default in payment of statutory levies and taxes, such as, Income Tax, Goods and Services Tax, Customs Duty, Excise Duty, Value Added Tax etc. or by any statutory authority empowered under any Statute and relates only to encumbrances created by act of parties, which are required in law to be recorded and maintained for the public in general at offices in which I have caused searches made as above;
- (vi) This Report is prepared and made exclusively for the Client and shall not be used or relied upon by any other person;

D. FINDINGS

On the basis of the facts stated above, and subject to the comments made in the preceding portions thereof or in the annexures hereto, the searches caused, did not disclose any encumbrance affecting the subject property.

