

City Civil Court, Calcutta

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13 / 06 / 2024

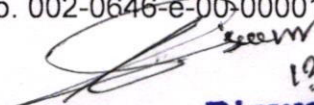
Sub - TSR - 2014 to 2024

Ref ALL THAT the *Bastu* land measuring 200.00 square meters, more or less, being Premises no. 02-0646 in Street No. 0646 [12 M. wide] (erstwhile Plot No. 2044 in Block No. AA-IIC), Category - HIG-I, situated in the New Town Action Area IIC, Police Station - New Town, District - North 24 Parganas, Pin-700161 (formerly in Panchayet area falling within Mouza Reckjoani, J.L. No. 13, under Rajarhat Bishnupur 1 No. Gram Panchayet) under the New Town Kolkata Development Authority, Assessee No. 002-0646-e-00-00001-26.

Ref Property of Ajay Agarwal, son of Lakshmendra Kumar Agarwal.

DOCUMENTS PROVIDED -

1. Photocopy of Indenture for Sale, dated 12th April, 2014, registered in the Office of Additional District Sub-Registrar Rajarhat North 24 Parganas, in Book No. I, CD Volume No. 8, at Pages 11315 to 11329, being Deed No. 05943 for the year 2014, between Ajay Agarwal (the purchaser therein) and WBHIDCO as Vendor therein.
2. Photocopy of Memorandum of Possession of Plot vide Letter No. MP-1/HIDCO/EM/22/5503 dated 28th July, 2014.
3. Photocopy of Development Agreement 28th December 2023, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2024, Pages 7005 to 7036, being Deed No. 152319074 for the year 2023 between Skyscraper Realtech Properties LLP as Promoter therein and Ajay Agarwal as Owner therein.
4. Photocopy of registered Power of Attorney to Skyscraper Realtech Properties LLP (the Developer) dated 28th December 2023, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2024, Pages 7037 to 7050, being Deed No. 152319075 for the year 2023.
5. Photocopy of sanctioned plan by the New Town Kolkata Development Authority vide Building PIN No. 0020064620230504 dated 4th May 2023.
6. Photocopy of Mutation Certificate being Assessee No. 002-0646-e-00-00001-26.
7. Photocopy of Tax Receipts.


Ananya Biswas
Advocate
City Civil Court, Calcutta
Enrolment No.-F/2961/2748/2022
13-06-24

RESIDENCE & CHAMBER : 160/C, KANKULIA ROAD, SARAT
BOSE ROAD, KOLKATA, 700029

SEARCHES MADE -

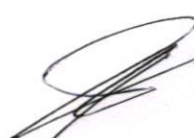
Search was conducted at -

A.D.S.R. RAJARHAT,
D.S.R. - I NORTH 24-PARGANAS, P.O.-Barasat, District-North 24 Pgs
D.S.R. - II NORTH 24-PARGANAS, P.O.-Barasat, District-North 24 Pgs
D.S.R. - III NORTH 24-PARGANAS, Barasat
A.R.A. - I KOLKATA, 5, Government Place (North),
A.R.A. - II KOLKATA, 5, Government Place (North),
A.R.A. - III KOLKATA, 5, Government Place (North),
A.R.A. - IV KOLKATA, 5, Government Place (North),

From 2014 till 2024 by Ajay Agarwal, son of Lakshmendra Kumar Agarwal also by the Premises no. 02-0646 in Street No. 0646, Plot No. 2044 in Block No. AA-IIC, New Town, Rajarhat, Kolkata - 700161, under Mouza Reckjoani, J. L. No. 13, within the limits of Police Station Rajarhat, New Town, District North 24 Parganas, West Bengal.

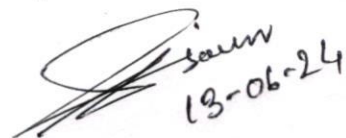
FLOW OF TITLE -

- West Bengal Housing Infrastructure Development Corporation Limited (hereinafter, referred to as "WBHIDCO"), a Government Company incorporated under the Companies Act, 1956 (Act I of 1956), having its registered office at HIDCO Bhavan, 35-1111, M.A.R., 3rd Rotary, New Town, Kolkata - 700156, has a State-wide mandate to provide a larger supply of developed lands, the immediate focus area of WBHIDCO was limited to the development of a Planned Town (hereinafter, called the "New Town, Kolkata") pursuant to appointment of the said WBHIDCO as the Planning Authority by the Government of West Bengal vide Order No. 1490/HI/HGN/NTP/1M-1/98 dated 4th September, 1999, in respect of the Planning Area declared as such under Notification No. 1423/HI/HGN/NTP /1M-1/98 dated 27th August, 1999 and thus the Collector, North 24 Parganas and the Collector, South 24 Parganas, on the requisition of the Housing Department, Government of West Bengal, by and under a good number of land acquisition cases, had acquired a large chunks of land and the same had been duly vested in the Government of West Bengal, absolutely free from all encumbrances under Section 16 of the Land Acquisition Act, 1894 and the aforesaid Collectors, thereafter duly transferred the right, title and interest in the aforesaid lands and also made over vacant possession over the said land to WBHIDCO, free from all encumbrances upon payment of the price for compensation money for such lands.
- Ajay Agarwal applied to the said WBHIDCO in prescribed form for purchase a piece and parcel of land in New Town, Kolkata being a part and/or portion of the aforesaid acquired lands and in view of above application the said WBHIDCO allotted a land measuring 200.00 square meters, more or less, being Premises no. 02-0646 in Street No. 0646 [12 M. wide] (erstwhile Plot No. 2044 in Block No.

 seen
13-06-24

AA-IIC), Category – HIG-I, situated in the New Town, Police Station – New Town, District – North 24 Parganas, (formerly in Panchayet area falling within Mouza Reckjoani, J.L. No. 13, under Rajarhat Bishnupur 1 No. Gram Panchayet) under the New Town Kolkata Development Authority, free from all encumbrances, to the aforesaid Ajay Agarwal, vide a Letter of Offer of Allotment, being no. 10470 (227)/HIDCO/ADMN-311/2002 dated 13th August, 2002 for a marketable and valuable consideration price therein.

- After payment of the consideration money in respect of the above mentioned plot of land a Deed of Conveyance was executed and registered by and between WBHIDCO through its authorised representative and said Ajay Agarwal, dated 12th April, 2014, registered in the Office of Additional District Sub-Registrar Rajarhat North 24 Parganas, in Book No. I, CD Volume No. 8, at Pages 11315 to 11329, being Deed No. 05943 for the year 2014 whereby WBHIDCO sold, conveyed and transferred a piece and parcel of land measuring 200.00 square meters, more or less, being Premises no. 02-0646 in Street No. 0646 [12 M. wide] (erstwhile Plot No. 2044 in Block No. AA-IIC), Category – HIG-I, situated in the New Town, Police Station – New Town, District – North 24 Parganas, (formerly in Panchayet area falling within Mouza Reckjoani, J.L. No. 13, under Rajarhat Bishnupur 1 No. Gram Panchayet) under the New Town Kolkata Development Authority, free from all encumbrances.
- Ajay Agarwal duly completed all formalities and received Memorandum of Possession of Plot vide Letter No. MP-1/HIDCO/EM/22/5503 dated 28th July, 2014.
- Accordingly, Ajay Agarwal mutated their name in the records of the Newtown Kolkata Development Authority, vide Premises No. 02-0646, Assessee No. 002-0646-e-00-00001-26 and were paying all applicable rates and taxes regularly.
- Skyscraper Realtech Properties LLP (the Promoter) and Ajay Agarwal (the Owner) have entered into a registered Joint Development Agreement 28th December 2023, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2024, Pages 7005 to 7036, being Deed No. 152319074 for the year 2023 (Development Agreement) for development of residential project on the above mentioned Property.
- In accordance with the aforementioned Agreement Ajay Agarwal (The Owner) has also granted a registered Power of Attorney to Skyscraper Realtech Properties LLP (the Promoter) dated 28th December 2023, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2024, Pages 7037 to 7050, being Deed No. 152319075 for the year 2023, to the Promoter (Power of Attorney) to act in his place and stead and to represent them in all matters and purposes concerning the development of the real estate project.


13-06-24

MODE OF SEARCHING CONDUCTED -

All searches and scrutiny have been done physically at the aforementioned Offices of A.D.S.R. Rajarhat, D.S.R. Barasat, and A.R.A. Kolkata for the year 2014 to 2024 as per the instructions and all other relevant documents in respect of the aforesaid property. Simultaneously the searches have also been done by the records available online.

FINDINGS -

Several entries have been seen with regards to the name of the owner of the said property. A Thorough search has been made as ON Line and as well as Offline at the registry Offices by way of searching based on the name Ajay Agarwal, son of Lakshmendra Kumar Agarwal, his title over the property.

It is stated that the searching with the name such as Ajay Agarwal, son of Lakshmendra Kumar Agarwal have been shown so that the records could be obtained precisely. As available online the following records transpired.

A perusal of the records for the year 2014 confirms the status of Ajay Agarwal, son of Lakshmendra Kumar Agarwal as Vendee/Buyer.

Name & Address	Status & Transaction	Deed Details
Ajay Agarwal Son of Lakshmendra Kumar Agarwal D A- 122, Sector - 1, Salt Lake District: North 24-Parganas Pin: 700064, State: WEST BENGAL, Country: India	Status: Vendee Transaction: Sale, Sale by any Central/State Govt undertaking/authority Deed Registered in: A.D.S.R. RAJARHAT	Deed No: I- 152305943/2014 Volume No: 9, Page No: 11315 to 11329 Date of Registration: 27/05/2014 Date of Completion: 27/05/2014 Date of Delivery: 13/06/2014 Query No: 1523011026 /2014 Serial No: 152306500 /2014

Apart from this, a thorough search has also been made as OFFLINE at the Offices of A.D.S.R. Rajarhat, D.S.R. Barasat, and A.R.A. Kolkata by way of searching based on the Premises no. 02-0646 in Street No. 0646, Plot No. 2044 in Block No. AA-IIC, New Town, Rajarhat, Kolkata - 700161, under Mouza Reckjoani, J. L. No. 13, within the limits of

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13-06-24

Police Station Rajarhat, New Town, District North 24 Parganas, West Bengal, for the year 2014 to 2024 in respect of the abovementioned Dag, Khatian and Mouza which are subject to the perusal of the records that were present and those which were not misplaced or torn.

Search Receipts are annexed hereto for your kind perusal

As such prior to the purchase of the property the following documents may be verified in original.

REPORT -

I hereby certify that that as per the xerox copy of document provided and as per the records available online save and except the portion of the records that have been destroyed and based on the mouza searched and the names searched After going through the deed of conveyance, khatian and as per other records available the title of ALL THAT the *Bastu* land measuring 200.00 square meters, more or less, being Premises no. 02-0646 in Street No. 0646 [12 M. wide] (erstwhile Plot No. 2044 in Block No. AA-IIC), Category - HIG-I, situated in the New Town Action Area IIC, Police Station - New Town, District - North 24 Parganas, Pin-700161 (formerly in Panchayet area falling within Mouza Reckjoani, J.L. No. 13, under Rajarhat Bishnupur 1 No. Gram Panchayet) under the New Town Kolkata Development Authority, Assessee No. 002-0646-e-00-00001-26, with reference to the report provided and which could be traced, prima facie appears to be free from all sorts of encumbrances, charges, liabilities, liens, lispendenses, and attachment whatsoever and Subject to the verification of original of the Title Deed/s, Tax receipts and Mutation Documents as stated herein above the above property has absolute clear, free and marketable title in connection to the said unit.

However the documents as mentioned particularly the Original Title Deeds must have to be obtained / retrieved and sanction prima facie needs to be granted only after the satisfaction of the above queries. Keeping in view the details of the sale document in mind and subject to the verification of the deed of sale as mentioned herein above. And subject to the entries as has been traced herein above.

Yours Faithfully


ANANYA BISWAS
ADVOCATE
13-06-24

Ananya Biswas
Advocate
City Civil Court, Calcutta
Enrolment No.-F/2961/2748/2022

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

Date of Application: 13-06-2024

Serial No of Application 1523011007/2024 **Search No** 1523011007/2024
Search for the Years From 2014 To 2024 **Record Available** From 22/11/2012 onwards
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - C, Plot No: RS-02044
From whom Received Subrata Debnath
Fees Paid under Articles F1(i) 2/- F1(ii) 10/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Rajarhat, Mouza: Hidco(ii) - C, RAJARHAT BISHNUPUR-II	Property Type: Land Transaction: Sale, Sale by any Central/State Govt undertaking/authority	Plot No : RS-2044 Khatian:	Area of Land : 2152 Sq. Ft. (2152 Sqft)
Deed Details :		Deed No: I-152305943/2014, Query No: 1523011026 /2014, Serial No: 152306500/2014, Page: 11315 - 11329, Date of Registration: 27/05/2014, Date of Completion: 27/05/2014, Date of Delivery: 13/06/2014		
2	District: North 24-Parganas, PS; Rajarhat, Mouza: Hidco(ii) - C, Premises: 02-0646	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : RS-2044 Khatian:	Area of Land : 4.93351 decimal (2152.8 Sqft)
Deed Details :		Deed No: I-152300114/2023, Query No: 15232000026803/2023, Serial No: 1523000174/2023, Page: 19696 - 19728, Date of Registration: 04/01/2023, Date of Completion: 09/01/2023,		
3	District: North 24-Parganas, PS; Rajarhat, Mouza: Hidco(ii) - C, Premises: 02-0646	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : RS-2044 Khatian:	Area of Land : 4.93351 decimal (2152.8 Sqft)
Deed Details :		Deed No: I-152319074/2023, Query No: 15232003188059/2023, Serial No: 1523019123/2023, Page: 7005 - 7036, Date of Registration: 28/12/2023, Date of Completion: 08/01/2024,		
4	District: North 24-Parganas, PS; Rajarhat, Mouza: Hidco(ii) - C	Property Type: Land Transaction: [0903] Declaration, Cancellation of Agreement / Declaration	Plot No : RS-2044 Khatian:	Area of Land : 4.93351 decimal (2152.8 Sqft)
Deed Details :		Deed No: I-152319073/2023, Query No: 15233003189007/2023, Serial No: 1523019121/2023, Page: 6994 - 7004, Date of Registration: 28/12/2023, Date of Completion: 08/01/2024,		
5	District: North 24-Parganas, PS; Rajarhat, Mouza: Hidco(ii) - C, Premises: 02-0646	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : RS-2044 Khatian:	Area of Land : 4.93351 decimal (2152.8 Sqft)
Deed Details :		Deed No: I-152300136/2023, Query No: 15238000034064/2023, Serial No: 1523000184/2023, Page: 20926 - 20941, Date of Registration: 04/01/2023, Date of Completion: 10/01/2023,		
6	District: North 24-Parganas, PS; Rajarhat, Mouza: Hidco(ii) - C, Premises: 02-0646	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : RS-2044 Khatian:	Area of Land : 4.93351 decimal (2152.8 Sqft)
Deed Details :		Deed No: I-152319075/2023, Query No: 15238003192164/2023, Serial No: 1523019124/2023, Page: 7037 - 7050, Date of Registration: 28/12/2023, Date of Completion: 08/01/2024,		

(Mr Sanjoy Basak)

A.D.S.R. RAJARHAT

OFFICE OF THE A.D.S.R. RAJARHAT

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

Date of Application: 13-06-2024

Serial No of Application 1523011008/2024 **Search No** 1523011008/2024
Search for the Years From 2014 To 2024 **Record Available** From 22/11/2012 onwards
Name of Person to be Searched First Name : Ajay Last Name : Agarwal, First Name(Father/Mother/Husband/Company): Laksh
From whom Received Subrata Debnath
Fees Paid under Articles F1(i) 2/- F1(ii) 10/-

Search Result:

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	Ajay Agarwal Son of Lakshmendra Kumar Agarwal D A- 122, Sector - 1, Salt Lake District: North 24-Parganas Pin: 700064, State: WEST BENGAL, Country: India	Status: Vendee Transaction: Sale, Sale by any Central/State Govt undertaking/authority Deed Registered in: A.D.S.R. RAJARHAT	Deed No: I-152305943/2014 Query No: 1523011026 /2014 Serial No: 152306500 /2014 Page No: 11315 to 11329 Date of Registration: 27/05/2014 onwards Date of Completion: 27/05/2014 Date of Delivery: 13/06/2014
2	AJAY AGARWAL Son of LAKSHMENDRA KUMAR AGARWAL City: BIDHANNAGAR, District: North 24-Parganas, PS: North Bidhannagar, Pin: 700064, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. RAJARHAT	Deed No: I-152300114/2023 Query No: 15232000026803/2023 Serial No: 1523000174/2023 Page No: 19696 to 19728 Date of Registration: 04/01/2023 Date of Completion: 09/01/2023
3	AJAY AGARWAL Son of LAKSHMENDRA KUMAR AGARWAL City: BIDHANNAGAR, District: North 24-Parganas, PS: North Bidhannagar, Pin: 700064, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.D.S.R. RAJARHAT Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-152300136/2023 Query No: 15238000034064/2023 Serial No: 1523000184/2023 Page No: 20926 to 20941 Date of Registration: 04/01/2023 Date of Completion: 10/01/2023
4	AJAY AGARWAL Son of LAKSHMENDRA KUMAR AGARWAL District: North 24-Parganas, PS: Bidhannagar, Pin: 700064, State: West Bengal,, Country: India,	Status: Executant Transaction: [0903] Declaration, Cancellation of Agreement / Declaration Deed Registered in: A.D.S.R. RAJARHAT	Deed No: I-152319073/2023 Query No: 15233003189007/2023 Serial No: 1523019121/2023 Page No: 6994 to 7004 Date of Registration: 28/12/2023 Date of Completion: 08/01/2024
5	AJAY AGARWAL Son of LAKSHMENDRA KUMAR AGARWAL City: BIDHANNAGAR, District: North 24-Parganas, PS: North Bidhannagar, Pin: 700064, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. RAJARHAT	Deed No: I-152319074/2023 Query No: 15232003188059/2023 Serial No: 1523019123/2023 Page No: 7005 to 7036 Date of Registration: 28/12/2023 Date of Completion: 08/01/2024
6	AJAY AGARWAL Son of LAKSHMENDRA KUMAR AGARWAL City: BIDHANNAGAR, District: North 24-Parganas, PS: North Bidhannagar, Pin: 700064, State: West Bengal,, Country: India,	Status: Principal Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: A.D.S.R. RAJARHAT Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:	Deed No: I-152319075/2023 Query No: 15238003192164/2023 Serial No: 1523019124/2023 Page No: 7037 to 7050 Date of Registration: 28/12/2023 Date of Completion: 08/01/2024

(Mr Sanjoy Basak)

A.D.S.R. RAJARHAT
OFFICE OF THE A.D.S.R. RAJARHAT

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

Date of Application: 12-06-2024

Serial No of Application	1902018075/2024	Search No	1902018075/2024
Search for the Years	From 2014 To 2024	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - C, Plot No: RS- 00646		
From whom Received	I Kundu		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 10 /-	

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. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-06-2024

Serial No of Application

1902018077/2024

Search for the Years

From 2014 To 2024

Search No

1902018077/2024

Name of Person to be Searched

Record Available

From 01/01/2000 onwards

From whom Received

First Name : AJAY Last Name : AGARWAL, First Name
(Father/Mother/Husband/Company): LAKSHMENDRA KUMAR, Last Name
(Father/Mother/Husband/Company): AGARWAL
I Kundu

Fees Paid under Articles

F1(i) 2 /-

F1(ii) 10 /-

Search Result:

No Record Found



(Mr Satyajit Biswas)

A.R.A. - II KOLKATA

OFFICE OF THE A.R.A. - II KOLKATA