

Swagata Mukhopadhyay Das

Advocate

High Court, Calcutta

Ref. _____

Chambers:

- 2/89A, Sree Colony, Kolkata-700092
- 1/1A, Vansittat Row, Room no.6
2nd Floor, Kolkata-700001

Contact: +91-8777732717

E-mail: swagata.legaladvisory@gmail.com

Date : 12 / 06 / 25

TITLE SEARCH REPORT

Ref: ALL THAT the land measuring 6 (Six) Cottahs 10 (Ten) Chittaks 11 (Eleven) sq ft. together with 500 sq ft. Tiles shed structure thereon be the same a little more or less comprised in R.S. Dag No. 2087, L.R.Dag No. 2075, appertaining to R.S. Khatian No. 219, L.R.Khatian No. 2060 & 2061, J.L. No. 56, Revenue Survey No. 147, Touzi No. 109 of Mouza Ukhila-Paikpara, P.S and A.D.S.R. Office at Sonarpur, within the Limits of the Rajpur Sonarpur Municipality, being Municipal Holding No. 228, Paikpara Road, Under Ward No. 24, (Road Name Paikpara Road) in the District South 24 Parganas.

Owner of the said plot: Sreeparna Mazumder and Sudeb Mazumder, with Development Power of Attorney Holder : Manish Kumar Gupta of M/s. Pramila Constructions.

I have conducted a thorough searching regarding any possible encumbrances on the property including an online searching in the portal of West Bengal Government registration services and a thorough search in the portal of CERSAI for possible mortgages on the said property; and offline searching from form the year 2015 to 2025 from DSR III, South 24 Parganas and ARA Kolkata. I have also made a search for possible litigations concerning the said property.

My report is as follows:

There does not seem to be any apparent irregularity regarding title of the property concerned both online and offline search reports. However, I have only gone through the available reports, annexed herewith only. A Development Agreement with Deed No: I-160316642/2022, Query No: 16032003075531/2022, Serial No: 1603017078/2022 Pages : 585679 -

Swagata Mukhopadhyay Das

Advocate

High Court, Calcutta

Ref. _____

Chambers:

- 2/89A, Sree Colony, Kolkata-700092
- 1/1A, Vansittat Row, Room no.6
2nd Floor, Kolkata-700001

Contact: +91-8777732717

E-mail: swagata.legaladvisory@gmail.com

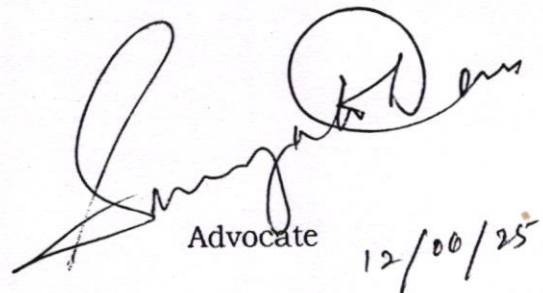
Date : 12/00/25

585703, Date of Registration: 28/10/2022 and Date of Completion: 28/11/2022. Another Devlopment Power of Attorney with Deed No: I-160316544/2022, Query No: 16038003080715/2022, Serial No. 1603017081/2022. Page: 582105-582119, Date of Registration: 28/10/2022, Date of Completion: 25/11/2022, was registered at District Sub-Registrar III, South 24-Parganas, with the owners was found reflected, peruse the annexed herewith. For any or furthermore precise checking, a thorough manual search may be conducted in all available forums concerned.

Regarding possible mortgages lying in connection with the said property, I have conducted a thorough search on the CERSAI portal, no mortgages or any other registrations are found subsisting in connection with the said property.

Accordingly I am of the opinion that the instant property has clear marketable title subject to consent/NOC from the bank with whom it is mortgaged.

The receipts for the relevant searches are enclosed herewith.


Advocate 12/00/25

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: 10-06-2025

Serial No of Application	1603007987/2025	Search No	1603007987/2025
Search for the Years	From 2015 To 2025	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Ukila Paikpara, Plot No: LR-2075		
From whom Received	A HALDER		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 10/-	



Search Result:

SI.No. Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1 District: South 24-Parganas, PS; Sonarpur, Mouza: Ukila Paikpara, Municipality: RAJPUR-SONARPUR,, Road: PAIK PARA ROAD, , Ward: 026, Holding: 248	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-2075 Khatian: 1364	Area of Land : 9.130175 decimal (9 Chatak, 39 Sqft) Area of Structure: 500 Sq Ft
Deed Details :	Deed No: I-160305223/2021, Query No: 16032001275067/2021, Serial No: 1603005380/2021, Page: 155832 - 155863, Date of Registration: 02/08/2021, Date of Completion: 05/08/2021,		
2 District: South 24-Parganas, PS; Sonarpur, Mouza: Ukila Paikpara, Municipality: RAJPUR-SONARPUR,, Road: PAIKPARA ROAD, , Ward: 026, Holding: 228	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-2075 Khatian: 2060	Area of Land : 5.47937 decimal (3 Katha, 5 Chatak, 6 Sqft) Area of Structure: 500 Sq Ft
Deed Details :	Deed No: I-160316542/2022, Query No: 16032003075531/2022, Serial No: 1603017078/2022, Page: 585679 - 585703, Date of Registration: 28/10/2022, Date of Completion: 28/11/2022,		
3 District: South 24-Parganas, PS; Sonarpur, Mouza: Ukila Paikpara, Municipality: RAJPUR-SONARPUR,, Road: PAIKPARA ROAD, , Ward: 026, Holding: 228	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-2075 Khatian: 2061	Area of Land : 5.47708 decimal (3 Katha, 5 Chatak, 5 Sqft) Area of Structure: 500 Sq Ft
Deed Details :	Deed No: I-160316542/2022, Query No: 16032003075531/2022, Serial No: 1603017078/2022, Page: 585679 - 585703, Date of Registration: 28/10/2022, Date of Completion: 28/11/2022,		
4 District: South 24-Parganas, PS; Sonarpur, Mouza: Ukila Paikpara, Municipality: RAJPUR-SONARPUR,, Road: PAIKPARA ROAD, , Ward: 026, Holding: 228	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-2075 Khatian: 2060	Area of Land : 5.47937 decimal (3 Katha, 5 Chatak, 6 Sqft) Area of Structure: 500 Sq Ft
Deed Details :	Deed No: I-160316544/2022, Query No: 16038003080715/2022, Serial No: 1603017081/2022, Page: 582105 - 582119, Date of Registration: 28/10/2022, Date of Completion: 25/11/2022,		
5 District: South 24-Parganas, PS; Sonarpur, Mouza: Ukila Paikpara, Municipality: RAJPUR-SONARPUR,, Road: PAIKPARA ROAD, , Ward: 026, Holding: 228	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-2075 Khatian: 2061	Area of Land : 5.47708 decimal (3 Katha, 5 Chatak, 5 Sqft) Area of Structure: 500 Sq Ft
Deed Details :	Deed No: I-160316544/2022, Query No: 16038003080715/2022, Serial No: 1603017081/2022, Page: 582105 - 582119, Date of Registration: 28/10/2022, Date of Completion: 25/11/2022,		
6 District: South 24-Parganas, PS; Sonarpur, Mouza: Ukila Paikpara, Municipality: RAJPUR-SONARPUR,, Road: PAIK PARA ROAD,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-2075 Khatian: 2754	Area of Land : 0.5775 decimal (5 Chatak, 27 Sqft) Area of Structure: 100 Sq Ft
Deed Details :	Deed No: I-160309317/2023, Query No: 16032001522011/2023, Serial No: 1603009699/2023, Page: 265275 - 265296, Date of Registration: 28/06/2023, Date of Completion: 03/07/2023,		



Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	10-06-2025 18:20:38.906
Transaction ID / QRF NO	200357888114
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	10-06-2025
Approval/Modification Date	10-06-2025
Search Reference Number	7061249764757

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	228
Plot Number	2075
House / Flat Number / Unit No	
Floor No	0
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	
Street Name / Number	Paikpara Road
Pocket	
Locality / Sector	Sonarpur
City / Town / Village	Kolkata
District	South 24 Paraganas
State / UT	West Bengal
Pin Code / Post Code	700153



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Search Output Details

No Match Found

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---

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

Date of Application: 09-06-2025

Serial No of Application	1913062057/2025	Search No	1913062057/2025
Search for the Years	From 2015 To 2025	Record Available	From 01/01/1900 onwards
Property to be Searched	District: South 24 Paragana, Mouza- Ukhila Paikpara, Plot no. RS 2087 LR 2085, Flat no. 2, 228, Paikpara Road		
From whom Received	Sukanta Sana		
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

