

Anindita Pramanik (Sil)
Advocate
High Court Calcutta

Resi: Masterpara, Baruipur,
24, PGS(S) Kol – 144

Cham: 40 K. K. Tagore Road,
Alambazar, Kol – 35
Cont. No.- 8777697759

SEARCHING REPORT

Dear Sir,

Re : Shiv Tech

Sub : Verification of records of landed property at Registrar/Sub-Registrar's Office at A.R.A. Kolkata, Alipore, ADSR-Alipore.

1.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allotment etc.)	Ownership Right.
2.	If leasehold, whether;	Not Applicable
	a) Lease Deed is duly stamped and registered	Not Applicable
	b) lessee is permitted to mortgage the Leasehold right,	Not Applicable
	c) duration of the Lease/unexpired period of lease,	Not Applicable
	d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
3.	If Govt. grant/allotment/lease-cum/Sale Agreement, whether;	Not Applicable
	a) Grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions,	NOT APPLICABLE
	b) The mortgagor is competent to create charge on such property.	NOT APPLICABLE
4.	If occupancy right, whether;	Yes
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes
5.	a) Whether provisions of Urban Land Ceiling Act applicable/ permission obtained.	NO


ANINDITA PRAMANIK
Advocate
High Court, Calcutta

	b) Whether NOC under Income tax Act is required/obtained. c) Whether records with the registrar of Assurances Verified (if applicable).	Not required Yes
6.	Whether there are claims from Minor's and his/their interest in the property/ies Specify the share of minor/s with name.	NOT APPLICABLE
7.	In case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Non-Agricultural Land
8.	In the case of conversion of Agricultural land for commercial purposes, whether requisite procedure / permission complied with obtained.	NOT APPLICABLE
9.	a) In case of partition/ settlement deeds, whether original deed is available for deposit. If not the modality/procedure to be followed to create a valid mortgage.	NOT APPLICABLE
	b) whether mutation has been effected the mortgagor is in possession and enjoyment of his share.	Property already mutated in the name of Property owner
	c) whether the partition is valid in law :	NOT APPLICABLE
10	(a) In case of partnership firm, whether the property belongs to the firm and registered the deed is properly registered. (b) Whether the person/s creating the mortgage has/have the authority to execute on behalf of the firm.	NOT APPLICABLE


 NINDITA PRAMANIK
 Advocate
 High Court, Calcutta

11.	In case of Limited Companies, verify the Borrowing Power Resolution, authority to create mortgage/execution of documents, any prior charges with ROC, MOA/ AOA, provision for common seal etc.	NOT APPLICABLE
12.	In case of Societies, Association, verify requisite resolutions, bye-laws, powers to borrow, encumbrances etc.	NOT APPLICABLE
13.	In case of a POA holder, verify genuineness of the Power of Attorney and the extent of the powers. Whether the same is properly executed/ stamped/ authenticated enforceable as per the Law of the place.	Yes, all POA is already executed in favour of M/s. Shiv Tech.
14.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/building; (b) Whether the flats are developed by the land owner or constructed on Joint Development basis. (c) Development Agreement/Power of Attorney; (d) Extent of authority of the Developer/builder; (e) Whether Construction is approved by the competent authority. (f) Independent title verification of the Land and/or building in question; (g) Agreement for sale (unregistered); (h) Whether it is Second/ subsequent Sale.	Not Applicable The owners has title to land The flats are develop/constructed on a joint development basis. Has been already submitted. Land owner granted registered Power of Attorney unto and in favour of the developer to sell the developer allocation. Yes Yes Not Applicable. Not Applicable


 NISHITA PRAMANIK
 Advocate
 High Court, Calcutta

	(i) Payment of proper stamp duty;	NOT APPLICABLE
	(j) Conveyance in favour Society/ Condominium concerned;	NOT APPLICABLE
	(k) Occupancy Certificate/allotment letter/letter of possession;	NOT APPLICABLE
	(l) Membership details in the Society etc.;	NOT APPLICABLE
	(m) Share Certificates;	NOT APPLICABLE
	(n) No Objection Letter from the Society;	NOT APPLICABLE
	(o) Latest maintenance charges paid receipt from society	NOT APPLICABLE
	(p) Whether proportionate share in land transferred to the mortgager.	NOT APPLICABLE
	(q) Documents evidencing possession such as telephone bill, electricity Bill, Tax paid Receipt.	Yes Tax Receipt
	(r) All other legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Co-operative Societies Laws etc;	Not Applicable
15.	In case of joint family property and mortgage created for family benefit/legal necessity, verify whether major co-parceners have no objection joined in execution, rights of female members, minor's shares etc.	NOT APPLICABLE
16.	Geneological tree is to be drawn up wherever the title has been has been acquired by succession.	NOT APPLICABLE
17.	Pending litigations/ court attachments/ injunction/stay orders/ acquisition by the Govt. Local authorities etc if any.	No litigation pending in the Court.
18.	Any other matters affecting the proposed creation of mortgage not converted else where.	NOT APPLICABLE


 NISHITA PRAMANIK
 Advocate
 High Court, Calcutta

Re.: Deed of Partition No.3037 for the year 1978 dated 02.08.1978 between Pulin Behari Mukhopadhyay as First party and Satish Chandra Mukhopadhyay, as Second Party.

Now owners of the property:-

- 1) Sri Saurendra Nath Mukherjee, (2) Sri Biprendra Nath Mukherjee.
- 3) Sri Nripendra Nath Mukherjee, (4) Smt. Bhabani Chatterjee,
- 5) Smt. Madhabi Chowdhury, (6) Sri Rathin Mukherjee, (7) Smt. Ruma Mukherjee, (8) Miss Piyasa Mukherjee, (9) Mrs. Poulami Mukherjee, (10) Sri Amrita Ghoshal, (11) Sri Apurba Ghoshal,

This is to certify that I have searched in the A.D.S.R. Office at Alipore and D.R.S. Alipore and A.R.A. Kolkata, and respect of a piece and parcel of a land measuring about 4 cottahs 12 chittaks 00 sq.ft. land with dilapidate condition of 40 years old partly three storied building measuring about total covered area 3744 sq.ft. alongwith all easement right lying and situated at in Mouza- Kasba, J.L. No.13, Dihi-Paanchannagram, Division-V, Sub-Division-I, Holding No.113, Touzi No.1298/2833, Dag No.466 and 467 being Kolkata Municipal Corporation Premises No.129/1, Swinhoe Lane, Ward No.67 being Assessee No.210672102546, Police Station-Kasba, Kolkata-700042, South 24-Parganas and Premises No.129/1A, Swinhoe Lane, Ward No.67 being Assessee No.210672106849, the property is butted and bounded as :

- On North : 12 ft wide common passage
 On South : Premises No.129/2, Swinhoe Lane,
 On East : Premise No.94/3, K.N. Sen Road,
 On West : Premises No.129B, Swinhoe Lane.

So far the records are available. As a result of search in the above noted entry in the said period of the aforesaid property measuring about about


 NINDITA PRAMANIK



4 cottahs 12 chittaks 00 sq.ft. land with dilapidate condition of 40 years old partly three storied building measuring about total covered area 3744 sq.ft. alongwith all easement right lying and situated at in Mouza- Kasba, J.L. No.13, Dihi-Paanchannagram, Division-V, Sub-Division-I, Holding No.113, Touzi No.1298/2833, Dag No.466 and 467 being Kolkata Municipal Corporation Premises No.129/1, Swinhoe Lane, Ward No.67 being Assessee No.210672102546, Police Station-Kasba, Kolkata-700042, South 24-Parganas and Premises No.129/1A, Swinhoe Lane, Ward No.67 being Assessee No.210672106849. Hence I am opinion that the above noted no entry in the said period of searching, and the flat in question is free from all encumbrances.

Searching receipt

Anindita Pramanik
Advocate

ANINDITA PRAMANIK
Advocate
High Court, Calcutta

1/6/2026