

ASHISH DEY

Advocate
High Court, Calcutta
Bar Association Room No.16

Resident
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(M)- 9051113331/
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Chamber
4, Government Place (North),
7th Floor, Room No. H-3,
Kolkata - 700001.

Ref.No.....

Date: 25.02.2025

Annexure - IV

To,
Global Care Hospital, having
registered office at 354, Prantik
Pally, Rajdanga Main Road,
Kolkata - 700107, West Bengal;

Dear Sir/Madam,

As per your request, I, on the basis of the copies of title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a court search and registry office search and submit my report as under:

SPECIAL REPORT OF TITLE OPINION

Reg: ALL THAT the piece and parcel of land measuring 1.99 acres, within Mouza - Kasba, J.L. - 13, R.S Dag nos. 2303, 2304, 2305, 2306, 5006(P) & 2308(P), under police station - Kasba, within the limits of Kolkata Municipality Corporation, ward No - 107, Premises No. 354, Prantik Pally, District - South 24 Parganas. This land butted and bounded in a manner following:-

On the North: Existing structure on North and North East boundary;
On the South 10.10 Mtrs. Wide Road;
On the East Existing Structure;
On the West 6 Mtrs. Wide Road

A. PARTICULARS:	Global Care Hospital, having registered office at 354, Prantik Pally, Rajdanga Main Road, Kolkata - 700107.
1. (ii) Name(s) and Address(es) of the Title holder with address	
2. Name of the person offering Mortgage with parentage/ constitution and address:	SRI PREMESIS BHAUMIK, son of Late Biresh Kumar Bhaumik, by religion - Hindu, by Occupation- Service, resident at P231, Unique Park, Post Office & Police Station - Parnasree, Kolkata - 700034, West Bengal,
As per title deed-	ALL THAT the piece and parcel of land measuring 1.99 acres, within Mouza - Kasba, J.L. - 13, R.S Dag nos. 2303, 2304, 2305, 2306, 5006(P) & 2308(P), under police station - Kasba,

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	within the limits of Kolkata Municipality Corporation, ward No - 107, Premises No. 354, Prantik Pally, District - South 24 Parganas.
1. Whether the property has been mutated in the name of the person offering the mortgage/ the Title holder?	Yes
2. Whether property is ancestral/ under joint ownership or the minor is having interest in the property? if so, its effects thereof.	The property is a single Ownership property as per the devolution of the property.
3. Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in 'State where the property is located.	No, the property is not located in Urban Land (Ceiling and Regulation) Act 1976.
4. In case of lease hold property any permission/NOC from the lessor is required for creation of mortgage? Whether permission of the lessor /NOC is obtained.	This property belongs to lease hold property.
5. Whether the owner's title valid, absolute, clear and marketable one?	The title of the property is title valid, absolute, clear and marketable

Date: 25.02.2025

Place: Kolkata

Chain of title

WHEREAS by virtue of Lease deed Kolkata Metropolitan Development Authority transferred and delivered possession in favour of Global Care Hospital ALL THAT the piece and parcel of land measuring 1.99 acres, within Mouza - Kasba, J.L. - 13, R.S Dag nos. 2303, 2304, 2305, 2306, 5006(P) & 2308(P), under police station - Kasba, within the limits of Kolkata Municipality Corporation, ward No - 107, Premises No. 354, Prantik Pally, District - South 24 Parganas. The lease deed was registered with the office of the A.R.A. - I Kolkata, therein recorded in Book No. I, Volume No 24, Pages 3436 to 3457, Being No. 08495 for the year 2009.

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SEARCH REPORT

Search report relates to searches made in:

- a) Sub Registrar Office.
- b) Registrar of Commission.
- c) Courts

Alipore
Nil

Alipore court for the
period of 2009 to 2025

1. Sub Registrar / Registrar of Assurance Office

a) I have personally searching of A.R.A, Kolkata, D.S.R, Alipore and A.D.S.R, Alipore from the "www.wbregistration.gov.in" website. The Search report disclosed the following encumbrances: -

Office	Date of search / Inspection	Information
www.wbregistration.gov.in	03.05.2025	The lease deed was registered with the office of the A.R.A. - I Kolkata, therein recorded in Book No. I, Volume No 24, Pages 3436 to 3457, Being No. 08495 for the year 2009.

2. Inspection of Court records disclosed:

(This may detail Suit pending, Decrees, Attachment before Judgment, Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order
Alipore Court	No Record Found	No Record Found

5. Searches made / Inspections carried out in the following office disclosed :

Office	Date of search / Inspection	Information
www.wbregistration.gov.in	03.05.2025	The lease deed was registered with the office of the A.R.A. - I Kolkata, therein recorded in Book No. I, Volume No 24, Pages 3436 to 3457, Being No. 08495 for the year 2009.

Place :Kolkata

Date :25.02.2025

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NO ENUMERANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that there is no encumbrance certificate/ on the land for the project "KPC Harmony" Mouza - Kasba, J.L. - 13, R.S Dag nos. 2303, 2304, 2305, 2306, 5006(P) & 2308(P), under police station - Kasba, within the limits of Kolkata Municipality Corporation, ward No - 107, Premises No. 354, Prantik Pally, District - South 24 Parganas, as I have done only Legal searching i.e Court Searching, A.R.A, Kolkata, D.S.R, Alipore and A.D.S.R, Alipore and due diligence for the aforementioned land.

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