

SUKUMAR DAS

Advocate
HIGH COURT, CALCUTTA

4, Government Place North,
"Delta House", Basement Floor
Right Block, Room No.05,
Kolkata 700 001
Mobile : 9903456814, 8777677483
E-mail: sukul966@yahoo.co.in

April 30, 2026

TO WHOM IT MAY CONCERN

SEARCH REPORT

Re: Ownership of Bastu Land measuring an area about 30 (Thirty) Cottahs equivalent to 21600 Sq.ft. (Twentyone Thousand Six Hundred) more or less (including common passage having an area about 3867.2 Sq.ft.) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation) under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha, comprised under Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15, comprised in R.S. Dag No. 5918, 5919, under R.S. Khatian Nos. 2155, 2156, District North 24-Parganas under the local limit of Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property ("Said Property").

Under instruction of **Sri Sanjay Kumar Kothari**, son of Late Jagdish Prasad Kothari being Authorized Representative of the Owners of the said property, I have caused to make the following Search Report in respect of the said property on the basis of photocopy of documents delivered to me:

- A.** Upon searching at the concerned registration offices in West Bengal during the period 2021 and till date, it appears that there is no transfer in respect of the said property during the aforesaid period and therefore, the following organizations are presently seized and possessed of the said property and they are in absolute possession of the same:

(1) M/S. DAKSHINESWAR PROPERTIES (PAN# AATFD1070C), a Partnership Firm having its place of business at 153/1/A, Surendra Mohan Bose Road, Post Office Panihati, Police Station Khardah, Kolkata 700 114, District North 24-Parganas, WEST BENGAL, **(2) M/S. TIRUPATI PROPERTIES** (PAN# AASFT3468R), a Partnership Firm having its place of business at 153/1/A, Surendra Mohan Bose Road, Post Office Panihati, Police Station Khardah, Kolkata 700 114, District North 24-Parganas, WEST BENGAL, **(3) M/S. SALASAR PROPERTIES** (PAN# AEOF56400A), a Partnership Firm having its place of business at 153/1/A, Surendra Mohan Bose Road, Post Office Panihati, Police Station

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Khardah, Kolkata 700 114, District North 24-Parganas, WEST BENGAL, and **(4) M/S. MA TARA CONSTRUCTION** (PAN# ABSFM4251G), a Partnership Firm having its place of business at 153/1/A, Surendra Mohan Bose Road, Post Office Panihati, Police Station Khardah, Kolkata 700 114, District North 24-Parganas, WEST BENGAL.

B. Devolution of Title of the Present Owners of the Said Property:

- (a) By virtue of an **Indenture (Deed of Partition)** made on **2nd day of January, 1959** between (1) Bhagawan Das Shaw, son of Late Kanhaiyalal Shaw, therein referred to as the First Party of the First Part, (2) Bandi Prasad Shaw, son of Bhagawan Das Shaw, therein referred to as the Second Party of the Second Part, (3) Ganga Prasad Shaw, son of Bhagawan Das Shaw, therein referred to as the Third Party of the Third Part, (4) Lachmi Prasad Shaw, son of Bhagawan Das Shaw, therein referred to as the Fourth Party of the Fourth Part and (5) Jamuna Prasad Shaw, son of Bhagawan Das Shaw, therein referred to as the Fifth Party of the Fifth Part, all of 177, Muktaram Babu Street, Calcutta, and **registered in the Office of the Registrar of Assurances, Calcutta, and recorded in Book No.I, Volume No. 69, Pages 189 to 214, Being No. 2187 for the year 1959**, the said Bandi Prasad Shaw was allotted several properties including **ALL THAT** piece or parcel of **Premises No. 7, Feeder Road, Ariadaha** in the District of 24-Parganas (a) All that piece or parcel of Ryoti Mokarari interest in land with trees and structures thereon allotted to Sri Bandi Prasad Shaw as delineated in the partition plan thereto annexed and marked (W) therein coloured in light green and marked Lot "A" comprising portion of C.S. Dag Nos. 5916 and 5917 of Khatian No. 878, Touzi No. 173, Mouza Ariadaha, Kamarhati, Police Station Baranagar, Sub-Registry Cossipore, Dum Dum, District 24-Parganas and containing an area of 2 Bighas 9 Cottahs 4 Chittacks and 35 Sq.ft. more or less and butted and bounded on the North by Feeder Road, on the East by 3 feet wide drain beyond which are the lands under C.S. Dag Nos. 5918 and 5920, on the South by the land under C.S. Dag No. 5946 and on the West by the lot allotted to Ganga Prasad Shaw, Annual Khazna of Rs.1/12, payable in respect of entire dags to the Government of West Bengal proportionate Khazna Rs.0.77 and (b) **ALL THAT** piece or parcel of land hereditaments and premises with structures standing thereon allotted to Sri Bandi Prasad Shaw as delineated in the partition plan hereto annexed and marked (X) therein coloured in light green and marked lot A comprising a portion of C.S. Dag No. 5919 and 5920, Khatian No. 1625 and the entire C.S. Dag No. 5918, Khatian No. 1624, Touzi No. 173, Mouza Ariadaha Kamarhati, Police Station Baranagar, Sub-Registration Cossipore, Dum Dum, District 24-Parganas containing an area of 2 Bighas 0 Cottahs 7 Chittacks and 32 Sq.ft. more or less and butted and bounded on the North by municipal drain beyond which is Feeder Road on the East by 16' Ft. wide common passage on the South by lot allotted to Ganga Prosad Shaw and on the West by land under C.S. Dag No. 9916, Annual Khazna in respect of Dag No. 5920 and 5933 is Rs.6.81 N.P. and in respect of Dag No. 5918, 5919 and 5931 Rs.1.69 N.P. payable to the State of West Bengal proportionate Khazna will be Rs.1.57 N.P. **TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the erstwhile owner/s in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

for my
30/04/2020

SUKUMAR DAS

Advocate
HIGH COURT, CALCUTTA

4, Government Place North,
"Delta House", Basement Floor
Right Block, Room No.05,
Kolkata 700 001
Mobile : 9903456814, 8777677483
E-mail: suku1966@yahoo.co.in

- (b) By virtue of a **Deed of Partition** made on **2nd day of August, 1986** between (1) Bandi Prasad Shaw, son of Late Bhagwan Das Shaw, therein referred to as the First Party of the First Part, (2) Smt. Munnar Debi, wife of Bandi Prasad Shaw, therein referred to as the Second Party of the Second Part, (3) Bharat Kumar Jaiswal, son of Bandi Prasad Shaw, therein referred to as the Third Party of the Third Part, (4) Madan Kumar Jaiswal, son of Bandi Prasad Shaw, therein referred to as the Fourth Party of the Fourth Part, (5) Smt. Shanti Debi Jaiswal, wife of Late Badri Prasad Jaiswal, (6) Sushil Kumar Jaiswal, (7) Sunil Kumar Jaiswal, (8) Subodh Kumar Jaiswal, all sons of Late Badri Prasad Jaiswal and (9) Smt. Sulekha Gupta, wife of Navin Gupta and daughter of Late Badri Prasad Jaiswal, all (5) to (9) therein collectively referred to as the Fifth Party of the Fifth Part, all (1) to (9) of 195A, Muktaram Babu Street, Calcutta and **registered in the Office of the Registrar of Assurances, Calcutta, and recorded in Book No. I, Volume No. 349, Pages 363 to 395, Being No. I-14354 for the year 1986**, the said Madan Kumar Jaiswal was allotted **LOT "D"** i.e. **ALL THAT** the undivided half share in **Premises No. 7, Mahesh Mukherjee Feeder Road** comprising portion of C.S. Dag Nos. 5918 and 5920 at Khatian Nos. 1624 and 1625 respectively, Touzi No. 173, Mouza Ariadaha, Police Station Baranagar, Sub-Registry Cossipore Dum Dum, District 24-Parganas containing an area of 2 Bighas 0 Cottah 7 Chittacks and 32 Sq.ft. more or less and butted on the North by Municipal drain beyond which is Mahesh Mukherjee Feeder Road on the East by 16 ft wide common passage on the South by the land belonging to Ganga Prasad Shaw and on the East by the land under C.S. Dag No. 5916, morefully described in the Fifth Schedule thereunder written, hereinafter referred to as the **"LARGER PROPERTY"**.
- (c) By virtue of the following registered deeds, the said Suravi Devi Agarwal, Manish Agarwal, Ekta Devi Agarwal, Mohit Agarwal and Mohanlal Agarwal became lawful owners and jointly seized and possessed of their respective lands together with R.T. Sheds, all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.s. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Holding No. F-65** being a portion of **Municipal Premises No.7, Mahesh Mukherjee Feeder Road, Ward No.11 TOGETHER WITH** 16' Ft. wide common passage on the eastern portion of the said property **TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever along with other lands, hereinafter referred to as the **"ENTIRE PROPERTY"**:

for 1st time
30/04/2026

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HIGH COURT, CALCUTTA

4, Government Place North,
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Mobile : 9903456814, 8777677483
E-mail: suku1966@yahoo.co.in

Deed Details	Parties to the Deed	Property details
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 093, Pages 133 to 160, Being No. I-4831 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Suravi Devi Agarwal, wife of Manish Agarwal (Purchaser).	C.S. Dags : 5918, 5920 C.S. Khatian : 1624, 1625 Land Area:5K-13CH-6SFT(4191 Sq.ft.)
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 122, Pages 368 to 375, Being No. I-6384 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Manish Agarwal, son of Mohan Lal Agarwal(Purchaser).	C. S. Dags : 5918, 5920 C.S. Khatian: 1624, 1625 Land Area:5K-13CH-25SFT(4210Sq.ft.)
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 123, Pages 349 to 356, Being No. I-6385 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Smt. Ekta Devi Agarwal, wife of Mohit Agarwal(Purchaser).	C.S. Dags : 5918, 5920 C.S. Khatian: 1624, 1625 Land Area:5K-12CH-33SFT(4173Sq.ft.)
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 123, Pages 357 to 366, Being No. I-6386 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Mohit Agarwal, son of Mohan Lal Agarwal(Purchaser).	C.S. Dags : 5918, 5920 C.S. Khatian: 1624, 1625 Land Area:5K-11CH-35SFT(4130Sq.ft.)
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 123, Pages 367 to 374, Being No. I-6387 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Mohan Lal Agarwal, son of Bansidhar Agarwal (Purchaser).	Dags : 5918, 5920 Khatian : 1624, 1625 Land Area:5K-9CH-38SFT(4043Sq.ft.)

- (d) After purchase of the entire property, the said Suravi Devi Agarwal, Manish Agarwal, Ekta Devi Agarwal, Mohit Agarwal and Mohanlal Agarwal got their respective names mutated before the Kamarhati Municipality in respect of the entire property being **Premises No.7, M. M. Feeder Road, Kolkata 700 057, Ward No.11** under separate Holding Numbers in the following manner:

Name of Owner	Holding Number
Suravi Devi Agarwal	Holding No. F-65/1
Manish Agarwal	Holding No. F-65/5

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Ekta Devi Agarwal	Holding No. F-65/4
Mohit Agarwal	Holding No. F-65/6
Mohan Lal Agarwal	Holding No. F-65/3

- (e) By virtue of the following registered Deed of Gift, the said Mohan Lal Agarwal transferred the portion of Holding No. F-65/3, M. M. Feeder Road, Kolkata unto and in favour of the said Mohit Agarwal absolutely and forever in consideration of natural love and affection:

Deed Details	Parties to the Deed	Property details
Deed of Gift dated 23.02.2018, registered at ARA-IV, Kolkata, and recorded in Book No. I, Vol. No.1904-2018, Pages 97491 to 97511, Being No. I-190402017 for 2018.	Mohan Lal Agarwal, son of Late Bansidhar Agarwal (Donor) and Mohit Agarwal, son of Mohan Lal Agarwal (Donee).	C.S. Dags: 5918, 5920 C.S.Khatian:1624, 1625 Land Area: 4043 Sq.ft.

- (f) While seized and possessed of the portion of entire property, the said Mohit Agarwal died testate on 3rd May, 2019 leaving behind himself surviving his legal heirs namely, (1) Smt. Ekta Agarwal (Wife), (2) Sri Utkarsh Agarwal (Son), (3) Lalita Devi Agarwalla (Mother), and consequent upon his death, his legal heirs inherited, entitled to and became co-owners of the portion of the entire property left by the deceased as per the Hindu Law of Succession.
- (g) During lifetime of the said Mohit Agarwal (since deceased) made and published his last will and testament on 28th day of December, 2018, giving, devising and bequeathing thereby all his movable and immovable assets including the said property unto and in favour of his son, Utkarsh Agarwal, who is also the Sole Executor to the Estate of Mohit Agarwal.
- (h) The said Utkarsh Agarwal applied for grant of probate registered under Probate Case No.21 of 2020 before the Learned Court of Chief Judge, City Civil Court, Kolkata, but since grant of probate was pending before the Learned Court, shares of the portion of entire property left by the deceased were distributed amongst legal heirs of Late Mohit Agarwal in equal share.
- (i) Amidst such situation, the said (1) Utkarsh Agarwal, (2) Ekta Devi Agarwal, (3) Lalita Devi Agarwalla, (4) Manish Agarwal and (5) Surbhi Agarwal @ Suravi Devi Agarwal, all being the owners of the entire property, jointly decided to sell a portion out of the entire property to any intending purchasers.
- (j) By a **Deed of Conveyance dated 8th day of December, 2021** made between (1) Sri Utkarsh Agarwal, (2) Smt. Ekta Devi Agarwal, both (1) & (2) son and wife respectively of Late Mohit Agarwal, (3) Smt. Lalita Devi Agarwalla, wife of Late Mohan Lal Agarwal, (4) Sri Manish Agarwal, son of Sri Mohan Lal Agarwalla @ Mohan Lal Agarwal and (5) Smt. Surbhi Agarwal @ Suravi Devi Agarwal, wife of Sri Manish Agarwal, all of 24,

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Girish Avenue, Kolkata 700 003, therein jointly referred to as the Vendors of the One Part and (1) M/s. Dakshineswar Properties, (2) M/s. Tirupati Properties, both Partnership Firms having their office at 153/1/A, S. M. Bose Road, Kolkata 700 114 and both represented by its Authorised Signatory/Partner, Sri Sanjay Kumar Kothari alias Sanjay Kothari, son of Late Jagdish Prasad Kothari of 9, Ashutosh Mukherjee Lane, Howrah 711 106, (3) M/s. Salasar Properties and (4) M/s. Ma Tara Construction, both Partnership Firms having their office at 153/1/A, S. M. Bose Road, Kolkata 700 114 and both represented by their Authorised Signatory/Partner, Sri Vikash Agrawal, son of Sri S. N. Agrawal of Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Kolkata 700 054, therein jointly referred to as the Purchasers of the Other Part, and **registered in the Office of the Additional Registrar of Assurances, Kolkata, and recorded in Book No.I, Volume No. 1903-2021, Pages 554307 to 554363, Being No. 190314634 for the year 2021**, the Vendors therein granted sold conveyed transferred alienated assured and assigned unto and in favour of the Purchasers therein Landowners herein at or for a consideration mentioned thereat subject to free from all encumbrances and vacant possession thereof absolutely and forever **ALL THAT** piece or parcel of Bastu land measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (including common passage having an area about 3867.2 Sq.ft.) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No.5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No.5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos.2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Holding No. F-65 (Old), F-65/1, F-65/3, F-65/4, F-65/5 and F-65/6 (All New)** being a portion of **Municipal Premises No.7, Mahesh Mukherjee Feeder Road, Ward No.11 TOGETHER WITH** 16' Ft. wide common passage on the eastern portion of the said property **TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Landowners in the entire property and appurtenances and inheritances for access and user thereof, free from all encumbrances (hereinafter referred to as the "**SAID PROPERTY**").

- (k) After such purchase, the Landowners herein jointly applied for mutation of their respective names before Kamarhati Municipality on **30th day of December, 2021**, and accordingly, upon considering their applications for mutation, the Kamarhati Municipality recorded their respective names in respect of the said property under five separate **Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, all under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057**, and thereafter, amalgamated five separate Holding Numbers into **single Holding No. F-65/6 as per Amalgamation Certificate under Sl. No.A/000065 issued on 29th day of January, 2022 by the Kamarhati Municipality**, and paying rates and taxes on regular basis.

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- (I) With a view to develop the said premises by constructing new multistoried building on the same, the Landowners herein jointly got a building plan sanctioned from **Kamarhati Municipality** vide **Sanction Site Plan No. 297/21-22 dated 8th day of February, 2022** for construction of **G+V storied mercantile building** on the said premises (hereinafter referred to as the "**SAID SANCTIONED PLAN**"), and thereafter, entered into a **Development Agreement on the 22nd day of January, 2024** with the Developer namely, **M/S. HAPPY MOMENTS PROPERTIES** (PAN# AAOFH8179H) a Partnership firm under the Partnership Act, 1932, having its Registered Office at, 7, Mahesh Mukherjee Feeder Road, Post Office Ariadaha, Police Station Belgharia, Kolkata 700 057, District North 24-Parganas, West Bengal, **represented by its Authorized Signatory/Partner, SRI SANJAY KUMAR KOTHARI**, son of Late Jagdish Prasad Kothari, for construction of a G+V storied Mercantile Building into and upon the said premises, **and the said original Development Agreement was duly registered in the Office of the A.R.A.-II, Kolkata, and recorded in Book No. I, Volume No.1902-2024, Pages from 53572 to 53606, Being No. I-190200907 for the year 2024, and also granted and executed a Development Power of Attorney on the 22nd day of January, 2024 in favour of the said Developer thereby appointing them for development of the said multistoried building on the said premises. The said original Development Power of Attorney was duly registered on 22nd day of January, 2024 in the Office of the A.R.A.-II, Kolkata, and recorded in Book No. I, Volume No.1902-2024, Pages 53716 to 53739, Being No. I-190200912 for the year 2024** under certain terms and conditions as contained in the said Development Agreement empowering inter alia to supervise the entire construction activities, to represent various authorities for and on behalf of the Landowners, to sign and execute various documents, building plan, agreements, deeds etc. in respect of development of the said premises, and also to sign and execute Agreements for Sale, Deeds of Conveyance on behalf of the Landowners in respect of different units/apartments to be constructed on the said premises, to the intending purchaser/s thereof in respect of the Developer's Allocation (hereinafter referred to as the "**SAID DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY**").

Upon perusal of the aforesaid reports, it reveals that the aforesaid organizations namely, (1) M/S. DAKSHINESWAR PROPERTIES, (2) M/S. TIRUPATI PROPERTIES, (3) M/S. SALASAR PROPERTIES and (4) M/S. MA TARA CONSTRUCTION are joint owners of the said property.

Sukumar Das
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Advocate
Sukumar Das
Advocate
High Court, Calcutta