

ARUN KUMAR MISHRA

Advocate,
High Court, Calcutta

1B, Old Post Office Street
Kolkata 700001

TO WHOM IT MAY CONCERN

Re: Premises No.95, Mahatma Gandhi Road, Police Station Thakurpukur, Kolkata-700063 in Ward No.124 of the Kolkata Municipal Corporation (hereinafter referred to as "**the said Premises**").

As per instructions, I have caused specific searches at the following offices in respect of the aforesaid Premises:

A. Registration Offices

Searches caused in Index-II at following Registration Offices in respect of the aforesaid Premises in the following offices:

- a) Additional Registrar of Assurances-I, Kolkata;- for the years 2003 to 2021
- b) Additional Registrar of Assurances-II, Kolkata; for the years 2019 to 2021
- c) Additional Registrar of Assurances-III, Kolkata; for the years 2019 to 2021
- d) Additional Registrar of Assurances-IV, Kolkata; for the years 2019 to 2021
- e) District Sub-Registrar-I, South 24 Parganas; for the years 2019 to 2021
- f) District Sub-Registrar-II, South 24 Parganas; for the years 2008 to 2021
- g) District Sub-Registrar-III, South 24 Parganas; for the years 2019 to 2021
- h) District Sub-Registrar-IV, South 24 Parganas; for the years 2019 to 2021
- i) District Sub-Registrar-V, South 24 Parganas; for the years 2019 to 2021
- j) Additional District Sub-Registrar, Behala; for the years 2003 to 2021 (i.e. till the time of my causing searches).

Present Owners: (1) Jaiveer Housing (P) Ltd., (2) Ambalika Properties (P) Ltd., (3) Sarideep Developers (P) Ltd., (4) Jaiveer Properties (P) Ltd., (5) Jaiveer Construction (P) Ltd., (6) Padma Residency (P) Ltd. (7) Padma Hirise (P) Ltd., and (8) Padma Towers (P) Ltd.

TITLE

- A. The Present Owners are the absolute owners of **All That** the municipal Premises No.95 Mahatma Gandhi Road, Police Station Thakurpukur, Kolkata-700063 having a land area of 31 (thirty-one) Cottahs 9 (nine) Chittacks 11

Arun Mishra

(eleven) Square Feet more or less within the municipal limits of the Kolkata Municipal Corporation, in the District of South 24 Parganas.

- B. By Development Agreement dated 12th August, 2015 made between Present Owner namely, (1) Jaiveer Housing (P) Ltd. (2) Ambalika Properties (P) Ltd. (3) Sarideep Developers (P) Ltd., (4) Jaiveer Properties (P) Ltd., (5) a Jaiveer Construction (P) Ltd., (6) Padma Residency (P) Ltd. (7) Padma Hirise (P) Ltd. (8) Padma Towers (P) Ltd. as the Owners therein and Tirushivam Realty (P) Ltd. as the Developer therein for construction of a multi storied building thereon on the Premises No.95 Mahatma Gandhi Road P.S. Thakurpukur, Kolkata-700063 and registered with the District Sub-Registrar-II, South 24 Parganas at Alipore in Book-1, Volume No.1602-2015, Pages from 85650 to 85694, Being No.160208285 for the year 2015

SEARCHES

It may be noted that while causing to be made searches, registration of document, which have not been completed and have been provisionally registered and/or kept pending and/or in abeyance by the concerned registration offices, are not noted in the Index, and such searches in respect those documents cannot be nor have been made. Search Receipts are annexed hereto in originals as follows:

Original Receipts, bearing Search No.1901005278/2021, dated 4th March, 2021, issued for Index II searching at Office of Additional Registrar of Assurances-I, Kolkata issued by the Office of Additional Registrar of Assurances-I, Kolkata is annexed hereto and marked as "**A1**".

Original Receipts, bearing Search No.1902005604/2021, dated 4th March, 2021, issued for Index II searching at Office of Additional Registrar of Assurances-II, Kolkata issued by the Office of Additional Registrar of Assurances-II, Kolkata is annexed hereto and marked as "**A2**".

Original Receipts, bearing Search No.1903003939/2021, dated 4th March, 2021, issued for Index II searching at Office of Additional Registrar of Assurances-III, Kolkata issued by the Office of Additional Registrar of Assurances-III, Kolkata is annexed hereto and marked as "**A3**".

Arma

Original Receipts, bearing Search No.1904003168/2021, dated 5th March, 2021, issued for Index II searching at Office of Additional Registrar of Assurances-IV, Kolkata issued by the Office of Additional Registrar of Assurances-IV, Kolkata is annexed hereto and marked as "A4".

Original Receipt, bearing No.1601001192/2021, dated 8th March, 2021 for Index II searching at District Registrar-I, South 24 Parganas issued by District Registrar-I, South 24 Parganas is annexed hereto and marked as "B1"

Original Receipt, bearing No.1602001812/2021, dated 5th March, 2021 for Index II searching at District Registrar-II, South 24 Parganas issued by District Registrar-II, South 24 Parganas is annexed hereto and marked as "B2"

Original Receipt, bearing No.1603001660/2021, dated 4th March, 2021 for Index II searching at District Registrar-III, South 24 Parganas issued by District Registrar-III, South 24 Parganas is annexed hereto and marked as "B3"

Original Receipt, bearing No.1604001908/2021, dated 5th March, 2021 for Index II searching at District Registrar-IV, South 24 Parganas issued by District Registrar-IV, South 24 Parganas is annexed hereto and marked as "B4"

Original Receipt, bearing No.1630000724/2021, dated 5th March, 2021 for Index II searching at District Registrar-V, South 24 Parganas issued by District Registrar-V, South 24 Parganas is annexed hereto and marked as "B5"

Original Receipt, bearing No.1607001935/2021, dated 8th March, 2021 for Index II searching at Additional District Sub-Registrar, Behala issued by Additional District Sub-Registrar, Behala is annexed hereto and marked as "C"

Following relevant documents was found during search at the office of District Sub-Registrar-II, South 24 Parganas at Alipore which is as follows:

Sl No.	Nature of Document	Deed No.	Year	Volume	Pages
1.	Development Agreement	I-160208285	2015	1602-2015	85650 to 85694
2.	Declaration	I-160211948	2014	1602-2014	2760 to 2767

Atma

COMMENT

I would like to mention that the searches undertaken by me do not relate to any encumbrance or charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues, and relate to encumbrances affecting the title and created by those act of parties which requires, under law, a corresponding record for the public in general at the offices at which I have caused to be made the searches as aforesaid.

No other document has been found during the course of the Searches conducted as aforesaid and accordingly based on such searches and your representation as aforesaid, I am of the view that (1) Jaiveer Housing (P) Ltd., (2) Ambalika Properties (P) Ltd., (3) Sarideep Developers (P) Ltd., (4) Jaiveer Properties (P) Ltd., (5) Jaiveer Construction (P) Ltd., (6) Padma Residency (P) Ltd. (7) Padma Hirise (P) Ltd., and (8) Padma Towers (P) Ltd. is the absolute owners of the said Premises and they have a marketable title to the said Premises **Subject To** the existence of the abovementioned Development Agreement and matters hereinbefore dealt with.

Enclosure

- i. Annexure 'A1-A4'
- ii. Annexure 'B1-B5'
- iii. Annexure 'C'

Arun Kumar Mishra
Advocate
02/03/2021
WB19880/1995

A1

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

Date of Application: 04-03-2021

Serial No of Application	1901005278/2021	Search No	1901005278/2021
Search for the Years	From 2003 To 2021	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Thakurpukur, Premises: 95, Road: Mahatma Gandhi Rd		
From whom Received	S Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 18/-	

Search Result: No Record Found

(Mr Debasis Patra)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



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

A2

Date of Application: 04-03-2021

Serial No of Application	1902005604/2021	Search No	1902005604/2021
Search for the Years	From 2019 To 2021	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Thakurpukur, Premises: 95, Road: Mahatma Gandhi Rd		
From whom Received	S Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 2/-	

Search Result: No Record Found

(Mrs Srijani Ghosh)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA



A3

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

Date of Application: 04-03-2021

Serial No of Application	1903003939/2021	Search No	1903003939/2021
Search for the Years	From 2019 To 2021	Record Available	From 01/01/1900 onwards
Property to be Searched	District: South 24-Parganas, PS: Thakurpukur, Premises: 95, Road: Mahatma Gandhi Rd		
From whom Received	S Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 2/-	

Search Result: No Record Found

(Mr Probir Kumar Golder)
A.R.A. - III KOLKATA
OFFICE OF THE A.R.A. - III KOLKATA

ARA-III

A4

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

Date of Application: 05-03-2021

Serial No of Application	1904003168/2021	Search No	1904003168/2021
Search for the Years	From 2019 To 2021	Record Available	From 29/08/2015 onwards
Property to be Searched	District: South 24-Parganas, PS: Thakurpukur, Premises: 95, Road: Mahatma Gandhi Rd		
From whom Received	S Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 2/-	

Search Result: No Record Found

(Mr Mohul Mukhopadhyay)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA



B1

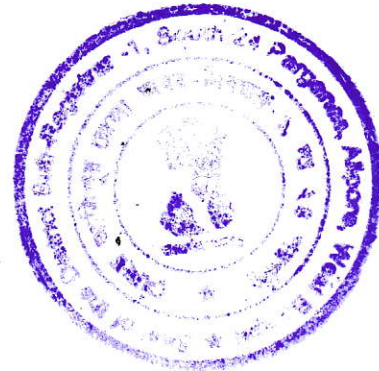
Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 08-03-2021

Serial No of Application	1601001192/2021	Search No	1601001192/2021
Search for the Years	From 2019 To 2021	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Thakurpukur, Premises: 95, Road: Mahatma Gandhi Rd		
From whom Received	S Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 2/-	

Search Result: No Record Found

(Ms Maitreyee Ghosh)
D.S.R. - I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS



B2

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 05-03-2021

Serial No of Application 1602001812/2021 **Search No** 1602001812/2021
Search for the Years From 2008 To 2021 **Record Available** From 23/02/2009 onwards
Property to be Searched District: South 24-Parganas, PS: Thakurpukur, Premises: 95, Road: Mahatma Gandhi Rd
From whom Received S Das
Fees Paid under Articles F1(i) 2/- F1(ii) 13/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Thakurpukur, KOLKATA MUNICIPAL CORPORATION, Premises: 95, Road: Mahatma Gandhi Rd, , Ward: 124	Property Type: Land Transaction: Declaration, Declaration relating to immovable property	Plot No: RS-00005/00000 Khatian: Zone: 5J.L. Sarani --- Kabar Danga More (Premises Located on M.G.Road)	Area of Land: 22470 Sq. Ft., (22470 Sqft)
Deed Details :		Deed No: I-160211948/2014, Query No: 1602025254 /2014, Serial No: 160212298/2014, Page: 2760 - 2767, Date of Registration: 19/11/2014, Date of Completion: 20/11/2014, Date of Delivery: 02/12/2014		
2	District: South 24-Parganas, PS; Thakurpukur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 95, Road: Mahatma Gandhi Rd, , Ward: 124	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian: 00000 Zone: (Premises Located on D.H. Rd --)	Area of Land: 52.10333337 decimal (31 Katha,9 Chatak,11 Sqft) Area of Structure: 1800 Sq Ft
Deed Details :		Deed No: I-160208285/2015, Query No: 16020000582659/2015, Serial No: 1602008315/2015, Page: 85650 - 85694, Date of Registration: 12/08/2015, Date of Completion: 13/08/2015, Date of Delivery: 19/08/2015		

(Mr Samar Kumar Pramanick)
D.S.R. - I I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)

B3

Receipt for fees deposited for Search

Form - 1556

Date of Application: 04-03-2021

Serial No of Application	1603001660/2021	Search No	1603001660/2021
Search for the Years	From 2019 To 2021	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Thakurpukur, Premises: 95, Road: Mahatma Gandhi Rd		
From whom Received	M Mahato		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 2/-	

Search Result: No Record Found



(Mr Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

B 4

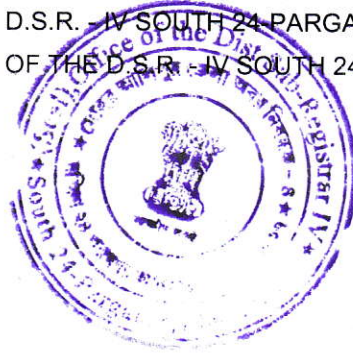
Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 05-03-2021

Serial No of Application	1604001908/2021	Search No	1604001908/2021
Search for the Years	From 2019 To 2021	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Thakurpukur, Premises: 95, Road: Mahatma Gandhi Rd		
From whom Received	S Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 2/-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
D.S.R. - IV SOUTH 24 PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



B 5

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - V)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 05-03-2021

Serial No of Application	1630000724/2021	Search No	1630000724/2021
Search for the Years	From 2019 To 2021	Record Available	From 24/11/2015 onwards
Property to be Searched	District: South 24-Parganas, PS: Thakurpukur, Premises: 95, Road: Mahatma Gandhi Rd		
From whom Received	S Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 2/-	

Search Result: No Record Found

(Ms Rita Lepcha)

D.S.R. - V SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS



C

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

Date of Application: 08-03-2021


Serial No of Application	1607001935/2021	Search No	1607001935/2021
Search for the Years	From 2003 To 2021	Record Available	From 10/12/2007 onwards
Property to be Searched	District: South 24-Parganas, PS: Thakurpukur, Premises: 95, Road: Mahatma Gandhi Rd		
From whom Received	S DAS		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 18 /-	

Search Result:

SI.No. Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1 District: South 24-Parganas, PS; Thakurpukur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 95, Road: Mahatma Gandhi Rd, , Ward: 115	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: Khatian: 00000/00 Zone: (Karunamoyee Ghat Road -- B.L.Saha Road (Premises Located NOT on M.G.Road))	Area of Land: 0.94645971 decimal (413 Sqft) Area of Structure: 414 Sq Ft

Deed Details :

Deed No: I-160706409/2018. Query No: 16070001122017/2016, Serial No: 1607007961/2016, Page: 202388 - 202415, Date of Registration: 06/07/2018, Date of Completion: 06/07/2018. Date of Delivery: 19/07/2018


(Mr Sandip Biswas)
A.D.S.R. BEHALA
OFFICE OF THE A.D.S.R. BEHALA

Addl. District Sub-Registrar
Behala, South-24 Parganas