

Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Alipur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842

Date : _____

Dated 15th October' 2025

Search Certificate

Reg: Landed property at 98 K, G.T. Road, P.O. Hindmotor, P.S. Uttarpara,
Dist. Hooghly, Pin - 712233.

Present Owners: (1) MERLIN PROJECTS LTD. (PAN:AACCM0505B), a company incorporated under the Companies Act, 1956 having its Registered Office at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033 (2) TRIDENT COMMODEAL PRIVATE LIMITED (PAN:AADCT3614P), a company incorporated under the Companies Act, 1956 having its Registered Office at 5/3, Pankajini Chatterjee Road, P.O. Tollygunge and P. S. Charu Market, Kolkata - 700 033 (3) MR. DINESH G. SANGHVI (PAN: AVHPS5172K), (Aadhaar No. 211730474698), son of Late Gopalji V. Sanghvi, by occupation- Business, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033,

This is to certify that I have caused necessary searches in the office of the Additional District Sub Registrar at Serampore, Additional District Sub Registrar at Uttarpara, District Sub register Chinsura-Hooghly, R.A. Calcutta, during the period from 2007 to till date of 2025 and so far available records and documents from the aforesaid offices I have found no adverse entry of Lease, Sale, Mortgage or any kind of transfer in respect of the above mentioned premises save and except the entries of sale in the office of the Additional District Sub Registrar at Serampore and R.A. Calcutta in respect of the property which is purchased by the present Owners:-

Merlin Projects Ltd. by virtue of two deed of conveyances being nos. 1034 and 1035 both for the year 2007 of ARA-II, Kolkata, has purchased land measuring about 151 cottahs 2 chittaks 40 sq. ft. and 95 cottahs 11 chittaks 9 sq. ft. respectively totaling to 246 cottahs 14 chittaks 4 sq. ft. more or less being part of Municipal Premises No. 94K, GT Road, and subsequently renumbered as Premises 94/6K and 94/7K, GT Road, Kotrung, Hooghly -712 233.

Merlin Projects Ltd. has developed a residential housing project at both the premises and reserved a portion of land abutting to GT Road measuring about 11 cottahs 1 chittak 18 sq. ft. out of premises no. 94/6K, GT Road for commercial development in future and upon completion of the project 'Merlin Uttara' the said 'Reserved Portion' physically measured as 12 cottahs 13 chittaks and 43 sq. ft. more or less, comprised in LR Dag No. 4342 under LR Khatian no. 5659, Mouza Kotrung, JL No. 8, Dist. Hooghly.

Merlin Projects Ltd. by virtue of three deed of conveyances being nos. 00518 for the year 2008, 00542 for the year 2008 and 06358 for the year 2008 all of ADSR Sreerampore has purchased land parcels measuring 11 cottahs 6 chittaks and physically found 13 cottahs 6 chittaks 18 sq. ft. being Municipal Premises No. 99K, GT Road, Kotrung, Hooghly -712 233, comprised in RS Dag No. 1686, RS Khatian No. 486 and corresponding LR Dag No. 4343, Mouza Kotrung, Dist. Hooghly, Pin -712 233.


BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata - 700 027
Phone No. 2445 8842

Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Alipur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842

Date : _____

In pursuance of the aforesaid Merlin Projects Limited became the owner of land parcel measuring 33 cottahs 10 chittaks 13 sq. ft. more or less comprised in part of premises no. 94/6K, GT Road, 95K, GT Road and 99K, GT Road, Mouza Kotrung, Dist. Hooghly, Pin -712 233, and the same being duly demarcated and renumber as Premises No.94/6/1K, GT Road after mutation and separation by the Uttarpara Kotrung Municipality.

Thereafter Merlin Projects Limited has approached Uttarpara Kotrung Municipality for mutation and separation of the aforesaid land parcels measuring about 33 cottahs 10 chittaks 13 sq. ft.

Subsequently Merlin Projects Limited, Trident Commodeal Pvt. Ltd. and Dinesh G. Sanghvi by virtue of a deed of conveyance being no. 190105194 for the year 2019 jointly purchased All That the piece and parcel of land measuring 10.5 decimals comprised in RS Dag No. 1689 corresponding LR Dag No. 4343/5221 under RS Khatian No. 471 LR Khatian No. 2007 Mouza Kotrung, JL No. 8, P. S. Uttarpara, Dist. Hooghly, Pin-712 233 being Municipal Premises No. 98K GT Road, Kotrung, Hooghly.

The said Merlin Projects Limited, Trident Commodeal Pvt. Ltd. and Dinesh G. Sanghvi by virtue of a deed of conveyance being no. 190307756 for the year 2022 jointly purchased All That the piece and parcel of land measuring 21 cottahs 12 chittaks 27.5 sq. ft. comprised in RS Dag No. 1673, 1674, 1688, 1687 and 1689 (Part) corresponding LR Dag No. 4344 under RS Khatian No. 43, 2302, 471, LR Khatian No. 2007 Mouza Kotrung, JL No. 8, P. S. Uttarpara, Dist. Hooghly, Pin-712 233 being Municipal Premises No. 98K GT Road, Kotrung, Hooghly.

The said Merlin Projects Limited, Trident Commodeal Pvt. Ltd. and Dinesh G. Sanghvi by virtue of another deed of conveyance being no. 190302622 for the year 2023 jointly purchased All That the piece and parcel of land measuring 21 cottahs 12 chittaks 27.5 sq. ft. comprised in RS Dag No. 1673, 1674, 1688, 1687 and 1689 (Part) corresponding LR Dag No. 4344 under RS Khatian No. 43, 2302, 471, LR Khatian No. 2007 Mouza Kotrung, JL No. 8, P. S. Uttarpara, Dist. Hooghly, Pin-712 233 being Municipal Premises No. 98K GT Road, Kotrung, Hooghly.

The said Merlin Projects Limited, Trident Commodeal Pvt. Ltd. and Dinesh G. Sanghvi by virtue of another deed of conveyance being no. 190408210 for the year 2023 jointly purchased All That the piece and parcel of land measuring 4.27 decimals comprised in RS Dag No. 1679, corresponding LR Dag No. 4341/5208, 4341/5209, 4341/5210, 4351/5211, 4341/5212, 4241/5213, 4341/5214, LR Khatian No. 1112/1, 5774 and 5775, Mouza Kotrung, JL No. 8, P. S. Uttarpara, Dist. Hooghly, Pin-712 233 being Municipal Premises No. 94/1/2K, GT Road, Kotrung, Hooghly.


BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata - 700 027
Phone No. WR/2988R2

Bimal Chandra Lahiri M.A., LL.B.
ADVOCATE

Calcutta High Court & Judges Court
Alipur Bar Association, Room No. 4 & 6
Police Court,
Tile Shed Sheresta., (Near Dist. Registry Office & Nandi Hotel)
Kolkata - 700 027

Chamber & Residence :
15, Siddhinath Chatterjee Road, Behala, Kol-34
Manton (West) Near Sabuj Sathi Club &
Ashoke Car Garage West Side
Phone : 2445 8842

Date : _____

The aforesaid premises number 94/6/1K, 96K, 98K and 94/1/2K GT Road, are contiguous to each other and the said Merlin Projects Limited, Trident Commodeal Pvt. Ltd and Dinesh G. Sanghvi for amalgamation of the said properties approached the local Municipal Authority and said properties amalgamated being renumbered as Municipal Premises No. 98K GT Road, Kotrung, P. S. Uttarpara, Dist. Hooghly, Pin-712 233, total measuring 86 cottahs 2 chittaks 33 sq. ft. more or less (physically found 84 cottahs, 5 chittaks and 38 sq. ft. more or less), comprised in RS Dag Nos. 1671, 1673, 1674, 1679, 1680, 1681, 1682, 1683, 1685, 1687, 1688, 1689, 1679, Corresponding LR Dag Nos. 4342 (Part), 4343, 4344, 4343/5221, 4341/5208 to 4341/5213, 4241/5213 & 4341/5214 all under LR Khatian Nos. 5793, 8903, 8907, 9184, 9185, 9233, 1112/1, 413/2 & 413/3, Mouza Kotrung, P.O. Hindmotor, P.S. Uttarpara, Dist. Hooghly, Pin-712233.

So, I am in a opinion that the present owners has got good clear and marketable title and the said premises is free from all encumbrances, charges, liens, claims and demands.

Advocate


BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata - 700 027
Bar No. WB/298082