

Santanu Sanyal

(Advocate)

ALIPORE POLICE & CIVIL COURT,
KOLKATA-700027.

{SEARCH REPORT}

Residence

3 No. SINGHI GARDEN
(NANDI BAGAN)
P.O. HALTU, P.S. GARFA
KOLKATA-700078
(M) 9836301493

Date 14.05.2019

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref: - **ALL THAT** piece and parcel of Revenue redeemed Land measuring about 2 Cottahs 12 Chittacks 36 Sq. Ft more or less together with G+III storied building constructing thereon at together with the right on the 3'6" passage on the South East side lying and situated at 34D Charu Chandra Avenue, Kolkata-70003, Police Station- Charu Market previously known as 10/34D, Charu Avenue which was originally created and known as Premises No 34D formed out of the Premises 41, Russa Road, South Within the limits of Kolkata Municipal Corporation under Assessee No 110810200686 ward No 81. Sub Registry Office Alipore, in the District. - 24- Parganas (S).

Present Owner of the Said **LAND & STRUCTURE**: -

MR. MOHON KISHORE CHATTERJEE (OWNER)
STHAPATI ENTERPRISES PVT. LTD(DEVELOPER)

I have caused necessary searches Index -II in the Sub Registry Office at. **ALIPORE**, in the District Registry Office at **Alipore** and **RA Kolkata** from **2004 to 2019** and have inspected the settlement records, J.L.R.O Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:-

That during inspection of available records supplied by the present owner, it appears that by a Deed of Conveyance dated 08.05.1934 the **Commissioners for the Port of Calcutta**, a body corporate constituted by the Calcutta Port Act, 1890 (being Bengal Act No III of 1890) did grant convey and transfer All Those piece and parcel of Revenue redeemed Land and Tanks containing as area of **20 Bighas 14 Cottahs and 8 Chittacks** including **Premises No 41, Russa Road South to M/s. Mugneeram Bangur & Company** which was registered at the Office of the Joint Sub Registrar of Alipore at Behala and duly recorded in Book No-I, Volume No 8, Pages from 69 to 78 being **No 839 for the year 1934**.

And thereafter the said **M/s. Mugneeram Bangur & Company** for the purpose of sale divided the said Premises No 41, Russa Road South into several plots including one plot No 30D containing an area of

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land measuring about **2 Cottahs 12 Chittacks 36 Sq. Ft** more or less together with the 3'6" passage on the South East side.

And thereafter the said **M/s. Mugneeram Bangur & Company** sold, transferred and conveyed All That piece and parcel of land measuring about **2 Cottahs 12 Chittacks 36 Sq. Ft** more or less together with the 3'6" passage on the South East side at **34D** (formed out of the said Premises No 41, Russa Road

South, **Police Station- Tollygunge** to one **Suro Bala Saha** by Deed of Conveyance dated 06.03.1939 which was registered in the office of the District Registrar of Assurance Alipore 24 Parganas and recorded in Book No-I, Volume No 26, Pages from 81 to 89 **being No 795 for the year 1939.**

And thereafter while enjoying the said property the said **Suro Bala Saha** sold, transferred and conveyed All That piece and parcel of land measuring about **2 Cottahs 12 Chittacks 36 Sq. Ft** more or less together with the 3'6" passage on the South East side at **34D** (formed out of the said Premises No 41, Russa Road South, **Police Station- Tollygunge** to one **Samarendra Kishore Chattapadhyya** by Deed of Conveyance dated 16.04.1956 which was registered in the office of the District Registrar of Assurance Alipore 24 Parganas and recorded in Book No-I, Volume No 55, Pages from 94 to 99 **being No 3107 for the year 1956.**

And after the aforesaid purchase the said **Samarendra Kishore Chattapadhyya** duly mutated his name in the records of the **Calcutta Municipal Corporation under Assessee No 110810200686 ward No 81** and the property known and numbered as 10/34D now **34D Charu Chandra Avenue, Kolkata-70003, Police Station- Charu Market** in the District of 24 Parganas(South)

And thereafter the said **Samarendra Kishore Chattapadhyya** during his life time had published a **WILL or Testament** on 30.12.1992 and he bequeathed his son **Mr. Mohon Kishore Chatterjee** subject to the life interest of his wife **Manjushree Chatterjee** and thereafter on 17.02.1993 the said **Samarendra Kishore Chattapadhyya** died and the said **Manjushree Chatterjee** also died on 28.03.2005 and after demise of the said **Samarendra Kishore Chattapadhyya** and **Manjushree Chatterjee** the said **Mr. Mohon Kishore Chatterjee** obtained a **Probate** from Learned Court of the District Delegate at **Alipore** in Act 39 Case No 152 of 2010 and for the aforesaid probate the said **Mr. Mohon Kishore Chatterjee** became sole and absolute owner of the land measuring about **2 Cottahs 12 Chittacks 36 Sq. Ft** more or less together with the 3'6" passage on the South East side at **34D Charu Chandra Avenue, Kolkata-70003, Police Station- Charu Market** in the District of 24 Parganas(South) and duly mutated his name in the recorded of the **Kolkata Municipal Corporation under Assessee No 110810200686 ward No 81.**

And thereafter while seized ,possessed and enjoying the said property the said **Mr. Mohon Kishore Chatterjee** decided to develop the said land enter into a Registered Development Agreement with

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STHAPATI ENTERPRISES PVT. LTD., a Private Limited Company incorporate under the Companies Act, 1956 having its registered office at 31/C, Sreemohan Lane, Police Station- Tollygunge, Kolkata-700026 represented by its Director **Mr. Soumya Kanti Dasgupta** executed on 22nd May 2014 which was registered in the office of the Additional Registrar of Assurances-I, and duly recorded in Book No-I, CD Volume No -9, Pages from 9310 to 9344 **being No-4501 for the year 2014.**

And thereafter the owner also executed a registered **General Power of Attorney** in favour of the Developer which was registered on 24.05.2014 in the office of the Additional Registrar of Assurances-III, Kolkata and duly recorded in Book No-IV, CD Volume No-6, Pages from 6663 to 6675 **being Deed No 3698 for the year 2014** thereafter the said developer obtained a **building Sanctioned plan No-2014100148 dated 19.09.2014** from the **Kolkata Municipal Corporation** for construction of **G+III** storied building thereon and thereafter on 03.11.2014 the Owner and the Developer executed **Supplementary Development** agreement in respect of the changes of owners Allocation and Car parking spaces of the said **G+III** storied building constructing at **34D Charu Chandra Avenue, Kolkata-70003, Police Station-Charu Market**

I hereby certify that the above mentioned **Land and Structure** is free from all sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the abovementioned land is not subjected to any restriction of Urban Land (Ceiling and regulation) Act.1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipt for the relevant searches is enclosed herewith.

Santanu Sanyal
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Advocate
Alipore Police Court
Regd. No.- WB/143/1986

No. REGN AA 072444

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 20744
2. Date of application 14/5/18
3. Search for the year(s) 2004 - 18
4. Name of office to which the record to be searched or inspected relates DQ & Sattle pore
5. Name of person or property to be searched BLS, Charni Chandra
6. Nature of document Avenue
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
8. From whom received K. F. Seda
9. Fees paid under Article —
- F (1) (i)
- F (1) (ii)
- F (2)



under the Companies Act,
Olympus, Kolkata-700038
2nd May 2014 which was
recorded in Book No-1, CD

Attorney in favour of the
Registrar of Assurances-III
to 10772 being filed No-
ing Sanctioned plan No-
construction of G+II store
erected supplementary
Car parking spaces of the
are 70003 Police Station-

all ends of encumbrances
in the said property has an

restriction of Urban Land
MCA and the DIT and any

Forwarded to D.S.R./A.D.S.R.....

For searching from..... to.....

Forwarded to D.S.R./A.D.S.R.....

For searching from..... to.....

under the Companies Act,
Oyunge, Kolkata-700038
2nd May 2014 which was
recorded in Book No. 1, CD

Attorney in favour of the
Registrar of Assurances-III
in 2013 being filed No
ing Sanctioned plan No-
construction of G+11 store
erected supplementary
Car parking spaces of the
are 70003 Police Station-

all ends of encumbrance
in the said property has an

restriction of Urban Land
CEMPA and the CIL and any

Forwarded to D.S.R./A.D.S.R.....

For searching from..... to.....

Forwarded to D.S.R./A.D.S.R.....

For searching from..... to.....

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

Date of Application: 14-05-2019

Serial No of Application	1901009015/2019	Search No	1901009015/2019
Search for the Years	From 2004 To 2019	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Charu Market, Premises: 34d, Road: Charu Chandra Avenue		
From whom Received	Mrs K L Saha		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 15/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Charu Market, KOLKATA MUNICIPAL CORPORATION, Premises: 34D, Road: Charu Chandra Avenue,	Property Type: Land Transaction: Declaration, Deed of Assent		Area of Land: 2 Katha, 12 Chatak, 36 Sq. Ft., (2 Katha, 12 Chatak, 36 Sqft) Area of Structure: 1406 Sq Ft
Deed Details :		Deed No: I-190109004/2012, Query No: 1901018621 /2012, Serial No: 190108181/2012, Page: 1826 - 1836, Date of Registration: 27/09/2012, Date of Completion: 29/09/2012, Date of Delivery: 03/10/2012		
2	District: South 24-Parganas, PS: Charu Market, KOLKATA MUNICIPAL CORPORATION, Premises: 34D, Road: Charu Chandra Avenue,	Property Type: Land Transaction: Declaration, Declaration relating to immovable property		Area of Land: 2 Katha, 12 Chatak, 36 Sq. Ft., (2 Katha, 12 Chatak, 36 Sqft)
Deed Details :		Deed No: I-190110596/2013, Query No: 1901026869 /2013, Serial No: 190110071/2013, Page: 7152 - 7159, Date of Registration: 20/11/2013, Date of Completion: 21/11/2013, Date of Delivery: 21/11/2013		
3	District: South 24-Parganas, PS: Charu Market, KOLKATA MUNICIPAL CORPORATION, Premises: 34D, Road: Charu Chandra Avenue, , Ward: 0	Property Type: Land Transaction: Sale, Development Agreement or Construction agreement		Area of Land: 2 Katha, 12 Chatak, 36 Sq. Ft., (2 Katha, 12 Chatak, 36 Sqft)
Deed Details :		Deed No: I-190104501/2014, Query No: 1901010854 /2014, Serial No: 190104241/2014, Page: 9310 - 9344, Date of Registration: 22/05/2014, Date of Completion: 23/05/2014, Date of Delivery: 26/05/2014		

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

