

Subhro Kanti Roy Chowdhury

Advocate
High Court at Calcutta

Date: 20.01.2026

To,

"ROYAL CONSTRUCTION",

6/1K, Raja Bagan Lane,
(Dipen Ghosh Sarani),
Kolkata- 700030.

SEARCH REPORT

Ref: Registry office search report in respect of the land under Premises Number- 12F, Umakanta Sen Lane, under Police Station – Chitpur, District– South 24 Parganas, West Bengal.

Title of the property:

1. **WHEREAS** one Rabindra Nath Nandan, Rebati Mohan Nandan, Jharna Nandan, Sandhya Nandan and Tushar Kana Nandan became the owner of ALL THAT piece or parcel of land measuring about 14 (fourteen) Cottahs 06 (six) Chittacks and 25 (twenty-five) Square feet be the same or a little more or less being a portion of Premises No. 12, Umakanta Sen Lane, Calcutta 700030 within P.S. Chitpur in the District of 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto by virtue of a Solenama Decree passed by the Ld. Sub-Judge (6th) at Alipore on 11.11.64 in connection with T.S. No. 29 of 1964.

2. **AND WHEREAS** in terms of said Solenama Decree dated 11.11.1964 said Rabindra Nath Nandan, Rebati Mohan Nandan, Jharna Nandan, Sandhya Nandan and Tushar Kana Nandan were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land measuring about 14 (fourteen) Cottahs 06 (six) Chittacks and 25 (twenty-five) Square feet be the same or a little more or less being a portion of Premises No. 12. Umakanta Sen Lane, Calcutta 700030 within P.S. Chitpur in the District of 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed on reputed to belong or be appurtenant thereto

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free from all encumbrances free from all encumbrances and mulated their names in the assessment register of Corporation of Calcutta and the aforesaid property was renumbered as 12F, Umakanta Sen Lane, Kolkata 700030 by the competent authority.

3. **AND WHEREAS** by an indenture of partition dated 07.04.2004 duly registered at the office of the Additional Registrar of Assurances -1, Calcutta and recorded in Book No. 1. Volume No. 1 Pages from 1 to 22 being Deed No. 8403 for the year of 2006 made between said Rabindra Nath Nandan therein referred to as the first party, said Rebati Mohan Nandan, Jharna Nandan and Sandhya Nandan therein collectively referred to as the second party and Tushar Kana Nandan therein referred to as the third party. said first party Rabindra Nath Nandan was allotted with ALL THAT piece or parcel of land measuring about 3 (three) Cottahs 10 (ten) Chittacks more or less demarcated as LOT-C1 in the map annexed therewith lying and situated at the south-west portion of Premises No. 12F, Umakanta Sen Lane, Kolkata-700030 within PS Chitpur in the District of South 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto free from all encumbrances free from all encumbrances.

4. **AND WHEREAS** while seizing possessing and enjoying the aforesaid property peaceably and without any hindrance, interruptions and disturbances any manner whatsoever said Rabindra Nath Nandan who was during his life time and at the time of his death governed by the Dayabhaga School of Hindu Law died intestate as issueless on 03.05.2007 leaving behind him surviving his wife namely Agamani Nandan as his only legal heiress and successor in accordance with the Hindu Succession Act, 1956.

5. **AND WHEREAS** by virtue of recital hereinabove stated said AGAMANI NANDAN became the sole and absolute owner of and is now absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land measuring about 3 (three) Cottahs 10 (ten) Chittacks more or less demarcated as LOT - C1 in the map annexed therewith lying and situated at the south-west portion of Premises No. 12F, Umakanta Sen Lane, Kolkata - 700030 within P.S. Chitpur in the District of South 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises

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belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto free from all encumbrances thereafter referred to as the "SAID PROPERTY/SAID PREMISES".

6. **AND WHEREAS** in order to develop the said premises, said Agamani Nandan engaged and appointed the confirming party herein and also executed one General Power of Attorney on 08.08.2007 in favour of said confirming party and the same was duly registered at the office of the A.D.S.R., Cossipore-Dum Dum and recorded in Book IV. Volume No. II, Pages from 223 to 226 Being No. 598 for the year of 2007 and subsequently the vendor and the confirming party entered into a Development Agreement on 15.01.2011 but unfortunately the confirming party was unable to proceed as per the said agreement due to some personal reasons.

7. **AND WHEREAS** subsequently said Agamani Nandan duly mutated her name in the assessment register of Kolkata Municipal Corporation and the said premises was renumbered as 12F/2, Umakanta Sen Lane, Kolkata 700030 by the competent authority.

8. **AND WHEREAS** with a view to sell out the said property the Vendor intended and declared her intention to sell out the said property morefully and particularly mentioned and described in the Schedule thereafter appearing absolutely and forever free from all encumbrances with the consent of confirming party and on learning about the intention of the Vendor the Purchaser has approached the Vendor and expressed his intention and offered to purchase the said property at or for the total consideration of Rs.65,00,000/- (Rupees Sixty Five Lakh Only) which the Vendor and Confirming Party herein considering the quantum of consideration as fair and reasonable, have accepted the offer of the Purchaser and agreed to sell the said property particularly described in the Schedule hereunder written free from all encumbrances unto and in favour of the Purchaser for a consideration as mentioned therein.

9. **AND WHEREAS** in terms of the said Agreement the Vendor and Confirming Party have agreed to execute and register a proper instrument (Deed of Conveyance) in favour of the owner/promoter herein in respect of transfer of the said property more fully mentioned and described in the Schedule hereunder written at or for the said consideration money free from all encumbrances, charges, liens, lispensens, attachments, litigations, proceedings, disputes, claims and demands any manner whatsoever.

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10. AND WHEREAS at all material times, one Hari Charan Nandan and others were the joint and absolute owner owners of ALL THAT the piece and parcel of land containing by estimation an area of 34 Cottahs 06 Chittacks 25 Sq.ft. be the same a little more or less being the municipal Premises No. 12, Umakanta Sen Lane, Calcutta - 700030 within P.S. Chitpur in the District of 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto.

11. AND WHEREAS said Hari Charan Nandan being one of the co-sharers of the aforesaid property, filed a suit for partition before the 6th Court of Sub-Judge at Alipore. On or about 10th November, 1964, the said suit was decreed on compromise in terres of Solenama filed by the parties to the said suit and accordingly ALL THAT the divided and demarcated piece and parcel land measuring about 14 (fourteen) Cottahs 06 (six) Chittacks and 25 (twenty-five) Square feet be the same or a little more or less out of the aforesaid property TOGETHERWITH aill sheds structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said delineated and identified land hereditaments and premises marked as LOT-C1 in the said compromise petition as also shown and marked on map or plan annexed thereto which has since been renumbered as Premises No. 12F Umakanta Sen Lane, Kolkata-700030 within P.S. Chitpur under the local limits of Ward No. 4 of Kolkata Municipal Corporation in the District of South 24-Parganas (hereinafter referred to as the "said partitioned premises") was jointly allotted to the Defendant Nos 5 to 10 of the said suit being Sm. Binapani Nandan (since deceased) wife of Late Surendra Nath Nandan and Rabindra Nath Nandan, Rebati Mohan Nandan (since deceased), Jharna Nandan, Sandhya Nandan and Tushar Kana Nandan (then minor) all being sons and daughters of Late Surendra Nath Nandan.

12. AND WHEREAS by virtue of aforesaid decree in the said T.S. No. 29 of 1964, said Binapani Nandan, Rabindra Nath Nandan, Rebati Mohan Nandan, Jharna Nandan, Sandhya Nandan and Tushar Kana Nandan became the absolute joint owners of and were absolutely seized and possessed of or otherwise well and sufficiently entitled to the said partitioned property measuring about 14 (fourteen) Cottahs 06 (six) Chittacks and 25 (twenty-five) Square feet be the same or a little more or less.

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13. AND WHEREAS while seizing possessing and enjoying the aforesaid property peaceably and without any hindrance, interruptions and disturbances in any manner whatsoever said Binapani Nandan who was during her life time and at the time of her death governed by the Dayabhaga School of Hindu Law died intestate on 29.09.1998 leaving behind her surviving her said sons and daughter namely respectively Rabindra Nath Nandan, Rebati Mohan Nandan, Jhama Nandan, Sandhya Nandan and Tushar Kana Nandan as his only heirs and legal representatives in accordance with the Hindu Succession Act, 1956.

14. AND WHEREAS thus said Rabindra Nath Nandan, Rebati Mohan Nandan, Jharna Nandan Sandhya Nandan and Tushar Kana Nandan became the absolute joint owners of ALL THAT piece or parcel of land measuring about 14 (fourteen) Cottahs 06 (six) Chittacks and 25 (twenty-five) Square feet be the same or a little more or less being a portion of Premises No, 12F, Umakanta Sen Lane, Kolkata - 700030 within P.S. Chitpur under the local limits of Ward No. 4 of Kolkata Municipal Corporation in the District of South 24-Parganas TOGETHERWITH all structures ways paths. passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto.

15. AND WHEREAS by an indenture of partition dated 07.04.2004 duly registered at the office of the Additional Registrar of Assurances -I, Kolkata and recorded in Bock No. I, Volume No. 1 Pages from 1 to 22 being Deed No. 8403 for the year of 2006 made between said two sons and three daughters of Late Surendra Nath Nandan and Late Binapani Nandan, namely respectively 1) Sri Rabindra Nath Nandan, 2) Sri Rebati Mohan Nandan, 3) Smt. Jharna Nandan (Daw), 4) Smt. Sandhya Nandan (Das) and 5) Smt. Tushar Kana Nandan (Mukherjee), the said partitioned premises was divided and partitioned into three parts and out of which LOTC1X measuring about 03 Cottahs 10 Chittacks more or less was allotted to said Sri Rabindra Nath Nandan, LOT-C1Z measuring about 02 Cottahs 06 Chittacks 00 Sq.ft. more or less was allotted to said Smt. Tushar Kana Nandan (Mukherjee) and LOT-C1Y measuring about 08 Cottahs 06 Chittacks 25 Sq.ft. more or less was allotted in two parts - 06 Cottahs was allotted to said Sri Rebati Mohan Nandan, Smt. Jharna Nandan (Daw) and Smt. Sandhya Nandan (Das) jointly and remaining 02 Cottahs 06 Chittacks 25 Sq.ft. was to held jointly by the said five heirs of Late Binapani Nandan but the said LOT-C1Y was not physically

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divided and as such only the shares were defined by the said Partition Deed dated 07.04 2004.

16. AND WHEREAS said Rebati Mohan Nandan who was during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law died intestate as on 04.01.2006 leaving behind him surviving Smt. Padmabati Nandan (widow) and Smt. Gouri Paul (married daughter) as his only heirs and legal representatives in accordance with the Hindu Succession Act, 1956.

17. AND WHEREAS by a Deed of Rectification dated 19.08.2006 made between 1) Sri Rabindra Nath Nandan, 2) Smt Jharna Daw, 3) Smt. Sandhya Das, 4) Smt. Padmabati Nandan, 5) Smt. Gouri Paul and 6) Smt-Tushar Kana Mukherjee, the said Deed of Partition dated 07.04.2004 has since been rectified to remove certain typographical errors and/or mistakes and as such the said Deed of Partition dated 07.04.2004 shall be read and construed as thereby rectified and corrected.

18. AND WHEREAS thus said Sri Rabindra Nath Nandan, Smt. Jharna Daw, Smt. Sandhya Das, Smt. Tusharkana Mukherjee (previously Tushar Kana Nandan), Smt Padmabati Nandan and Smt. Gouri Pal became the absolute joint owners of and were absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land demarcated as LOT-C1Y measuring about 08 Cottahs 06 Chittacks 25 Sq.ft. more or less being a portion of Premises No. 12F, Umakanta Sen Lane, Kolkata-700030 within P.S. Chitpur under the local limits of Ward No. 4 of Kolkata Municipal Corporation in the District of South 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto.

19. AND WHEREAS by an indenture of conveyance dated 19.08.2006 duly registered at the office of the Additional Registrar of Assurances-1, Kolkata and recorded in Book No. 1. Pages from 1 to 19 being Deed No. 190101721 for the year of 2006 made between said Sri Rabindra Nath Nandan, Smt. Jhama Daw, Smt. Sandhya Das, Smt. Tusharkana Mukherjee, Smt. Padmabati Nandan and Smt. Gouri Pal, all therein collectively referred to as the vendors of one part and M/S Exmark Sales Private Limited therein referred to as the purchasers of the other part, said Sri Rabindra Nath Nandan and Others for the valuable consideration therein mentioned, granted. sold,

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conveyed, transferred, assigned and assured ALL THAT piece and parcel of land demarcated as LOT-C1Y measuring about 08 Cottahs 06 Chittacks 25 Sq.ft. more or less being a portion of Premises No. 12F, Umakanta Sen Lane, Kolkata 700030 within P.S. Chitpur under the local limits of Ward No. 4 of Kolkata Municipal Corporation in the District of South 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto unto and in favour of said M/S Exmark Sales Private Limited free from all encumbrances whatsoever.

20. AND WHEREAS while remained in absolute possession of ALL THAT piece and parcel of land demarcated as LOT-C1X measuring about 03 Cottahs 10 Chittacks: more or less, said Rabindra Nath Nandan who was during his life time and at the time of his death governed by the Dayabhaga School of Hindu Law died intestate as issueless on 03.05.2007 leaving behind him surviving his wife namely Agamani Nandan as his only heiress and legal representative in accordance with the Hindu Succession Act, 1956.

21. AND WHEREAS thus said Agamani Nandan became the sole and absolute owner of and was absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land demarcated as LOT-C1X measuring about 3 (three) Cottahs 10 (ten) Chittacks more or less TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto free from all encumbrances and mutated her name in the assessment register of the Kolkata Municipal Corporation in respect of said LOT-C1X and the same was renumbered as Premises No. 12F/2, Umakanta Sen Lane, Kolkata-700030 by the competent authority.

22. AND WHEREAS by an indenture of conveyance dated 13.12.2021 duly registered at the office of the AD.S.R, Sealdah and recorded in Book No. I, Pages from 244153 to 244180 being Deed No. 160605779 for the year of 2021 made between said Smt. Agamani Nandan therein referred to as the vendor of one part and M/S Royal Construction therein referred to as the purchaser of the other part, said Smt. Agamani Nandan for the valuable consideration therein mentioned, granted, sold, conveyed, transferred, assigned and assured ALL THAT piece and parcel of said municipal

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premises being No. 12F, Umakanta Sen Lane, Kolkata 700030 within P.S. Chitpur under the local limits of Ward No. 4 of Kolkata Municipal Corporation in the District of South 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong be appurtenant thereto unto and in favour of said M/S Royal Construction free from all encumbrances whatsoever.

23. AND WHEREAS thus said Tusharkana Mukherjee being the sole and absolute owner of said COT-C1Z measuring about 02 Cottahs 06 Chittacks 00 Sq. ft. more or less TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto free from all encumbrances, mutated her name in the assessment register of the Kolkata Municipal Corporation in respect of said LOT C1X vide Case No. 0/004/21-MAR-22/134749 and the same was remained as Premises No. 12F, Umakanta Sen Lane. Kolkata 700030 (hereinafter referred to as the "SAID PREMISES/SAID PROPERTY"). Be it mentioned herein that her name was recorded as "Tushar Kana Mukherjee Nee Nandan" in the assessment register of the Kolkata Municipal Corporation.

24. AND WHEREAS with a view to sell out the said property the Vendor intended and declared her intention to sell out the said property morefully and particularly mentioned and described in the Schedule hereinafter appearing absolutely and forever free from all encumbrances and on knowing about the intention of the Vendor, the Purchaser has approached the Vendor and expressed his intention and offered to purchase the said property at or for the total consideration of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) which the Vendor herein considering the quantum of consideration as fair and reasonable, has accepted the offer of the Purchaser and agreed to sell the said property particularly described in the Schedule hereunder written free from all encumbrances unto and in favour of the Purchaser.

25. AND WHEREAS in terms of the said Agreement the Vendor has agreed to execute and register a proper instrument (Deed of Conveyance) in favour of the Purchaser in respect of transfer of the said property more fully mentioned and

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described in the Schedule hereunder written at or for the said full and final consideration free from all encumbrances, charges liens, lispendens, attachments, litigations, proceedings, disputes, claims and demands, any manner whatsoever.

26. AND WHEREAS The Owner/Promoter herein is the absolute owners of ALL THAT piece and parcel total Land, measuring about 6 Cotthas be the same a little more or less lying and situated under premises number 12F, Umakanta Sen Lane, P.O. - Ghughudanga, P.S.- Chitpur, Ward No. 004, Borough No. 01, under the local limits of Kolkata Municipal Corporation, Kolkata-700030, West Bengal.

My person has conducted necessary searches and detailed legal investigation from the registry offices of A.D.S.R. Sealdah, for the period from 2014 to 2026 (Computerized search), in respect of the abovementioned Premises Number- 12F, Umakanta Sen Lane, under Police Station- Chitpur, District- South 24 Parganas, West Bengal and after completion of necessary searches, past records have been found from the abovementioned registry office, in respect of the above mentioned plots of land.

As per available the records maintained under the digital system of the computerized searching duly conducted by my person, entries are found which are related with the history of this plots.

Therefore, the land under the premises above mention stated free from encumbrances, having good and marketable title, on the basis of the entries found during search as per the available record found before the concern registry office, in regard of the period of search as per index attached with this report.

The receipts for the relevant searches are enclosed herewith.

Thanking You,
Yours Faithfully,



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