

SEARCH CERTIFICATE

This is to certify that a thorough search has been caused by A. Pakrey, Advocate Clerk, in the records of A.D.S.R. Chandernagore from the year of 1995 to 2024 (up to 30.08.2024) and by Sri S. Mandal, Advocate Clerk in the records of District Sub-Registrar, Hooghly at Chinsurah from the year of 1990 to 2024(up to 02.09.2024) in respect of Land admeasuring and aggregate area of about 0.249 acre equivalent to 15 Cottahs 2 chittacks 20 Sq.ft. appertaining to and from R.S. Dag No. 639 under R.S. Khatian No. 362, corresponding to **L.R. Dag No.1016 (recorded as Bastu having area of 0.135 Acre** equivalent to 8Cottahs 2 Chittaks 31 Sq.ft. and **L.R. Dag No. 1009**, (recorded as Viti having area of 0.114 Acre equivalent to 6 Cottahs 14 Chittaks 16 sq. ft. all are under L.R. Khatian Nos. 2127(old), **3209, 3210, 3211, 3212(new)**, Sheet No.15, P.S. & Mouza : Chandernagore, J.L. No.1, District Hooghly.

Perused the documents i.e. Deeds, L.R.R.O.R, Municipal Tax receipts etc. it is found that:-

One one Santosh Kumar Nandy, Son of Late Nagendra Nath Nandy of Barasat Nandy Para, Kalitala, PO. & P.S. Chandernagore District Hooghly, was the absolute owner of all that piece and parcel of Bastu Land admeasuring 0.249Acre appertaining to R.S. Dag No. 639 under R.S. Khatian No. 362, corresponding to **L.R. Dag No.1016 (recorded as Bastu having area of 0.135 Acre** equivalent to 8Cottahs 2 Chittaks 31 Sq.ft. and **L.R. Dag No. 1009**, (recorded as Viti having area of 0.114 Acre equivalent to 6 Cottahs 14 Chittaks 16 sq. ft. all are under L.R. Khatian Nos. 2127(old), **3209, 3210, 3211, 3212(new)**, Sheet No.15, P.S. & Mouza : Chandernagore, J.L. No.1, District Hooghly and had executed and registered a Deed of Settlement dated 07.10.1996, recorded in Book No. I. Volume No. 53, Pages 363 to 370, being No. 3155 for the year 1996, registered in the Office of the District Registrar, Hooghly in favour of his son Sri Gour

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Mohan Nandy and after the death of said Santosh Kumar Nandy on 31-01-2002 the entire property devolved absolutely upon Sri Gour Mohan Nandy.

Therefore said Sri Gour Mohan Nandy transferred the above mentioned properties in favour of [1] Sri Bijoy Guha Mallick son of Late Birendra Nath Guha Mullick, of Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O & P.S: Chandannagar, District Hooghly, Pin: 712136, [2] Sri Rahul Agarwal, son of Sri Munna Agarwal, of Bishalaxmi Tala, Champatala, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, Pin : 712138, [3] Sri Arijit Basu, son of Late Sujit Kumar Basu, of Champatala, Brahmanpara P.O. Khalisani, P.S. Chandernagore, District Hooghly, Pin:712138 and [4] Sri Priyansh Bhojnagarwal, son of Ganesh Prasad Bhojnagarwala, of FD-326, Sector-3, P.O. & P.S. Bidhannagar, District North 24 Parganas, Pin: 700106, by executing and registering two number of Sale Deed 07.08.2023 registered at the office of A.D.S.R. Chandernagore vide Deed No.060402788 of 2023 (recorded in Book No.I, CD Volume No.0604-2023, Pages from 59068 to 59094) having are of **0.135 Acre** equivalent to 8Cottahs 2 Chittaks 31 Sq.ft. of **L.R. Dag No.1016** AND Sale Deed 07.08.2023 registered at the office of A.D.S.R. Chandernagore vide Deed No.060402789 of 2023 (recorded in Book No.I, CD Volume No.0604-2023, Pages from 59095 to 59120) having are of **0.114 Acre** equivalent to 6 Cottahs 14 Chittaks 16 Sq.ft. of **L.R. Dag No.1009**.

Therefore, said [1] Sri Bijoy Guha Mallick, [2] Sri Rahul Agarwal, [3] Sri Arijit Basu, and [4] Sri Priyansh Bhojnagarwal, entered Development /Joint Venture Agreement Alongwith General Power of Attorney on 30.07.2024 with "SAMBRANI PROJECTS LLP", a limited liability Partnership Firm, having LLP Identification No.ACE-3483, PAN :AFEFS2369P, having its registered office at Uttarayan Apartment, Flat No: D-1/3,

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Barabazar Gas Godown Goli, P.O & P.S: Chandannagar, Dist: Hooghly, Pin: 712136, Represented by partners [1] Sri Bijoy Guha Mallick son of Late Birendra Nath Guha Mullick, of Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O & P.S: Chandannagar, District Hooghly, Pin: 712136, [2] Sri Rahul Agarwal, son of Sri Munna Agarwal, of Bishalaxmi Tala, Champatala, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, Pin : 712138, [3] Sri Arijit Basu, son of Late Sujit Kumar Basu, of Champatala, Brahmanpara P.O. Khalisani, P.S. Chandernagore, District Hooghly, Pin:712138 and [4] Sri Priyansh Bhojnagarwal, son of Ganesh Prasad Bhojnagarwala, of FD-326, Sector-3, P.O. & P.S. Bidhannagar, District North 24 Parganas, Pin: 700106, which was registered at the Office of A.D.S.R. Chandernagore and recorded in Book No.I, CD Volume No.0604-2024, Pages from 53467 to 53513, being No.060402461 for the year 2024.

During his search they did not find any kind of transfer such as Sale, Gift, etc. in respect of the aforesaid property.

Hence, in my opinion that the property mentioned above are free from all sorts of Encumbrances and [1] Sri Bijoy Guha Mallick, [2] Sri Rahul Agarwal, [3] Sri Arijit Basu and [4] Sri Priyansh Bhojnagarwal are the joint absolute owners of above mentioned property and possess a good, clear and marketable title over the same .

Search receipts being Nos. 004002863/2024, 0604002864/2024, 0604002865/2024, 060400282/2024, 0602029537/2024, 0602029538/2024, 0602029539/2024 are enclosed herewith.

Rizwan Shahid
Advocate, 03/9/24
Chandernagore Court.
En. No.WB/488/1998.

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

Date of Application: 30-08-2024

Serial No of Application	0604002863/2024	Search No	0604002863/2024
Search for the Years	From 1995 To 2019	Record Available	From 09/07/2004 onwards
Property to be Searched	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, , Plot No: RS-00639		
From whom Received	A PAKREY		
Fees Paid under Articles	F1(i) 2 /- F1(ii) 24 /-		

Search Result: No Record Found



(Mrs Swagata Tarafdar)
A.D.S.R. CHANDANNAGAR
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Date of Application: 30-08-2024

Serial No of Application 0604002864/2024 Search No 0604002864/2024
Search for the Years From 2018 To 2024 Record Available From 09/07/2004 onwards
Property to be Searched District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, , Plot No: LR-01016
From whom Received A PAKREY
Fees Paid under Articles F1(i) 2/- F1(ii) 6/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, Municipality: CHANDANNAGAR MC., Road: Shyam Charan Rakshit Road,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-1016 Khatian: 2127 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land : 13.271 decimal (8 Katha,31 Sqft) Area of Structure: 2510 Sq Ft
Deed Details :		Deed No: I-060402788/2023, Query No: 06042001756793/2023, Serial No: 0604002651/2023, Page: 59068 - 59094, Date of Registration: 07/08/2023, Date of Completion: 10/08/2023,		
2	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, Municipality: CHANDANNAGAR MC., Road: Shyam Charan Rakshit Road,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-1016 Khatian: 2127 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land : 0.20625 decimal (2 Chatak) Area of Structure: 85 Sq Ft
Deed Details :		Deed No: I-060402788/2023, Query No: 06042001756793/2023, Serial No: 0604002651/2023, Page: 59068 - 59094, Date of Registration: 07/08/2023, Date of Completion: 10/08/2023,		
3	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, Municipality: CHANDANNAGAR MC., Road: Shyam Charan Rakshit Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-1016 Khatian: 3209 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land : 3.37104 decimal (2 Katha,31 Sqft)
Deed Details :		Deed No: I-060402461/2024, Query No: 06042001916094/2024, Serial No: 0604002497/2024, Page: 53467 - 53513, Date of Registration: 30/07/2024, Date of Completion: 02/08/2024,		
4	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, Municipality: CHANDANNAGAR MC., Road: Shyam Charan Rakshit Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-1016 Khatian: 3210 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land : 3.36875 decimal (2 Katha,30 Sqft)
Deed Details :		Deed No: I-060402461/2024, Query No: 06042001916094/2024, Serial No: 0604002497/2024, Page: 53467 - 53513, Date of Registration: 30/07/2024, Date of Completion: 02/08/2024,		
5	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, Municipality: CHANDANNAGAR MC., Road: Shyam Charan Rakshit Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-1016 Khatian: 3211 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land : 3.36875 decimal (2 Katha,30 Sqft)
Deed Details :		Deed No: I-060402461/2024, Query No: 06042001916094/2024, Serial No: 0604002497/2024, Page: 53467 - 53513, Date of Registration: 30/07/2024, Date of Completion: 02/08/2024,		
6	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, Municipality: CHANDANNAGAR MC., Road: Shyam Charan Rakshit Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-1016 Khatian: 3212 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land : 3.36875 decimal (2 Katha,30 Sqft)
Deed Details :		Deed No: I-060402461/2024, Query No: 06042001916094/2024, Serial No: 0604002497/2024, Page: 53467 - 53513, Date of Registration: 30/07/2024, Date of Completion: 02/08/2024,		

7 District: Hooghly, PS: Chandannagar,
Mouza: Chandannagar Sit No-15,
Municipality: CHANDANNAGAR MC.,
Road: Shyam Charan Rakshit Road,

Property Type: Land
Transaction: [1401] Power of
Attorney related to immovable
properties, General Power of
Attorney related to immovable
properties

Plot No : LR-1016
Khatian: 3210
Zone: (Adjacent to
Road -- Adjacent to
Road)

Area of Land : 3.36875
decimal (2 Katha,30
Sqft)

Deed Details :

Deed No: I-060402462/2024, Query No: 06042001916105/2024, Serial No:
0604002501/2024, Page: 53980 - 53996, Date of Registration: 30/07/2024, Date of
Completion: 02/08/2024,

8 District: Hooghly, PS: Chandannagar,
Mouza: Chandannagar Sit No-15,
Municipality: CHANDANNAGAR MC.,
Road: Shyam Charan Rakshit Road,

Property Type: Land
Transaction: [1401] Power of
Attorney related to immovable
properties, General Power of
Attorney related to immovable
properties

Plot No : LR-1016
Khatian: 3211
Zone: (Adjacent to
Road -- Adjacent to
Road)

Area of Land : 3.36875
decimal (2 Katha,30
Sqft)

Deed Details :

Deed No: I-060402462/2024, Query No: 06042001916105/2024, Serial No:
0604002501/2024, Page: 53980 - 53996, Date of Registration: 30/07/2024, Date of
Completion: 02/08/2024,

9 District: Hooghly, PS: Chandannagar,
Mouza: Chandannagar Sit No-15,
Municipality: CHANDANNAGAR MC.,
Road: Shyam Charan Rakshit Road,

Property Type: Land
Transaction: [1401] Power of
Attorney related to immovable
properties, General Power of
Attorney related to immovable
properties

Plot No : LR-1016
Khatian: 3212
Zone: (Adjacent to
Road -- Adjacent to
Road)

Area of Land : 3.36875
decimal (2 Katha,30
Sqft)

Deed Details :

Deed No: I-060402462/2024, Query No: 06042001916105/2024, Serial No:
0604002501/2024, Page: 53980 - 53996, Date of Registration: 30/07/2024, Date of
Completion: 02/08/2024,



(Mrs Swagata Tarafdar)

A.D.S.R. CHANDANNAGAR

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Date of Application: 30-08-2024

Serial No of Application	0604002865/2024	Search No	0604002865/2024
Search for the Years	From 2018 To 2024	Record Available	From 09/07/2004 onwards
Property to be Searched	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, , Plot No: LR-01009		
From whom Received	A PAKREY		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 6/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, Municipality: CHANDANNAGAR MC., Road: Shyam Charan Rakshit Road,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-1009 Khatian: 2127 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land : 11.3804 decimal (6 Katha, 14 Chatak, 16 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-060402789/2023, Query No: 06042001756751/2023, Serial No: 0604002652/2023, Page: 59095 - 59120, Date of Registration: 07/08/2023, Date of Completion: 10/08/2023,		
2	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, Municipality: CHANDANNAGAR MC., Road: Shyam Charan Rakshit Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-1009 Khatian: 3209 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land : 2.84396 decimal (1 Katha, 11 Chatak, 26 Sqft)
Deed Details :		Deed No: I-060402461/2024, Query No: 06042001916094/2024, Serial No: 0604002497/2024, Page: 53467 - 53513, Date of Registration: 30/07/2024, Date of Completion: 02/08/2024,		
3	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, Municipality: CHANDANNAGAR MC., Road: Shyam Charan Rakshit Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-1009 Khatian: 3210 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land : 2.84396 decimal (1 Katha, 11 Chatak, 26 Sqft)
Deed Details :		Deed No: I-060402461/2024, Query No: 06042001916094/2024, Serial No: 0604002497/2024, Page: 53467 - 53513, Date of Registration: 30/07/2024, Date of Completion: 02/08/2024,		
4	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, Municipality: CHANDANNAGAR MC., Road: Shyam Charan Rakshit Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-1009 Khatian: 3211 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land : 2.84625 decimal (1 Katha, 11 Chatak, 27 Sqft)
Deed Details :		Deed No: I-060402461/2024, Query No: 06042001916094/2024, Serial No: 0604002497/2024, Page: 53467 - 53513, Date of Registration: 30/07/2024, Date of Completion: 02/08/2024,		
5	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, Municipality: CHANDANNAGAR MC., Road: Shyam Charan Rakshit Road,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-1009 Khatian: 3212 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land : 2.84625 decimal (1 Katha, 11 Chatak, 27 Sqft)
Deed Details :		Deed No: I-060402461/2024, Query No: 06042001916094/2024, Serial No: 0604002497/2024, Page: 53467 - 53513, Date of Registration: 30/07/2024, Date of Completion: 02/08/2024,		
6	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, Municipality: CHANDANNAGAR MC., Road: Shyam Charan Rakshit Road,	Property Type: Land Transaction: [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	Plot No : LR-1009 Khatian: 3210 Zone: (Adjacent to Road -- Adjacent to Road)	Area of Land : 2.84396 decimal (1 Katha, 11 Chatak, 26 Sqft)
Deed Details :		Deed No: I-060402462/2024, Query No: 06042001916105/2024, Serial No: 0604002501/2024, Page: 53980 - 53996, Date of Registration: 30/07/2024, Date of Completion: 02/08/2024,		

7 District: Hooghly, PS; Chandannagar,
Mouza: Chandannagar Sit No-15,
Municipality: CHANDANNAGAR MC.,
Road: Shyam Charan Rakshit Road,

Property Type: Land
Transaction: [1401] Power of
Attorney related to immovable
properties, General Power of
Attorney related to immovable
properties

Plot No : LR-1009
Khatian: 3211
Zone: (Adjacent to
Road -- Adjacent to
Road)

Area of Land : 2.84625
decimal (1 Katha,11
Chatak,27 Sqft)

Deed Details :

Deed No: I-060402462/2024, Query No: 06042001916105/2024, Serial No:
0604002501/2024, Page: 53980 - 53996, Date of Registration: 30/07/2024, Date of
Completion: 02/08/2024,

8 District: Hooghly, PS; Chandannagar,
Mouza: Chandannagar Sit No-15,
Municipality: CHANDANNAGAR MC.,
Road: Shyam Charan Rakshit Road,

Property Type: Land
Transaction: [1401] Power of
Attorney related to immovable
properties, General Power of
Attorney related to immovable
properties

Plot No : LR-1009
Khatian: 3212
Zone: (Adjacent to
Road -- Adjacent to
Road)

Area of Land : 2.84625
decimal (1 Katha,11
Chatak,27 Sqft)

Deed Details :

Deed No: I-060402462/2024, Query No: 06042001916105/2024, Serial No:
0604002501/2024, Page: 53980 - 53996, Date of Registration: 30/07/2024, Date of
Completion: 02/08/2024,



(Mrs Swagata Tarafdar)

A.D.S.R. CHANDANNAGAR

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Form - 1556

Date of Application: 30-08-2024

Serial No of Application	0604002862/2024	Search No	0604002862/2024
Search for the Years	From 2019 To 2024	Record Available	From 09/07/2004 onwards
Property to be Searched	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, , Plot No: RS-00639		
From whom Received	A PAKREY		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	

Search Result: No Record Found



(Mrs Swagata Tarafdar)
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Date of Application: 02-09-2024

Serial No of Application	0602029537/2024	Search No	0602029537/2024
Search for the Years	From 1990 To 2019	Record Available	From 09/01/2009 onwards
Property to be Searched	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, , Plot No: RS-00639		
From whom Received	S Mondal		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 28 /-	
Search Result:	No Record Found		

(Mr Jaideb Pal)
D.S.R. - II HOOGHLY
OFFICE OF THE D.S.R. - II HOOGHLY



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Date of Application: 02-09-2024

Serial No of Application	0602029538/2024	Search No	0602029538/2024
Search for the Years	From 2018 To 2024	Record Available	From 09/01/2009 onwards
Property to be Searched	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, , Plot No: LR-01009		
From whom Received	S Mondal		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 6 /-	
Search Result:	No Record Found		

(Mr Jaideb Pal)
D.S.R. - II HOOGHLY
OFFICE OF THE D.S.R. - II HOOGHLY



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Date of Application: 02-09-2024

Serial No of Application	0602029539/2024	Search No	0602029539/2024
Search for the Years	From 2018 To 2024	Record Available	From 09/01/2009 onwards
Property to be Searched	District: Hooghly, PS: Chandannagar, Mouza: Chandannagar Sit No-15, , Plot No: LR-01016		
From whom Received	S Mondal		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 6 /-	

Search Result: No Record Found

(Mr Jaideb Pal)
D.S.R. - II HOOGHLY
OFFICE OF THE D.S.R. - II HOOGHLY

