

S.PRANOYSHUBHRA

Advocate,
High Court, Calcutta

C/o. Saraogi & Co.
Advocates
7B Kiran Shankar Roy Road
Kolkata 700001
Phone: (033) 2243 9486
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September 28, 2018

TO WHOMSOEVER IT MAY CONCERN

Re: Plot No.11F/04, Action Area - IIF, New Town (now Jyoti Basu Nagar),
Kolkata, Police Station Rajarhat, in the District of North 24-Parganas
(hereinafter referred to as "**the said Premises**").

I have caused searches in Index-II at the following Registration Offices in
respect of the aforesaid Premises:

- i. Additional Registrar of Assurances-II, Kolkata- for the years 2008 to 2015,
- ii. Additional Registrar of Assurances-IV, Kolkata- for the years 2015 to 2018
- iii. District Sub Registrar-II, Barasat- for the years 2010 to 2018,
- iv. Additional District Sub-Registrar, Rajarhat- for the years 2012 to 2018,
- v. Additional District Sub-Registrar, Bidhannagar- for the years 2007 to 2012

TITLE:

It has been represented to me that the Magus Bengal Estates LLP is the owner
of the said Premises having purchased the same from West Bengal Housing
Infrastructure Development Corporation Limited ("HIDCO") under and by virtue
of an Indenture of Conveyance dated 26th March 2007 registered with the
Additional District Sub-Registrar, Bidhannagar, Salt Lake City in Book I Volume
No.109 Pages 127 to 136 Being No.1855 for the year 2007.

SEARCHES:-

I have conducted searches at the Registrar of Assurances, Kolkata, District
Registrar, Barasat and the Sub-Registrar, Bidhannagar and Rajarhat for the
years 2007 to 2018 (i.e. till the time of causing searches), in Index-II in respect
of aforesaid Premises.

It may be noted that while causing to be made searches, relevant Index at the
said registration offices certain documents, registration of 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. Full
details the report of search caused are annexed hereto in original along with the
original search receipts as hereinbelow mentioned:

Original Receipt, bearing No.1902013797 dated 25th September 2018 for Index
II searching issued by the Office of Additional Registrar of Assurances-II, Kolkata

for searches at Additional Registrar of Assurances-II, Kolkata is annexed hereto and marked as "A-1".

Original Receipt, bearing No.1904012944 dated 25th September 2018 for Index II searching issued by the Office of Additional Registrar of Assurances-IV, Kolkata for searches at Additional Registrar of Assurances-IV, Kolkata is annexed hereto and marked as "A-2".

Original Receipts, bearing No.1502015112 dated 25th September 2018 for Index II searching issued by District Sub-Registrar-II, North 24 Parganas at Barasat for searches at District Sub-Registrar-II, North 24 Parganas at Barasat is annexed hereto and marked as "A-3".

Original Receipts, bearing No.1504010126 dated 25th September 2018 for Index II searching issued by Additional District Sub-Registrar, Bidhannagar for searches at Additional District Sub-Registrar, Bidhannagar is annexed hereto and marked as "A-4".

Original Receipts, bearing No.1523011956 dated 24th September 2018 for Index II searching issued by Additional District Sub-Registrar, Rajarhat for searches at Additional District Sub-Registrar, Rajarhat is annexed hereto and marked as "A-5".

The following relevant documents were found during searches in respect of the above mentioned premises:-

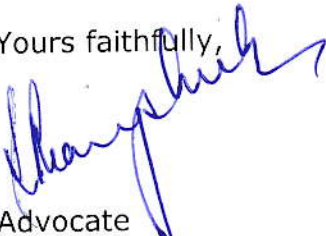
- i. Development Agreement registered on 17th March 2017 at the office of Additional District Sub-Registrar, Rajarhat in Book No.I, Volume No.1523-2017 Pages 62141 to 62190 Being No.152302133 for the year 2017

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 Magus Bengal Estates LLP is the owner of the said Premises and they have a marketable title to the said Premises.

Yours faithfully,


Advocate

Enclosure: As above

A1

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

Date of Application: 25-09-2018

Serial No of Application	1902013797/2018	Search No	1902013797/2018
Search for the Years	From 2004 To 2015	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F, Plot No: RS- 00004		
From whom Received	Mr U Singh		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 11 /-	

Search Result: No Record Found

(Mr Asit Kumar Joarder)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA



A-2

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

Date of Application: 25-09-2018

Serial No of Application	1904012944/2018	Search No	1904012944/2018
Search for the Years	From 2015 To 2018	Record Available	From 29/08/2015 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F, Plot No: RS- 00004		
From whom Received	Mr U Singh		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 3/-	

Search Result: **No Record Found**

(Mr Asit Kumar Joarder)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA

A-3

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

Date of Application: 25-09-2018

Serial No of Application 1502015112/2018 **Search No** 1502015112/2018
Search for the Years From 2005 To 2018 **Record Available** From 08/02/2010 onwards
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F, Plot No: RS- 00004
From whom Received Mr Surojit sen
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: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: RS-4	Flat/Apartment: 10605 SqFt
Deed Details :		Deed No: I-150201171/2018, Query No: 15020000479272/2018, Serial No: 1502001134/2018, Page: 32702 - 32734, Date of Registration: 28/03/2018, Date of Completion: 28/03/2018,		
2	District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: RS-4	Covered Garage: 650 SqFt
Deed Details :		Deed No: I-150201171/2018, Query No: 15020000479272/2018, Serial No: 1502001134/2018, Page: 32702 - 32734, Date of Registration: 28/03/2018, Date of Completion: 28/03/2018,		



f09 [Signature]
(Mr Utpal Kumar Basu)

D.S.R. - II NORTH 24-PARGANAS

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

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

A-4

Date of Application: 25-09-2018

Serial No of Application	1504010126/2018	Search No	1504010126/2018
Search for the Years	From 2003 To 2018	Record Available	From 30/11/2007 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F, Plot No: RS- 00004		
From whom Received	Mr U Shing		
Fees Paid under Articles	F1(i) - 2/-	F1(ii) 15 /-	

Search Result: No Record Found

(Mr Debajyoti Bandyopadhyay)
A.D.S.R. BIDHAN NAGAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR



A-5
Government of West Bengal
Office of the RAJARHAT (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556



Date of Application: 24-09-2018

Serial No of Application 1523011956/2018 Search No 1523011956/2018
Search for the Years From 2012 To 2018 Record Available From 22/11/2012 onwards
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F, Plot No: RS- 00004
From whom Received Mr SUROJIT SEN
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: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: RS-00004/00000 Khatian: 00001/00	Area of Land: 132.00000000 decimal (80 Katha)
Deed Details :				
2	District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-4	Flat/Apartment: 2080 SqFt
Deed Details :				
3	District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-4	Flat/Apartment: 3054 SqFt
Deed Details :				
4	District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-4	Flat/Apartment: 3986 SqFt
Deed Details :				
5	District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-4	Flat/Apartment: 3670 SqFt
Deed Details :				
6	District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-4	Flat/Apartment: 5409 SqFt
Deed Details :				
7	District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: RS-4	Covered Garage: 405 SqFt
Deed Details :				
8	District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: RS-4	Flat/Apartment: 10635 SqFt

Deed Details :	Deed No: I-152309876/2018, Query No: 15230001355200/2018, Serial No: 1523010240/2018, Page: 316859 - 316927, Date of Registration: 29/08/2018, Date of Completion: 29/08/2018,		
9 District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: RS-4	Flat/Apartment: 1267 SqFt
Deed Details :	Deed No: I-152309876/2018, Query No: 15230001355200/2018, Serial No: 1523010240/2018, Page: 316859 - 316927, Date of Registration: 29/08/2018, Date of Completion: 29/08/2018,		
10 District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: RS-4	Flat/Apartment: 12297 SqFt
Deed Details :	Deed No: I-152309876/2018, Query No: 15230001355200/2018, Serial No: 1523010240/2018, Page: 316859 - 316927, Date of Registration: 29/08/2018, Date of Completion: 29/08/2018,		
11 District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: RS-4	Flat/Apartment: 3846 SqFt
Deed Details :	Deed No: I-152309876/2018, Query No: 15230001355200/2018, Serial No: 1523010240/2018, Page: 316859 - 316927, Date of Registration: 29/08/2018, Date of Completion: 29/08/2018,		
12 District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-4	Flat/Apartment: 3485 SqFt
Deed Details :	Deed No: I-152311054/2017, Query No: 15231000369085/2017, Serial No: 1523011609/2017, Page: 329770 - 329841, Date of Registration: 13/11/2017, Date of Completion: 20/11/2017,		
13 District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-4	Covered Garage: 1350 SqFt
Deed Details :	Deed No: I-152300598/2018, Query No: 15230000056258/2018, Serial No: 1523000625/2018, Page: 33442 - 33512, Date of Registration: 18/01/2018, Date of Completion: 29/01/2018,		
14 District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-4	Flat/Apartment: 10635 SqFt
Deed Details :	Deed No: I-152304447/2018, Query No: 15230000524993/2018, Serial No: 1523004607/2018, Page: 158331 - 158398, Date of Registration: 16/04/2018, Date of Completion: 24/04/2018,		
15 District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-4	Covered Garage: 270 SqFt
Deed Details :	Deed No: I-152307561/2018, Query No: 15230000835597/2018, Serial No: 1523007845/2018, Page: 255151 - 255218, Date of Registration: 05/07/2018, Date of Completion: 10/07/2018,		
16 District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: RS-4	Flat/Apartment: 12297 SqFt
Deed Details :	Deed No: I-152309876/2018, Query No: 15230001355200/2018, Serial No: 1523010240/2018, Page: 316859 - 316927, Date of Registration: 29/08/2018, Date of Completion: 29/08/2018,		
17 District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: RS-4	Flat/Apartment: 4285 SqFt
Deed Details :	Deed No: I-152309876/2018, Query No: 15230001355200/2018, Serial No: 1523010240/2018, Page: 316859 - 316927, Date of Registration: 29/08/2018, Date of Completion: 29/08/2018,		
18 District: North 24-Parganas, PS: Rajarhat, Mouza: Hidco(ii) - F	Property Type: Apartment Transaction: [0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank	Plot No: RS-4	Flat/Apartment: 2711 SqFt
Deed Details :	Deed No: I-152309876/2018, Query No: 15230001355200/2018, Serial No: 1523010240/2018, Page: 316859 - 316927, Date of Registration: 29/08/2018, Date of Completion: 29/08/2018,		

North 24-Parganas, PS:
Flat, Mouza: Hidco(ii) - F

Property Type: Apartment
Transaction: [0101] Sale, Sale
Document

Plot No: RS-4

Flat/Apartment: 1319
SqFt

ails :

Deed No: I-152310498/2018, Query No: 15230001311264/2018, Serial No:
1523010905/2018, Page: 344657 - 344726, Date of Registration: 17/09/2018, Date
of Completion: 24/09/2018,

(Mr Debasish Dhar)

A.D.S.R. RAJARHAT

OFFICE OF THE A.D.S.R. RAJARHAT