

To
The Branch Manager
Punjab National Bank
Dulmi Branch
Purulia

TITLE INVESTIGATION REPORT OF THE MASTER SEARCHING OF

ASTHA CONSTRUCTION

OWNER - SMT. TARA GORAI

REPORTED BY

BASUDEB BAKSHI

PANEL ADVOCATE - PUNJAB NATIONAL BANK

PURULIA



BASUDEB BAKSHI
Advocate , LL.B. (Cal)

Mob:- 9933651679/9091430433

N.S. Road, Dulmi Nadiha, Purulia
PIN- 723102(W.B)

E-mail:- bakshibasudeb71@gmail./ adv.basudebbakshipr19@gmail.com

To
The Branch Manager
Punjab National Bank
Dulmi Branch
Purulia

Date... 29.11.2025

Master Searching

The Title Investigation Report of the Landed Property of the Owner - Smt. Tara Gorai Developer - 1) "Astha Construction"

Annexure

1. Registered sale Deed no- 5302 for 2012, dt- 09.10.2012, D.S.R Purulia.
2. Mutation Certificate vide Mutation Case no- 622/2014, dt- 29.11.2014, in the name of Smt Tara Gorai,
3. Conversion Certificate vide Conversion Case no- CN/2023/1401/488, dt- 19.07.2023, in the name of Smt Tara Gorai
4. B.L & L.R.O tax receipt dt- 30.05.2014, in the name of Braja Gopal Mukhopadhyay
5. Purulia Municipality tax receipt dt- 19.04.2022, in the name of Smt Tara Gorai
6. Registered Deed of Developers Power of Attorney after Registered Development Agreement no- 529 for 2023, dt- 09.02.2023, A.D.S.R Purulia.
7. Registered Deed of Development Agreement no- 370 for 2023, dt- 01.02.2023, A.D.S.R Purulia.
8. Amendment of Partnership Deed dt- 08.11.2023 before Notary Public Purulia.
9. Sanctioned Building dt- 03.03.2023 in the name of Smt Tara Gorai
10. Real Estate Regulatory Authority at Kolkata, being no- WBRERA /P/PUR/2024/001333.
11. R.S.R.O.R /Parcha , dt- 28.09.1969 in the name of Braja Gopal Mukhopadhyay
12. Legal Heir Certificate dt- 12.08.2022, of the deceased Braja Gopal Mukherjee
13. Registry Office Searching.
14. Court Searching Receipt.
15. Affidavit.

Thanking You.

Yours Faithfully,

Basudeb Bakshi

(BasudebBakshi)

Advocate
Purulia



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Purulia

Date.....

The Title Investigation Report of the Landed Property of the
Owner - Smt. Tara Gorai
Developer - 1) "Asta Construction"

Name and Address of the Owner- 1) Smt Tara Gorai, W/O- Satyaban Gorai of Vidya Sagar pally, Ranchi Road Bye Lane Purulia, P.O- Purulia P.S- Purulia(T), Dist- Purulia.

Developer - 1) "Asta Construction" a partnership Firm represented by its partner 1) Amarnath Karmakar S/O- Late Shiblal Karmakar, 2) Rabi Rosan Varma, S/O- Manup Kumar Varma, 3) Smt Mallika Banerjee W/O- Jyotirmoy Banerjee,

Title Deed

Registered sale Deed no- 5302 for 2012, dt- 09.10.2012, Book- 1 CD Vol- 20, Page - 1364-1395, D.S.R Purulia.

Executed by- 1) Smt Rama Chatterjee, W/O- Kalishankar Chatterjee, 2) Smt Ratna Mukherjee, W/O- Late Mohanlal Mukherjee, 3) Raj Kumar Mukhopadhyay 4) Deb Kumar Mukherjee no 3 & 4 both sons of Late Mohanlal Mukherjee, 5) Rumjhum Banerjee, W/O- Sujit Banerjee and/or D/O- Late Mohanlal Mukherjee, 6) Amrit Lal Mukherjee, 7) Madhab Lal Mukherjee, 8) Jadab Lal Mukherjee, 9) Gobinda Lal Mukherjee, no- 6 to 9 all sons of Late Braja Gopal Mukherjee, 10) Smt Uma Chatterjee W/O- Amalendu Chatterjee, 11) Smt Jyotshna Mukherjee W/O- Late Keshab Lal Mukherjee, 12) Anindam Mukherjee S/O- Late Keshab Lal Mukherjee, 13) Anindita Mukherjee, D/O- Late Keshab Lal Mukherjee, 14) Smt Purnima Bandyopadhyay W/O- Gopal Krishna Bandyopadhyay.

In favour of 1) Smt Tara Gorai, W/O- Satyaban Gorai

Schedule

Dist- Purulia, P.S Purulia(T), Mouza- Nadiha, J.L No- 291/3, with in Purulia Municipality, ward no- 6, Holding no- 77, situated at Chaibasa Road, Purulia, R.S Khatian- 165, R.S Plot- 2463, area- 7 chatak, R.S Plot- 2462, area- 3 katha 3 Chatak



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Total area in two Plots- 3 katha 10 Chatak,

Which has been demarcated in the sketch map marked with red ink.

Bounded by

N- Land of Rama Chatterjee & others

S- House of N. Sinha

E- Road

W- House of Chittaranjan Dey

CHAIN OF TITLE

The schedule property along with other property previously belong to Braja Gopal Mukherjee S/O- Tinkari Mukherjee ,which was recorded in his name in the R.S.R.O.R/Parcha, dt- 28.09.1969, as R.S Khatian- 165, R.S Plot- 2463, area- 0.05 acre, Classified as ' Bastu' , R.S Plot- 2462 area- 0.053 acre.

After the death of Braja Gopal Mukherjee, the property devolves upon his sons 1) Amrit Lal Mukherjee , 2)Madhab Lal Mukherjee, 3) Jadab Lal Mukherjee , 4) Gobinda Lal Mukherjee 5) Mohan Lal Mukherjee, 6) Keshab Lal Mukherjee & Daughters 7) Smt Rama Chatterjee, 8) Smt Uma Chatterjee, 9) Smt Purnima Bandyopadhyay, who obtained the property.

Mohan Lal Mukherjee died leaving behind his widow 1) Smt Ratna Mukherjee & two sons 2) Raj Kumar Mukhopadhyay 3) Deb Kumar Mukherjee & daughter 4) Smt Rumjhum Banerjee

Keshab Lal Mukherjee died leaving behind his Widow- 1) Smt Jyotshna Mukherjee 2) Anindam Mukherjee, 3) Anindita Mukherjee,

1) Smt Rama Chatterjee, W/O- Kalishankar Chatterjee, 2) Smt Ratna Mukherjee, W/O- Late Mohanlal Mukherjee, 3) Raj Kumar Mukhopadhyay 4) Deb Kumar Mukherjee no 3 & 4 both sons of Late Mohanlal Mukherjee, 5) Rumjhum Banerjee, W/O- Sujit Banerjee and/or D/O- Late Mohanlal Mukherjee, 6) Amrit Lal Mukherjee , 7)Madhab Lal Mukherjee, 8) Jadab Lal Mukherjee , 9) Gobinda Lal Mukherjee , no- 6 to 9 all sons of Late Braja Gopal Mukherjee, 10) Smt Uma Chatterjee W/O- Amalendu Chatterjee , 11) Smt Jyotshna Mukherjee W/O- Late Keshab Lal Mukherjee, 12) Anindam Mukherjee S/O- Late Keshab Lal Mukherjee, 13) Anindita Mukherjee, D/O- Late Keshab Lal Mukherjee, 14) Smt Purnima Bandyopadhyay W/O- Gopal Krishna Bandyopadhyay.

Sold out their property by 1) Registered Sale Deed no- 5302 for 2012, dt- 09.10.2012, Book- 1 CD Vol- 20, Page – 1364-1395, D.S.R Purulia.

In favour of 1) Smt Tara Gorai, W/O- Satyaban Gorai



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In respect of R.S Plot- 2463, area- 7 chatak , R.S Plot- 2462, area- 3 katha 3 Chatak, Total area in two Plots- 3 katha 10 Chatak.

1) Smt. Tara Gorai, W/O- Satyaban Gorai,

.....Owner

Executed - 1) Registered Deed of Development Agreement no- 370 for 2023, dt- 01.02.2023, A.D.S.R Purulia, with

1) Astha Construction a partnership Firm represented by its partner 1) Amarnath Karmakar S/O- Late Shiblal Karmakar, 2) Rabi Rosan Varma, S/O- Manup Kumar Varma , 3) Smt Mallika Banerjee W/O- Jyotirmoy Banerjee,

.....Developers

To develop the schedule property by Constructing Multi Storied Building, mentioning the Owners Allocation's & Developer's Allocation's

And also Executed 1) Registered Deed of Developers Power of Attorney after Registered Development Agreement no- 529 for 2023, dt- 09.02.2023, A.D.S.R Purulia.

Executed by 1) Smt Tara Gorai, W/O- Satyaban Gorai,

.....Owner

In favour of -1) Astha Construction a partnership Firm represented by its partner 1) Amarnath Karmakar S/O- Late Shiblal Karmakar, 2) Rabi Rosan Varma, S/O- Manup Kumar Varma , 3) Smt Mallika Banerjee W/O- Jyotirmoy Banerjee,

.....Developers

To Develop the schedule property by constructing Multi Storied Building and to Sale the Flats & Commercial Units on the Developer Allocation Portion .



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Document

1) Mutation Certificate vide Mutation Case no- 622/2014, dt- 29.11.2014, in the name of Smt Tara Gorai, W/O- Satyaban Gorai, in respect of the property situated at Dist- Purulia, P.S Purulia(T) , Mouza- Nadiha, J.L No- 3, R.S Khatian- 165, R.S Plot- 2462, area-0.05278 acre. R.S Plot- 2463, area- 0.00723 acre issued from B.L & L.R.O Purulia-1.

2) Conversion Certificate vide Conversion Case no- CN/2023/1401/488, dt- 19.07.2023, in the name of Smt Tara Gorai, W/O- Satyaban Gorai, in respect of the property situated at Dist- Purulia, P.S Purulia(T) , Mouza- Nadiha, J.L No- 3, L.R Khatian- 2390, L.R Plot- 2462, area-0.0530

acre. Classified as " **Commercial Bastu**" , L.R Plot- 2463, area- 0.0070 acre, Classified as " **Commercial Bastu**" issued from B.L & L.R.O Purulia-1.

3) B.L & L.R.O tax receipt dt- 30.05.2014, in the name of Braja Gopal Mukhopadhyay, S/O- Kiriti Mukhopadhyay , in respect of the R.S Plot- 2462, 2463, area- 3 katha 10 Chatak,

4) Purulia Municipality tax receipt dt- 19.04.2022, in the name of Smt Tara Gorai, dearing Holding no-77/1, Ward no-6.

5) Deed/Document

1) Registered Deed of Developers Power of Attorney after Registered Development Agreement no- 529 for2023, dt- 09.02.2023, Book-1, Vol- 1402-2023, Page- 8384-8400, A.D.S.R Purulia.

Executed by 1) Smt Tara Gorai, W/O- Satyaban Gorai,

.....Owner

In favour of -1) Astha Construction a partnership Firm represented by its partner 1) Amarnath Karmakar S/O- Late Shiblal Karmakar, 2) Rabi Rosan Varma, S/O- Manup Kumar Varma , 3) Smt Mallika Banerjee W/O- Jyotirmoy Banerjee,

.....Developers

To Develop the schedule property by constructing Multi Storied Building and to Sale the Flats & Commercial Units on the Developer Allocation Portion



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Schedule

Dist- Purulia, P.S Purulia(T) , Mouza- Nadiha, J.L No- 291/3, with in Purulia Municipality, ward no- 6, Holding no- 77, situated at Chaibasa Road, Purulia, R.S Khatian- 165, R.S Plot- 2463, area- 7 chatak , R.S Plot- 2462, area- 3 katha 3 Chatak

Total area in two Plots- 3 katha 10 Chatak,

Which has been demarcated in the sketch map marked with red ink.

Bounded by

N- Land of Rama Chatterjee & others

S- House of N. Sinha

E- Road

W- House of Chittaranjan Dey

6) Registered Deed of Development Agreement no- 370 for 2023, dt- 01.02.2023, Book- 1 Vol- 1402-2023, Page- 5744-5768, A.D.S.R Purulia.

Executed Between

1) Smt Tara Gorai, W/O- Satyaban Gorai,

AND

.....Owner

1) Astha Construction a partnership Firm represented by its partner 1) Amarnath Karmakar S/O- Late Shiblal Karmakar, 2) Rabi Rosan Varma, S/O- Manup Kumar Varma , 3) Smt Mallika Banerjee W/O- Jyotirmoy Banerjee,

.....Developers

In which the owner has intended and agreed to develop the schedule property by Constructing Multi Storied Building and for which the owner has executed this Development Agreement with the Developer and has also mentioned the owners allocation, in which the owners shall get 40% in the basement out of the Total Construction area in the basement & 40 % commercial area out of the total Constructed Commercial area & 33% residential area out of the total Constructed residential area.

The Developer's allocations is- After Construction of the Entire Building i.e Basement + (G+4) or (G+5) the developer's shall get the rest area of the Construction, after deducting the Owner's Allocation

Schedule

Dist- Purulia, P.S Purulia(T) , Mouza- Nadiha, J.L No- 291/3, with in Purulia Municipality, ward no- 6, Holding no- 77, situated at Chaibasa Road, Purulia, R.S Khatian- 165, R.S Plot- 2463, area- 7 chatak , R.S Plot- 2462, area- 3 katha 3 Chatak

Total area in two Plots- 3 katha 10 Chatak,

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7) Amendment of Partnership Deed dt- 08.11.2023 before Notary Public Purulia.

Executed Between

- 1) Amarnath Karmakar S/O- Late Shiblal Karmakar,1st Partner
2) Rabi Rosan Varma, S/O- Manup Kumar Varma ,2nd Partner
3) Smt Mallika Banerjee W/O- Jyotirmoy Banerjee,3rd Partner

In which the Partners/ Parties have formed and reconstituted Partnership Deed to carry on the Construction Business in the name & style " **Astha Construction**" along with other clauses .

8) Sanctioned Building dt- 03.03.2023 in the name of Smt Tara Gorai, W/O- Satyaban Gorai, for Construction of Basement Parking , Ground Floor, 1st Floor Commercial Building, & 2nd, 3rd, 4th Floor Residential Building. Issued from Purulia Municipality .

9) Real Estate Regulatory Authority at Kolkata, being no- WBRERA /P/PUR/2024/001333. dt- 18.04.2024

10) R.S.R.O.R /Parcha , dt- 28.09.1969 in the name of Braja Gopal Mukhopadhyay, S/O- Tinkari Mukhopadhyay, in respect of the property situated at Dist- Purulia, P.S Purulia(T) , Mouza- Nadiha, J.L No- 291/3, R.S Khatian- 165, C.S plot- 1336/1765 Corresponding to R.S Plot- 2463, area- 0.05 acre, Classified as ' **Bastu**' , C.S plot- 1336/1766, 1768(P) Corresponding to R.S Plot- 2462 area- 0.053 acre

11) Legal Heir Certificate dt- 12.08.2022, of the deceased Braja Gopal Mukherjee, S/O- Late Tinkari Mukherjee & Late Shanti Debi W/O- Braja Gopal Mukherjee, issued from Purulia Municipality.

Thanking You.

Yours Faithfully,

(Basudeb Bakshi)

Advocate
Purulia



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To
The Branch Manager
Punjab National Bank
Dulmi Branch
Purulia

Date.....

SPECIAL REPORT ON TITLE

Reg : Schedule

Dist- Purulia, P.S Purulia(T) , Mouza- Nadiha, J.L No- 291/3, with in Purulia Municipality, ward no- 6, Holding no- 77, situated at Chaibasa Road, Purulia, R.S Khatian- 165, R.S Plot- 2463, area- 7 chatak , R.S Plot- 2462, area- 3 katha 3 Chatak

Total area in two Plots- 3 katha 10 Chatak,

Which has been demarcated in the sketch map marked with red ink.

Belonging to the Owner - 1) Smt Tara Gorai, W/O- Satyaban Gorai of Vidya Sagar pally, Ranchi Road Bye Lane Purulia, P.O- Purulia P.S- Purulia(T), Dist- Purulia.

ASPECTS TO BE CONSIDERED		COUNSEL'S STATEMENT
A.	<u>PARTICULARS</u>	
1.	Name of the Borrower with address :	Intending Borrower -
2.	Name of the person offering Mortgage with parentage/constitution and address :	Intending Borrower -
3.	Details of the property to be mortgaged : As per Title Deed ---- As per present ----	Which the Intending Purchaser intends to purchase
B.	<u>INVESTIGATIONS</u>	
1.	Details of the title Deeds/documents (including Link Deeds/Parent Deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration.	The Details of the Title Deeds/Documents along with the Chain Deed has been clearly mentioned in the Chain of title & in the Summary of the Title Investigation Report.
2.	Whether certified copies have been obtained from the Registrar's office.	Yes.
3.	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Yes.

Basudeb Bakshi



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4.	Whether the registration particulars number & date and page particulars as given in the title Deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	D.S.R & A.D.S.R Purulia. Office Search is available.
5.	Whether the registration particulars number & date and page particulars as given in the title Deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes.
6.	Whether the photographs of parties as affixed in conveyance Deed/ title Deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes.
7.	Whether contents of the as given in the title Deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes.
8.	Whether the property has been Mutated in the name of the person offering the mortgage?	Yes. 1) Mutation Certificate vide Mutation Case no- 622/2014, dt- 29.11.2014, in the name of Smt Tara Gorai, W/O- Satyaban Gorai, in respect of the property situated at Dist- Purulia, P.S Purulia(T) , Mouza- Nadiha, J.L No- 3, R.S Khatian- 165, R.S Plot- 2462, area-0.05278 acre. R.S Plot- 2463, area- 0.00723 acre issued from B.L & L.R.O Purulia-1.
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes.
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non- agricultural purposes).	No.
11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No.
12.	Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Yes.
13.	Whether the property is ancestral/ or under	N/A.



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	joint ownership or the minor is having interest in the property? If so, its effect thereof.	
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No.
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	No.
16.	In case of leasehold property, whether permission / NOC from the lessor is required for creation of mortgage? Whether permission of the lessor / NOC is obtained?	N/A.
17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	N/A.
18.	Whether copy of title Deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	N/A.
19.	Whether terms & conditions given in the lease Deed have been complied with? If any condition is violated, effect thereof.	N/A.
20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	No.
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	No. 1) Conversion Certificate vide Conversion Case no- CN/2023/1401/488, dt- 19.07.2023, in the name of Smt Tara Gorai, W/O- Satyaban Gorai, in respect of the property situated at Dist- Purulia, P.S Purulia(T) , Mouza- Nadiha, J.L No- 3, L.R Khatian- 2390, L.R Plot- 2462, area-0.0530 acre. Classified as " Commercial Bastu " , L.R Plot- 2463, area- 0.0070 acre, Classified as " Commercial Bastu " issued from B.L & L.R.O Purulia-1.
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	No. Settlement Tax Receipt.

B. U. Bakshi



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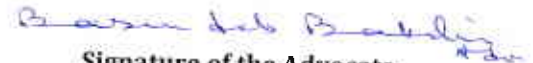
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23.	Whether the owner's title valid, absolute, clear and marketable one?	Yes
24.	Based on the documents available, whether the owner's title is saleable?	Yes
25.	Based on the documents available, whether the owner's title is transferable?	Yes
26.	Whether the mortgaged property is enforceable under SARFAESI Act - 2002.	Yes.

Date -

Place - Purulia


Signature of the Advocate

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N. S. Road, Dulmi-Nadiha
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ANNEXURE - V

CERTIFICATE

To
The Branch Manager
Punjab National Bank
Dulmi Branch
Purulia

Date.....

ENTRY SERIAL NO. /REGISTER NO.OF YEAR
(Counsel to give serial no. to the certificate as entered in register of Searches maintained by him)

Opinion on Investigation of Title and obtaining of Search Report in respect of the schedule property belonging to 1) Smt Tara Gorai, W/O- Satyaban Gorai of Vidya Sagar pally, Ranchi Road Bye Lane Purulia, P.O- Purulia P.S- Purulia(T), Dist- Purulia.

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed. I hereby certify that the registration particulars – number, date and page particulars etc., as shown in the original title Deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/ Registrar of assurances as well as with certified copy of the title Deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed /seen in the title Deed tally with records of registration office as well as certified copy of the Title Deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

- 1.
- 2.

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANYOTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed here to, conducted by me, for the period from 2011 to 2024 does not disclose any encumbrances/disclose encumbrances as stated therein.

I have not given /have given Pin-ion earlier on investigation of title relating to the same property as detailed hereunder:

Bakshi



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(a) Name of Lender- Owner – 1) Smt Tara Gorai, W/O- Satyaban Gorai of Vidya Sagar pally, Ranchi Road Bye Lane Purulia, P.O- Purulia P.S- Purulia(T), Dist- Purulia.

(b) Date of opinion & reference no. (If any)

(c) Remarks –

I find following defects/no defects in the title of the person offering mortgage :

I hereby certify that **Owner – 1)** Smt Tara Gorai, W/O- Satyaban Gorai of Vidya Sagar pally, Ranchi Road Bye Lane Purulia, P.O- Purulia P.S- Purulia(T), Dist- Purulia.

be a clear, valid and marketable title over the above said property and he/she is competent to create the mortgage.

The valid mortgage can be created by deposit of the following original title Deed. The said title Deeds are Original and genuine and are not duplicate or fake as observed by me –

(Give hereunder details of title Deeds which are required to be deposited to create equitable mortgage)

1. The **Owner – 1)** Smt Tara Gorai, W/O- Satyaban Gorai of Vidya Sagar pally, Ranchi Road Bye Lane Purulia, P.O- Purulia P.S- Purulia(T), Dist- Purulia.

1. Registered sale Deed no- 5302 for 2012, dt- 09.10.2012, D.S.R Purulia.
2. Mutation Certificate vide Mutation Case no- 622/2014, dt- 29.11.2014, in the name of Smt Tara Gorai,
3. Conversion Certificate vide Conversion Case no- CN/2023/1401/488, dt- 19.07.2023, in the name of Smt Tara Gorai
4. B.L & L.R.O tax receipt dt- 30.05.2014, in the name of Braja Gopal Mukhopadhyay
5. Purulia Municipality tax receipt dt- 19.04.2022, in the name of Smt Tara Gorai
6. Registered Deed of Developers Power of Attorney after Registered Development Agreement no- 529 for 2023, dt- 09.02.2023, A.D.S.R Purulia.
7. Registered Deed of Development Agreement no- 370 for 2023, dt- 01.02.2023, A.D.S.R Purulia.
8. Amendment of Partnership Deed dt- 08.11.2023 before Notary Public Purulia.
9. Sanctioned Building dt- 03.03.2023 in the name of Smt Tara Gorai
10. Real Estate Regulatory Authority at Kolkata, being no- WBRERA /P/PUR/2024/001333.
11. R.S.R.O.R /Parcha , dt- 28.09.1969 in the name of Braja Gopal Mukhopadhyay
12. Legal Heir Certificate dt- 12.08.2022, of the deceased Braja Gopal Mukherjee



BASUDEB BAKSHI
Advocate , LL.B. (Cal)

Mob:- 9933651679/9091430433

N.S. Road, Dulmi Nadiha, Purulia
PIN- 723102(W.B)

E-mail:- bakshibasudeb71@gmail./ adv.basudebbakshipr19@gmail.com

Special Report.

1. Annexure.
2. Chain of Title.
3. Certified Copy of the Title Deed and Link Deeds.
4. Search Report.
5. Court Searching.
6. Registry Office Search Receipt.
7. Affidavit.

Basudeb Bakshi
Signature of the Advocate

Basudeb Bakshi
Advocate, LL.B (Cal)
N. S. Road, Dulmi-Nadiha
Purulia-723102 (W.B.)



পূরুলিখা জেলা আদালত
District Court Purulia
e-Courts Mission Mode Project

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Home > Services > Court Order > Court Orders: Search by Party Name



Court Orders: Search by Party Name

Case Number	Court Number	Party Name	Order Date
-------------	--------------	------------	------------

All fields marked with * are required

Court Complex Court Establishment

Court Establishment *

Petitioner/Respondent *

Year *

Please Enter the Captcha *

No Results found.

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District Court Purulia

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[Home](#) > [Services](#) > [Court Order](#) > [Court Orders: Search by Party Name](#)



Court Orders: Search by Party Name

Case Number	Court Number	Party Name	Order Date
-------------	--------------	------------	------------

All fields marked with * are required

Court Complex Court Establishment

Court Establishment *

Petitioner/Respondent *

Year *

Please Enter the Captcha *

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District Court Purulia

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[Home](#) > [Services](#) > [Court Order](#) > [Court Orders: Search by Party Name](#)



Court Orders: Search by Party Name

Case Number	Court Number	Party Name	Order Date
-------------	--------------	------------	------------


All fields marked with * are required

Court Complex Court Establishment

Court Establishment *

Petitioner/Respondent *

Year *

Please Enter the Captcha * 

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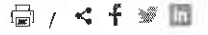
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Home > Services > Court Order > Court Orders: Search by Party Name



Court Orders: Search by Party Name

Case Number	Court Number	Party Name	Order Date
-------------	--------------	------------	------------

All fields marked with * are required

Court Complex Court Establishment

Court Establishment *

Petitioner/Respondent *

Year *

Please Enter the Captcha *

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Court Orders: Search by Party Name

Case Number Court Number Party Name Order Date

All fields marked with * are required

Court Complex Court Establishment

Court Establishment *

Petitioner/Respondent *

Year *

Please Enter the Captcha * 

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Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Query No Deed No

Deed Details

District

Purulia

Registration Office

PURULIA (D.S.R.)

Deed No

05302

Deed Year

2012

Security Code

J3J5F4

D5T5D6

Submit

6,02,58,998

Service Count

Deed Details

****Updated Data****

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
Sale, Sale Document	D.S.R. PURULIA	I-140105302/2012	20 Page No: 1364 to 1395	08/10/2012	09/10/2012	11/10/2012	140105322 /2012

****Updated Data****

Name & Address of the Party

Name	Address	Status
Uma Chatterjee Wife of Amalendu Chatterjee	Shanti Bhawan, Nadiha, Purulia City: PURULIA, District: Purulia, PS: Purulia Town State: WEST BENGAL, Country: India	Status: Vendor
Jyotshna Mukherjee Wife of Late Keshablal Mukherjee	Shanti Bhawan, Nadiha, Purulia City: PURULIA, District: Purulia, PS: Purulia Town State: WEST BENGAL, Country: India	Status: Vendor

Name	Address	Status
Anindam Mukherjee Son of Late Keshablal Mukherjee	Shanti Bhawan, Nadiha, Purulia City: PURULIA, District: Purulia, PS: Purulia Town State: WEST BENGAL, Country: India	Status: Vendor
Anindita Mukherjee Daughter of Late Keshablal Mukherjee	Shanti Bhawan, Nadiha, Purulia City: PURULIA, District: Purulia, PS: Purulia Town State: WEST BENGAL, Country: India	Status: Vendor
Purnima Bandyopadhyay Wife of Gopal Krishna Bandyopadhyay	Shanti Bhawan, Nadiha, Purulia City: PURULIA, District: Purulia, PS: Purulia Town State: WEST BENGAL, Country: India	Status: Vendor
Tara Gorai Son of Sri Satyaban Gorai	Vidyasagar Pally, Purulia City: PURULIA, District: Purulia, PS: Purulia Town State: WEST BENGAL, Country: India	Status: Vendee
Rama Chatterjee Wife of Kali Shankar Chatterjee	Shanti Bhawan, Nadiha, Purulia City: PURULIA, District: Purulia, PS: Purulia Town State: WEST BENGAL, Country: India	Status: Vendor
Ratna Mukherjee Wife of Late Mohanlal Mukherjee	Shanti Bhawan, Nadiha, Purulia City: PURULIA, District: Purulia, PS: Purulia Town State: WEST BENGAL, Country: India	Status: Vendor
Rajkumar Mukhopadhyay Son of Late Mohanlal Mukherjee	Shanti Bhawan, Nadiha, Purulia City: PURULIA, District: Purulia, PS: Purulia Town State: WEST BENGAL, Country: India	Status: Vendor

12

Details of Property

Updated Data

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
District :Purulia,PS :Purulia Town,Mouza :Nadiha,PURULIA, Ward: 6,Holding :75, 77,	Property Type : Land Transaction :Sale, Sale Document	Plot No : RS-2463 Khatian No :165	Area of Land: 1 Katha, 13 Chatak, (1 Katha,13 Chatak)
District :Purulia,PS :Purulia Town,Mouza :Nadiha,PURULIA, Ward: 6,Holding :75, 77,	Property Type : Land Transaction :Sale, Sale Document	Plot No : RS-2462 Khatian No :165	Area of Land: 1 Katha, 13 Chatak, (1 Katha,13 Chatak)

Updated Data

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2013

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02462

/ Bata No

Security Code:

Z9Z8E9

K7L7H4

**Service Count: 63,08,697**

Display

No Record Found

GRIPS (<https://wbifms.gov.in/GRIPS/>)**Finance Department** (<http://www.wbfin.nic.in/>)
Government of West Bengal



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details

** For deeds registered prior to computerization

(*) marked items are mandatory

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2013

District where Registered:

Purulia

Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

/ Bata No

Security Code:

K7L7H4

5T2Q8



Service Count: 63,08,701

Display

No Record Found

GRIPS (<https://wbifms.gov.in/GRIPS/>)

Finance Department (<http://www.wbfin.nic.in/>)
Government of West Bengal

**Directorate of Registration and Stamp Revenue**

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View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2014

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR *

02462

/

Bata No

Security Code:

H2Q9K2

S3D5G9



Service Count: 63,08,724

Display

No Record Found

GRIPS (<https://wbifms.gov.in/GRIPS/>)**Finance Department** (<http://www.wbfin.nic.in/>)
Government of West Bengal

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2014

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

/ Bata No

Security Code:

5T2Q8

H2Q9K2

**Service Count: 63,08,708**

Display

No Record Found

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Government of West Bengal

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2015

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02462

/ Bata No

Security Code:

S3D5G9

W7P9J5

**Service Count: 63,08,728**

Display

No Record Found

GRIPS (<https://wbifms.gov.in/GRIPS/>)**Finance Department** (<http://www.wbfin.nic.in/>)
Government of West Bengal

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2015

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

/

Bata No

Security Code:

W7P9J5

S3R6S2

**Service Count: 63,08,741**

Display

No Record Found

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Government of West Bengal

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Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization**

(*) marked items are mandatory

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2016

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02462

/ Bata No

Security Code:

V6R2X5

P3A6E2



Service Count: 63,08,758

Display

No Record Found

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View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2016

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

/

Bata No

Security Code:

S3R6S2

V6R2X5

**Service Count: 63,08,751**

Display

No Record Found

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View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2017

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02462

/ Bata No

Security Code:

P3A6E2

N9J8Y6

**Service Count: 63,08,769**

Display

No Record Found

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View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2017

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

/ Bata No

Security Code:

N9J8Y6

M2H3G3

**Service Count: 63,08,774**

Display

No Record Found

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Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details

**** For deeds registered prior to computerization**

(*) marked items are mandatory

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2018

District where Registered:

Purulia

Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02462

/ Bata No

Security Code:

K59L9

X8Y5N7



Service Count: 63,08,787

Display

No Record Found

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View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2018

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

/ Bata No

Security Code:

M2H3G3

K59L9

**Service Count: 63,08,782**

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View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2019

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02462

/ Bata No

Security Code:

X8Y5N7

V3H6R6

**Service Count: 63,08,793**

Display

No Record Found

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View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2019

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

/ Bata No

Security Code:

V3H6R6

E8R4L6

**Service Count: 63,08,800**

Display

No Record Found

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View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2020

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02462

/

Bata No

Security Code:

Y4L8E7

J2K7M5



Service Count: 63,08,814

Display

No Record Found

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View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2020

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

/ Bata No

Security Code:

E8R4L6

Y4L8E7

**Service Count: 63,08,806**

Display

No Record Found

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View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2021

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02462

/ Bata No

Security Code:

J2K7M5

N4E4Z7

**Service Count: 63,08,821**

Display

No Record Found

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Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details

** For deeds registered prior to computerization

(*) marked items are mandatory

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2021

District where Registered:

Purulia

Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

Bata No

Security Code:

N4E4Z7

J5N2Z8

Service Count: 63,08,828

Display

No Record Found

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Finance Department (<http://www.wbfin.nic.in/>)
Government of West Bengal

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2022

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02462

/ Bata No

Security Code:

M4X7Q2

S8X3K2



Service Count: 63,08,842

Display

No Record Found

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Government of West Bengal

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2022

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

/

Bata No

Security Code:

J5N2Z8

M4X702

**Service Count: 63,08,835**

Display

No Record Found

GRIPS (<https://wbifms.gov.in/GRIPS/>)**Finance Department** (<http://www.wbfin.nic.in/>)
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**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year:

2023

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02462

/ Bata No

Security Code:

S8X3K2

G4L7B3



Service Count: 63,08,859

Display

No Record Found

GRIPS (<https://wbifms.gov.in/GRIPS/>)**Finance Department** (<http://www.wbfin.nic.in/>)
Government of West Bengal

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2023

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

/ Bata No

Security Code:

G4L7B3

C2Q6T6

**Service Count: 63,08,869**

Display

No Record Found

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Government of West Bengal



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details

** For deeds registered prior to computerization

(*) marked items are mandatory

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2024

District where Registered:

Purulia

Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02462

/ Bata No

Security Code:

B8P6Z7

E2F8Q9



Service Count: 63,08,884

Display

No Record Found

GRIPS (<https://wbifms.gov.in/GRIPS/>)

Finance Department (<http://www.wbfin.nic.in/>)
Government of West Bengal

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2024

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

Bata No

Security Code:

C2Q6T6

B8P6Z7

**Service Count: 63,08,877**

Display

No Record Found

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Government of West Bengal

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2025

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02462

Bata No

Security Code:

E2F8Q9

S29G9

Service Count: 63,08,892

Display

No Record Found

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Government of West Bengal

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

View of Legacy-Deed Details : By Transacted Property Details**** For deeds registered prior to computerization****(*) marked items are mandatory**

Property District *

Purulia

Property Thana: *

Purulia Town

Localbody: *

Municipality

Year

2025

District where Registered:

Purulia

 Road Wise Search Mouza Wise Search

Mouza:

Nadiha

Plot No:

LR

02463

/ Bata No

Security Code:

S29G9

Q8K9U4

**Service Count: 63,08,905**

Display

No Record Found

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Government of West Bengal