

RATAN PAL

Advocate

High Court, Calcutta

C/o. G.C. Chunder & Co.
(Solicitors & Advocates).

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8697893055 (M)

Ref. No.

Date: 12/03/2026

Sub: Non- Encumbrances Certificate and detailed report on Title
Description of the property KMC Premises No. 5, Kayesthpara Main Road, P.S-
Kasba now Garfa, Kolkata-700078, K.M.C Ward No.106, Dist. South 24 Parganas.

ALL THAT piece and parcel of Bastu land measuring more or less 13 Cottahs 14 Chittacks and 33 Sq. ft together with two storied pucca structure standing thereon lying and situated at and being KMC Premises No. 5, Kayesthpara Main Road (Postal Address - 49 & 49/1, Kayesthpara Main Road), Kolkata - 700 078 (formerly 5 and 6, Kayesthpara Main Road later amalgamated), within the District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, Police Station -Tiljala, J. L. No. 13, R.S. No. 233, Touzi No. 145 appertaining to L. R. Dag Nos. 3364, 3376/3652 and 3376/6143 recorded in L. R. Khatian Nos 3409, 3410 & 3411 corresponding to R. S. Dag No. 3377, 3376/6143 and 3376/3652 recorded in R.S. Sub Khatian Nos, 308, 1045 & 2730 under R. S. Khatian Nos. 2451, 1155 & 2613, corresponding to C. S. Dag Nos. 3377, 3376/3652 & 3375 recorded in C.S. Khatian No. 30 within the municipal limits of Ward No.106 under Borough No. XII of the Kolkata Municipal Corporation being Assessee No. 31-106-09-0005-3. together with all right of easement belonging and appurtenant thereto.

PRESENT OWNERS OF THE SAID PROPERTY:

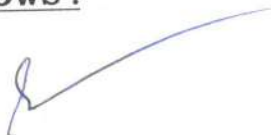
(1) **SRI MRINMOY KUMAR BASU** (son of Late Mohan Lal Basu, by faith- Hindu, by occupation- Chartered Accountant, by nationality - Indian, residing at 49/49/1, Kayesthpara Main Road P. O. - Haltu, P.S. - Garfa, Kolkata - 700 078, District - South 24 Parganas; (2) **SHRI MAYUKH BASU** son of Late Manab Kumar Basu, by faith- Hindu, by occupation - Student, by nationality - Indian, residing at 49/49/1, Kayesthpara Main Road P. O. - Haltu, P.S. - Garfa, Kolkata - 700 078, District - South 24 Parganas and (3) **SMT. MEGHNA BASU** daughter of Late Manab Kumar Basu, by faith- Hindu, by occupation - Service, by nationality - Indian, residing at 49/49/1, Kayesthpara Main Road P. O. - Haltu, P.S. - Garfa, Kolkata - 700 078, District - South 24 Parganas;

SEARCHES MADE:

I have caused necessary searches through searcher D. Saha in the records available with the offices of the D.R.O- Alipore, S.R.O Sealdaha and Registrar of Assurances at Kolkata for the period from 2015 - 2026. In respect of K.M.C Premises No. being KMC Premises No. 5, Kayesthpara Main Road, Kolkata - 700 078, P.S- Kasba now Garfa, District South 24 parganas.

MY REPORT IS AS FOLLOWS :

DEVOLUTION OF TITLE:-



That one Teenkori Basu was the Rayat Stithiban Owner of **ALL THAT** piece and parcel of land together with two storied pucca structure standing thereon measuring more or less 0.87 Acre lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in:-

DAG NO.	CHARACTER	AREA
3376/3652	BASTU	0.07 SATAKS
3375	DANGA	0.09 SATAKS
3374	PUKUR	0.12 SATAKS
3583	PUKUR	0.07 SATAKS
3591	SHALI	0.07 SATAKS
3589/3590	SHALI	0.08 SATAKS
3588	SHALI	0.12 SATAKS
3594	DANGA	0.13 SATAKS
3364	SHALI	0.08 SATAKS
3381	PUKUR	0.03 SATAKS
3382	DANGA	0.01 SATAKS
	TOTAL	0.87 SATAKS

That said Teenkori Basu died intestate leaving behind him surviving his legal heirs namely- (1) Shri Shashi Bhushan Basu (Son) and (2) Shri Hori Charan Basu (Son) as his inheritors in his place to his estate. His wife predeceased him.

That said Shashi Bhushan Basu and Hori Charan Basu became seized and possessed of and well and sufficiently entitled to as the joint lawful owners in respect to **ALL THAT** piece and parcel of land together with two storied pucca structure standing thereon measuring more or less 0.87 Acre lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in:-

DAG NO.	CHARACTER	AREA
3376/3652	BASTU	0.07 SATAKS
3375	DANGA	0.09 SATAKS
3374	PUKUR	0.12 SATAKS
3583	PUKUR	0.07 SATAKS
3591	SHALI	0.07 SATAKS
3589/3590	SHALI	0.08 SATAKS
3588	SHALI	0.12 SATAKS
3594	DANGA	0.13 SATAKS
3364	SHALI	0.08 SATAKS
3381	PUKUR	0.03 SATAKS

3382	DANGA	0.01 SATAKS
	TOTAL	0.87 SATAKS

That said Hori Charan Basu died intestate in the year 1921 leaving behind him surviving his legal heirs namely- (1) Smt Pankajini Basu (Widow) and (2) Kumari Kamala Basu (Minor daughter) as his inheritors in his place to his estate.

That thus said **Shri Shashi Bhushan Basu** became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided ½ share** and **Smt Pankajini Basu** became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided 1/4th share** and **Kumari Kamala Basu** jointly became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided 1/4th share** of **ALL THAT** piece and parcel of land together with two storied pucca structure standing thereon measuring more or less 0.87 Acre lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in:-

DAG NO.	CHARACTER	AREA
3376/3652	BASTU	0.07 SATAKS
3375	DANGA	0.09 SATAKS
3374	PUKUR	0.12 SATAKS
3583	PUKUR	0.07 SATAKS
3591	SHALI	0.07 SATAKS
3589/3590	SHALI	0.08 SATAKS
3588	SHALI	0.12 SATAKS
3594	DANGA	0.13 SATAKS
3364	SHALI	0.08 SATAKS
3381	PUKUR	0.03 SATAKS
3382	DANGA	0.01 SATAKS
	TOTAL	0.87 SATAKS

That one Umapada Basu, son of Shri Shashi Bhushan Basu died intestate in the year 1926 leaving behind him surviving his legal heirs namely- (1) Smt Ashalata Dasi (Basu) (Widow), (2) Master Mohan Lal Basu (Minor Son) and (3) Master Kartick Chandra Basu (Minor Son) as his inheritors in his place to his estate.

That said Ashalata Dasi (Basu), widow of Late Umapada Basu died intestate in the year 1929 leaving behind her surviving her legal heirs namely- (1) Shri Mohan Lal Basu (Son) and (3) Shri Kartick Chandra Basu (Son) as her inheritors in her place to her estate.

That meanwhile Chandi Charan Basu, Ram Charan Basu, Nemaï Charan Basu, all unmarried sons of Shri Shashi Bhushan Basu also died one after another leaving behind them surviving their father – Shri Shashi Bhushan Basu and mother – Smt Sushila Bala Dasi (Basu), as their legal heirs in their place.

That said Shashi Bhushan Basu died intestate on the 04th day of October 1954 leaving behind him surviving his legal heirs namely- (1) Smt Sushila Bala Dasi (Basu) (Widow),

(2) Shri Mohan Lal Basu (Grand Son), (3) Shri Kartick Chandra Basu (Grand Son) and (4) Smt Sati Rani Das (Basu) (Married daughter) as his inheritors in his place to his estate.

That thus said [1] **Smt Sushila Bala Dasi (Basu)** became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided 1/6th share**, [2] **Smt Sati Rani Das (Basu)** became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided 1/6th share**, [3] **Shri Mohan Lal Basu** became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided 1/12th share**, [4] **Shri Kartick Chandra Basu** became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided 1/12th share**, [5] **Smt Pankajini Basu** became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided 1/4th share** and [6] **Kumari Kamala Basu** jointly became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided 1/4th share** of **ALL THAT** piece and parcel of land together with two storied pucca structure standing thereon measuring more or less 0.87 Acre lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza-Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in:-

DAG NO.	CHARACTER	AREA
3376/3652	BASTU	0.07 SATAKS
3375	DANGA	0.09 SATAKS
3374	PUKUR	0.12 SATAKS
3583	PUKUR	0.07 SATAKS
3591	SHALI	0.07 SATAKS
3589/3590	SHALI	0.08 SATAKS
3588	SHALI	0.12 SATAKS
3594	DANGA	0.13 SATAKS
3364	SHALI	0.08 SATAKS
3381	PUKUR	0.03 SATAKS
3382	DANGA	0.01 SATAKS
	TOTAL	0.87 SATAKS

That said Sushila Bala Dasi (Basu) died intestate on the 23rd day of December 1960 leaving behind her surviving her legal heirs namely- (1) Shri Mohan Lal Basu (Grand Son), (2) Shri Kartick Chandra Basu (Grand Son) and (3) Smt Sati Rani Das (Basu) (Married daughter) as her inheritors in her place to her estate as per the provisions of the Hindu Succession Act 1956.

That thus said [1] **Smt Sati Rani Das (Basu)** became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided 1/4th share**, [3] **Shri Mohan Lal Basu** became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided 1/8th share**, [4] **Shri Kartick Chandra Basu** became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided 1/8th share**, [5] **Smt Pankajini Basu** became seized and possessed of and well and sufficiently entitled to as the lawful owner of **undivided 1/4th share** and [6] **Smt Kamala Basu** jointly became seized and possessed of and well and sufficiently

entitled to as the lawful owner of **undivided 1/4th share** of **ALL THAT** piece and parcel of land together with two storied pucca structure standing thereon measuring more or less 0.87 Acre lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in:-

DAG NO.	CHARACTER	AREA
3376/3652	BASTU	0.07 SATAKS
3375	DANGA	0.09 SATAKS
3374	PUKUR	0.12 SATAKS
3583	PUKUR	0.07 SATAKS
3591	SHALI	0.07 SATAKS
3589/3590	SHALI	0.08 SATAKS
3588	SHALI	0.12 SATAKS
3594	DANGA	0.13 SATAKS
3364	SHALI	0.08 SATAKS
3381	PUKUR	0.03 SATAKS
3382	DANGA	0.01 SATAKS
	TOTAL	0.87 SATAKS

That in order to avoid future misunderstandings and confusions, said Mohal Lal Basu, Kartick Chandra Basu, Sati Rani Das, Pankajini Basu and Kamala Basu decided to partition the entire properties among themselves and as such entered into a Deed of Partition dated 04th September of 1969 incorporating all the agreed terms, conditions and stipulation agreed by all of them mentioned therein and registered the same at the office of the Joint Sub- Registrar of Alipore at Alipore, Dist 24 Parganas and recorded the same in Book No. 1, Volume No. 77 from Page No. 222 to Page No. 232 as Being No. 4398 for the year 1969.

That by virtue of the Deed of Partition dated 04th September of 1969, said Mohan Lal Basu and Kartick Chandra Basu became seized and possessed of and well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of land together with two storied pucca structure standing thereon measuring more or less 0.66 Acre lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in R. S Khatian No. 1155 corresponding to C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in:-

DAG NO.	CHARACTER	AREA
3376/3652	BASTU	0.07 SATAKS
3375	DANGA	0.09 SATAKS
3374	PUKUR	0.12 SATAKS
3583	PUKUR	0.07 SATAKS
3591	SHALI	0.07 SATAKS
3589/3590	SHALI	0.08 SATAKS

3588	SHALI	0.12 SATAKS
3381	PUKUR	0.03 SATAKS
3382	DANGA	0.01 SATAKS
	TOTAL	0.66 SATAKS

That said Mohal Lal Basu died intestate on the 28th day of February 1999 leaving behind him surviving his legal heirs namely- (1) Shri Manoj Basu (Son), (2) Shri Manindra Kumar Basu (Son), (3) Shri Mrinmoy Kumar Basu (Son), (4) Shri Manab Kumar Basu (Son), (5) Smt Manjulika Ghosh (Basu) (Married Daughter) (6) Smt Malabika Sarkar (Basu) (Married Daughter) and (7) Smt Mallika Dey (Basu) (Married daughter) as his inheritors in his place to his estate as per the provisions of the Hindu Succession Act 1956. His wife Late Mamata Basu predeceased him on 22.01.1978.

That said Manindra Kumar Basu, son of Late Mohan Lal Basu died intestate on 01.12.2005 leaving behind him surviving his legal heirs namely- (1) Smt Jayanti Basu (Widow) and (2) Smt Annesha Basu (Daughter) as his inheritors in his place to his estate as per the provisions of the Hindu Succession Act 1956.

That said Kartick Chandra Basu who was a bachelor died intestate on the 04th day of July 2007 leaving behind him surviving his next of kin as his legal heirs namely- (1) Shri Manoj Basu (Brother's Son), (2) Shri Mrinmoy Kumar Basu (Brother's Son), (3) Shri Manab Kumar Basu (Brother's Son), (4) Smt Manjulika Ghosh (Basu) (Brother's Daughter) (5) Smt Malabika Sarkar (Basu) (Brother's Daughter) (6) Smt Mallika Dey (Basu) (Brother's daughter) (7) Smt Jayanti Basu (Brother's Daughter in law) and (8) Smt Annesha Basu (Brother's granddaughter) as his inheritors in his place to his estate as per the provisions of the Hindu Succession Act 1956.

That said Manoj Basu, son of Late Mohan Lal Basu died intestate on 25.12.2007 leaving behind him surviving his legal heirs namely- (1) Smt Snigdha Basu (Widow) and (2) Shri Mainak Basu (Son) as his inheritors in his place to his estate as per the provisions of the Hindu Succession Act 1956.

That thus in the manner stated above, Shri Mrinmoy Kumar Basu, Shri Manab Kumar Basu, Smt Manjulika Ghosh (Basu), Smt Malabika Sarkar, Smt Mallika Dey (Basu), Smt Jayanti Basu, Smt Annesha Basu, Smt Snigdha Basu and Shri Mainak Basu became seized and possessed of and well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of land together with two storied pucca structure standing thereon measuring more or less 0.66 Acre lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in R. S Khatian No. 1155 corresponding to C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in:-

DAG NO.	CHARACTER	AREA
3376/3652	BASTU	0.07 SATAKS
3375	DANGA	0.09 SATAKS
3374	PUKUR	0.12 SATAKS
3583	PUKUR	0.07 SATAKS
3591	SHALI	0.07 SATAKS
3589/3590	SHALI	0.08 SATAKS

3588	SHALI	0.12 SATAKS
3381	PUKUR	0.03 SATAKS
3382	DANGA	0.01 SATAKS
	TOTAL	0.66 SATAKS

That out of profound natural love and affection towards their brothers in law by Smt Jayanti Basu and Smt Snigdha Basu and towards their uncle by Smt Annesha Basu and Shri Mainak Basu who are well settled in their individual lives have gifted their respective undivided 1/14th share of the property totaling 2/7th share of more or less 9 Cottahs by actual measurement 8 Cottahs 14 Chittacks and 33 Sq. ft of Bastu & Danga land together with portion of old pucca structure thereon lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in R. S Khatian No. 1155 & 2613 corresponding to C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in C. S. Dag No. 3376/3652 & 3375 corresponding to R. S Dag No. 3376/6143 presently well known and demarcated as KMC Premises No. 5, Kayesthapara Main Road (formerly 49, Kayesthapara Main Road), P.S.-Kasba, Kolkata-700078 under Ward No.106 under Borough No. XII of the Kolkata Municipal Corporation, being Assessee No. 31-106-09-0005-3, unto and in favour of Shri Mrinmoy Kumar Basu and Shri Manab Kumar Basu. The said deed of Gift dated 24.09.2008 has been registered at the office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No-1, C. D. Volume No.62, from Page No.5372 to 5398, Being No. 12406 for the year 2008, subsequently rectified due to discrepancy related to non-mentioning of the Dag Numbers vide Deed of Declaration dated 06.08.2011 duly registered at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No. I, from Pages 5879 to 5990 as Being No. 190106833 for the year 2011.

That out of profound natural love and affection towards their brothers Smt Manjulika Ghosh (Basu), Smt Malabika Sarkar, Smt Mallika Dey (Basu) who are well settled in their individual lives have gifted their respective undivided 1/7th share of the property totaling 3/7th share of more or less 9 Cottahs by actual measurement 8 Cottahs 14 Chittacks and 33 Sq. ft of Bastu & Danga land together with portion of old pucca structure thereon lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in R. S Khatian No. 1155 & 2613 corresponding to C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in C. S. Dag No. 3376/3652 & 3375 corresponding to R. S Dag No. 3376/6143 presently well known and demarcated as KMC Premises No. 5, Kayesthapara Main Road (formerly 49, Kayesthapara Main Road), P.S.-Kasba, Kolkata-700078 under Ward No.106 under Borough No. XII of the Kolkata Municipal Corporation being Assessee No. 31-106-09-0005-3, unto and in favour of - Shri Mrinmoy Kumar Basu and Shri Manab Kumar Basu. The said Deed of Gift dated 24.09.2008 has been registered at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No-1, C. D. Volume No.62, from Page No.5399 to 5421, Being No. 12407 for the year 2008, subsequently rectified due to discrepancy related to non-mentioning of the Dag Numbers vide Deed of Declaration dated 06.08.2011 duly registered at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No. I, from Pages 5991 to 6002 as Being No. 190106834 for the year 2011.

That thus in the manner stated above, Shri Mrinmoy Kumar Basu and Shri Manab Kumar Basu became seized and possessed of and well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of land together with two storied



pucca structure standing thereon measuring more or less 9 Cottahs by actual measurement 8 Cottahs 14 Chittacks and 33 Sq. ft of Bastu & Danga land together with portion of old pucca structure thereon lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in R. S Khatian No. 1155 & 2613 corresponding to C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in C. S. Dag No. 3376/3652 & 3375 corresponding to R. S Dag No. 3376/6143 presently well known and demarcated as KMC Premises No. 5, Kayesthapara Main Road (formerly 49, Kayesthapara Main Road), P.S.-Kasba, Kolkata-700078 under Ward No.106 under Borough No. XII of the Kolkata Municipal Corporation being Assessee No. 31-106-09-0005-3 and were paying the municipal taxes punctually and regularly and were enjoying the same free from all encumbrances.

That one Khirode Bala Dasi (Choudhury) died seized and absolutely entitled to ALL THAT a piece and parcel of land measuring 5 Cottahs more or less lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in R. S Khatian No. 2451 corresponding to C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in C. S. Dag No. 3377 corresponding to R. S Dag No. 3377 presently well-known and demarcated as KMC Premises No. 6, Kayesthapara Main Road, P.S.-Kasba, Kolkata-700078 under Ward No.106 under Borough No. XII of the Kolkata Municipal Corporation.

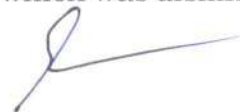
That said Khirode Bala Dasi (Choudhury) on 26th of May, 1961, published her last Will. appointing and nominating her only daughter - Smt Ruby Choudhury and one Shri Mohan Lal Basu, as the joint executors and her three grandsons namely - Shri Pranab Chowdhury, Shri Prabal Chowdhury and Shri Prasun Chowdhury as beneficiaries to her left-over estate.

That after demise of said Khirode Bala Dasi (Choudhury) on 06th of June, 1961, said executors file petition for grant of probate of the Last Will of Late Khirode Bala Dasi (Choudhury) vide O.S. No. 2 / 67, which was granted on 31.01.1968 by the Learned 8th Court of the Additional District Judge, Alipore, upon contest.

That thus by virtue of the Last Will of Khirode Bala Dasi (Choudhury), said Shri Pranab Chowdhury, Shri Prabal Chowdhury and Shri Prasun Chowdhury became seized and possessed of and well and sufficiently entitled to as lawful joint owners of ALL THAT a piece and parcel of land measuring 5 Cottahs more or less lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in R. S Khatian No. 2451 corresponding to C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in C. S. Dag No. 3377 corresponding to R. S Dag No. 3377 presently well-known and demarcated as KMC Premises No. 6, Kayesthapara Main Road, P.S.-Kasba, Kolkata-700078 under Ward No.106 under Borough No. XII of the Kolkata Municipal Corporation.

That one Balai Chandra Choudhury along with his family were occupying then said property, as licensees. The said license was revoked on the 10th of July, 1978 and upon such revocation the licensees refused to vacate the possession to the landowners. The Landowners filed T. S. No. 145/1979 before the 1st Munsiff Court, Alipore and obtained decree on 31.09.1993 for eviction of the licensees from the said property.

That against the said decree for eviction, the said licensees filed Title Appeal No. 466/1993 in the 9th Court of the Additional District Judge, Alipore, which was dismissed



on the 03.12.1994. The Licensees filed a second appeal against the said first appeal vide SAT No. 1565/95: S. A. No 311/96 in the Hon'ble High Court, which was dismissed on the 09.06.1997.

That the landowners due to some urgent want of money decided to sell the property on 'as is where is basis' to any intending purchaser/s. After coming to know the intentions of the landowners, said Shri Mrinmoy Kumar Basu and Shri Manab Kumar Basu approached the landowner and offered their proposal to purchase their land for valuable consideration.

That by way of a Deed of Conveyance dated 22.09.2008, said Shri Pranab Chowdhury, Shri Prabal Chowdhury and Shri Prasun Chowdhury, being vendors therein, against valuable consideration mentioned therein, sold, assured, granted, conveyed and transferred ALL THAT a piece and parcel of land measuring 5 Cottahs more or less lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza-Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in R. S Khatian No. 2451 corresponding to C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in C. S. Dag No. 3377 corresponding to R. S Dag No. 3377 presently well-known and demarcated as KMC Premises No. 6, Kayesthapara Main Road, P.S.-Kasba, Kolkata-700078 under Ward No.106 under Borough No. XII of the Kolkata Municipal Corporation, to and unto the use of Shri Mrinmoy Kumar Basu and Shri Manab Kumar Basu, being Purchasers therein and delivered possession to them jointly. The said Deed of Conveyance dated 22.09.2008 has been registered at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No-1 as Deed No. 11263 for the year 2008, subsequently rectified due to discrepancy related to non-mentioning of the Dag Numbers vide Deed of Declaration dated 06.08.2011 duly registered at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No. I, from Pages 5969 to 5978 as Being No. 190106832 for the year 2011.

That thus by virtue of the aforesaid Deed of Conveyance dated 22.09.2008, which has been registered at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No-1 as Deed No. 11263 for the year 2008 subsequently rectified vide Deed of Declaration dated 06.08.2011 duly registered at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No. I, from Pages 5969 to 5978 as Being No. 190106832 for the year 2011, said Shri Mrinmoy Kumar Basu and Shri Manab Kumar Basu became seized and possessed of and well and sufficiently entitled to as lawful joint owners of ALL THAT a piece and parcel of land measuring 5 Cottahs more or less lying and situated at District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, J. L. No. 13, R.S. No. 233, Touzi No. 145 recorded in R. S Khatian No. 2451 corresponding to C.S. Khatian No. 30 within the jurisdiction of Kasba formerly Tollygunge Sadar Police Station, comprised in C. S. Dag No. 3377 corresponding to R. S Dag No. 3377 presently well-known and demarcated as KMC Premises No. 6, Kayesthapara Main Road, P.S.-Kasba, Kolkata-700078 under Ward No.106 under Borough No. XII of the Kolkata Municipal Corporation and were paying the municipal taxes punctually and regularly and were enjoying the same free from all encumbrances.

That said Manab Kumar Basu, son of Late Mohan Lal Basu died intestate on 15.04.2014 leaving behind him surviving his legal heirs namely- (1) Shri Mayukh Basu (Son) and (2) Kumari Meghna Basu (Minor daughter) as his inheritors in his place to his estate as per the provisions of the Hindu Succession Act 1956.




That thus in the manner stated above Shri Mrinmoy Kumar Basu, Shri Mayukh Basu and Smt. Meghna Basu are now seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners and possessors of **ALL THAT** piece and parcel of Bastu land measuring more or less 13 Cottahs 14 Chittacks and 33 Sq. ft together with two storied pucca structure standing thereon lying and situated at and being KMC Premises No. 5, Kayesthapara Main Road (Postal Address – 49 & 49/1, Kayesthapara Main Road), Kolkata – 700 078 (formerly 5 and 6, Kayesthapara Main Road later amalgamated), within the District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, Police Station –Tiljala, J. L. No. 13, R.S. No. 233, Touzi No. 145 appertaining to L. R. Dag Nos. 3364, 3376/3652 and 3376/6143 recorded in L. R. Khatian Nos 3409, 3410 & 3411 corresponding to R. S. Dag No. 3377, 3376/6143 and 3376/3652 recorded in R.S. Sub Khatian Nos, 308, 1045 & 2730 under R. S. Khatian Nos. 2451, 1155 & 2613, corresponding to C. S. Dag Nos. 3377, 3376/3652 & 3375 recorded in C.S. Khatian No. 30 within the municipal limits of Ward No.106 under Borough No. XII of the Kolkata Municipal Corporation being Assessee No. 31-106-09-0005-3 and are jointly paying the rents taxes and other outgoings regularly and punctually to the competent authorities in fee simple and are enjoying the same by exercising their joint rights of ownership free from all encumbrances whatsoever. (hereinafter called and referred to as the **“said land”**).

I do hereby certify that as per available records of the above-mentioned land of Vendors is free from all sorts of encumbrances, charges, liabilities, liens and lispence, attachments of any kind whatsoever and the said property bears an absolutely clear, free and marketable title and is fit for equitable mortgage.

The receipt for the relevant searches is enclosed herewith.

1. BB 197001 dated 06.03.2026.
2. Serial No.1603001843/2026. Dated 05.03.2026.
3. Serial No.1606000695/2026. Dated 09.03.2026.


(RATAN PAL)
 Advocate WB/675/1992



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No. REGN BB 197001

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 567

Date of application 6/3/26

Search for the year (s) 2015-26

4. Name of office to which the record to be searched or inspected relates R

5. Name of person or property to be searched J

3. Nature of document R

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 5 Kayastha Panu Main
Vol 15 Kaskar

From whom received D. Sahu

9. Fees paid under Article —

F (1) (i)

240/-

F (2) (ii)

F (2)

..... Registrar of

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 05-03-2026

Serial No of Application	1603001843/2026	Search No	1603001843/2026
Search for the Years	From 2015 To 2026	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Kasba, , Premises: 5, Road: Kayastha Para Main Road, Holding: 5		
From whom Received	D Saha	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 220 /-	

Search Result: No Record Found

(Mr Sanjeev Kumar Shaw)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS



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

Date of Application: 09-03-2026

Serial No of Application	1606000695/2026	Search No	1606000695/2026
Search for the Years	From 2015 To 2026	Record Available	From 06/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Kasba, , Premises: 5, Road: Kayastha Para Main Road, Holding: 5		
From whom Received	D SAHA	All Transaction	
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 220 /-	

Search Result: **No Record Found**

(Mr TANMOY KOLEY)
A.D.S.R. SEALDAH
OFFICE OF THE A.D.S.R. SEALDAH

