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Date: 20/11/2021

### **SEARCH REPORT**

Verification of title and search of Registration Reports pertaining to the freehold undivided property comprised of Shali land situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Rajarhat, in the district of South 24 Parganas, West Bengal, total area of land admeasuring about **14 Satak in L.R. and R.S. Dag No. 549 Corresponding to under L.R. Khatian No(s). 228, 315, 369 ,932, 933, 1165 & 1166.**

#### **A BRIEF BACKGROUND:**

**WHEREAS Ananta Kumar Mondal, Gokul Chandra Mondal and Sidheswar Mondal** were the joint recorded owner of the freehold undivided shali land measuring an area of 14 decimals, being R.S Dag No. 549, under R.S. Khatian No.443 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Sidheswar Mondal passed away, leaving behind his wife, **Chapala Bala Mondal** and one daughter, **Suchitra Mondal** as his legal heirs and successors.

**AND WHEREAS** after sad demise of Sidheswar Mondal, his wife and daughter became joint owner of the freehold undivided shali land measuring an area of 4.66 decimals, being R.S Dag No. 549, under R.S. Khatian No.443 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said **Ananta Kumar Mondal, Gokul Chandra Mondal** and legal heirs of Sidheswar Mondal, i.e. **Chapala Bala Mondal** and **Suchitra Mondal** sold and/or transferred the freehold undivided shali land measuring about 14 decimals in R.S. & L.R. Plot No. 549 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of

Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 02.7.1980 Being No. 6770 for the Year 1980, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to seven brothers, namely - **Tarapada Mondal, Bamacharan Mondal, Probodh Mondal, Haripada Mondal, Gyanoda Prasad Mondal, Purno Charan Mondal and Panchu Mondal.**

**AND WHEREAS** after purchasing the said land the above seven mutated their name in the recent record of rights under L.R. Khatian No. 219, 228, 315, 342, 352, 369 & 694 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** Tarapada Mondal and Bamacharan Mondal sold and/or transferred their entire freehold undivided shali land measuring about 04 decimals (02 decimals each) and Probodh Mondal and Haripada Mondal sold and/or transferred the freehold undivided shali land measuring about 01 decimals(0.50 decimals each out of their 02 dec.), i.e. total 05 out of 14 decimals in R.S. & L.R. Plot No. 549 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 12.12.1988 Being No. 8934 for the Year 1988, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Bharat Mondal, Nitai Mondal and Nimai Mondal** and accordingly he became the owner of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** Gayanoda Prosad Mondal sold and/or transferred his entire freehold undivided shali land measuring about 02 out of 14 decimals in R.S. & L.R. Plot No. 549 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 05.5.2000 Being No. 3893 for the Year 2001, duly registered in the office of the A.R.A, Kolkata, West Bengal to **Malina Bala Halder** and accordingly he became the owner of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Probodh Mondal passed away, leaving behind his wife, **Bhabani Mondal**, six sons, **Hemanta Mondal, Rabindranath Mondal, Nakul Mondal, Bapi Mondal, Shyamal Mondal and Dipankar Mondal** and two daughters, **sankari Mondal and Lalita Bain** as his legal heirs and successors

and they became joint owners of the freehold undivided shali land measuring an area of 1.50 decimals, being R.S Dag No. 549, under R.S. Khatian No.443 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Panchu Mondal passed away, leaving behind his wife, **Gita Mondal**, two sons, **Shantiram Mondal and Kanai Mondal** and four daughters, **Sasthi Mondal, Jharna Naskar, Moyna Naskar and Chaina Mondal** as his legal heirs and successors and they became joint owners of the freehold undivided shali land measuring an area of 1.50 decimals, being R.S Dag No. 549, under R.S. Khatian No.443 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above Haripada Mondal (rest 1.50 Dec.), Purnacharan Mondal (entire his 02 Dec.) and two heirs of Probodh Mondal, namely Dipankar Mondal & Bapi Mondal ( $\frac{1}{8}$  th share = 0.1875 each, i. e. total 0.375 Decs) and two heirs of Panchu Mondal, namely - Shantiram Mondal and Kanai Mondal ( $\frac{1}{7}$  th share = 0.2857 each, i. e. total 0.571 Decs) sold and/or transferred the freehold undivided shali land measuring about 4.446 out of 14 decimals in R.S. & L.R. Plot No. 549 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 06.11.2006 Being No. 8273 for the Year 2006, duly registered in the office of the D.S.R-III, Alipore, South 24 Parganas, West Bengal to **Anil Kodia** and accordingly he became the owner of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above Malina Bala Halder (02 Dec.), Anil Kodia (4.446 Dec.) and rest six heirs of Probodh Mondal ( $\frac{1}{8}$  th share = 0.1875 each, i. e. total 1.125 Decs) and rest five heirs of Panchu Mondal, ( $\frac{1}{7}$  th share = 0.2857 each, i. e. total 1.429 Decs) sold and/or transferred the freehold undivided shali land measuring about 09 out of 14 decimals in R.S. & L.R. Plot No. 549 situated at Mouza – Jotvim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 05.8.2011 Being No. 6369 for the Year 2011, duly registered in the office of

the D.S.R-III, Alipore, South 24 Parganas, West Bengal to **Pran Krishna Sarkar** and **Basanti Sarkar**.

**AND WHEREAS** after purchasing the said land the above seven mutated their name in the recent record of rights under L.R. Khatian No. 932, 933, 1165 & 1166 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**PRESENT OWNER:**

Land situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Rajarhat, in the district of South 24 Parganas, West Bengal, total area of land admeasuring about **549 Satak in L.R. and R.S. Dag No. 549 the following are the present owners :**

- a) PRANKRISHNA SARKAR for 4.5 Decs.
- b) BASANTI SARKAR for 4.5 Decs.
- c) BHARAT MONDAL for 1.67 Decs.
- d) NITAI MONDAL for 1.67 Decs.
- e) NIMAI MONDAL for 1.66 Decs.

**REGISTRY OFFICE SEARCHING:-**

We have examined the documents detailed below handed over to us in respect of the above property and have caused searches in respect of the property in Index II, regarding the above noted land in the record of D.R. – Alipore (from year 2000 to 2003), ADSR- Bhangore (from year 2003 to 2020), DSR –III Alipore– (from the year 2003 to 2015), DSR –V Alipore– (from the year 2015 to 2020) and Additional Registrar of Assurances, Kolkata from the year 2002 to 2020 also we have search through online.

During this period, we found the following entries in the above Registry Office with regard to the R.S. & L.R.Dag No. 549 which is subject matter of this search report:

<b>Sl. No.</b>	<b>Name of the Registry Office</b>	<b>Deed No. &amp;</b>	<b>Area of Land (in Decimal)</b>	<b>Remarks</b>
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		<b>other details</b>		
<b>1.</b>	A.D.S.R. at Bhangore	D-6770,Y-1980	14 Decimas, being R.S./L.R. Dag No. 549	<b>Related to this Report</b>
<b>2.</b>	A.D.S.R. at Bhangore	D-8934,Y-1988	05 Decimas, being R.S./L.R. Dag No. 549	<b>Related to this Report</b>
<b>3.</b>	A.R.A. at Kolkata	D-3893,Y-2000	02 Decimas, being R.S./L.R. Dag No. 549	<b>Related to this Report</b>
<b>4.</b>	D.S.R. – III, Alipore, South 24 Parganas	D-8273,Y-2006	4.446 Decimas, being R.S./L.R. Dag No. 549	<b>Related to this Report</b>
<b>5.</b>	D.S.R. – III, Alipore, South 24 Parganas	D-6369,Y-2011	09 Decimas, being R.S./L.R. Dag No. 549	<b>Related to this Report</b>

as per the available records of the concerned offices of the Registrar.

Apart from the above noting, there is no other entry found in respect of the above noted Dag No. 549 as per the available records of the registry offices concerned.

### **COURT SEARCHING**

Further, searches have been performed in the name of present and previous owner with information Slip in the Title suit filing register of Civil Court at Alipore in the Court of Ld. 7<sup>th</sup> Civil judge (Senior Division) for the years starting from 2010 to 2021 upto date (<sup>th</sup>February 2021) total 12 years and in the Court of Ld.6<sup>th</sup> Civil Judge ( junior Division) for the year Starting from 2009 to 2018 upto date ( <sup>th</sup>2018) total 12 years and in the Ld. 1<sup>st</sup> Addl.Civil Judge ( junior Division) for the year Starting from 2019 to 2021 upto date (<sup>th</sup>2021) total 12 years and no litigation is pending and the court searching slips are enclosed herewith.

**THE RECORDS AT BHANGORE BLOCK LAND AND LAND REFORMS OFFICE (B.L.&L.R.O.)**

**L.R. Record:**

We have obtained the records related to the entry of names in the L.R. Plot Information (P.I.) at the B.L. &L.R.O. – Bhangore, South 24 Parganas with respect to above L.R. Dag No. 549 and it is found that the name of present owners are mentioned as follows:

- a) Tarapada Mondal for 02 Decs. out of 14 Decs under L.R. Khatian No. 228 However as per share is the owner for 02 Decs.
- b) Bamacharan Mondal for 02 Decs. out of 14 Decs under L.R. Khatian No. 369. However as per share is the owner for 02 Decs.
- c) Panchu Mondal for 0.001 Decs. out of 14 Decs under L.R. Khatian No. 219 However as per share is the owner for 0.50 Decs
- d) Prankrishna Sarkar for 4.5 Decs. out of 14 Decs under L.R. Khatian No. 1268 However as per share is the owner for 4.995 Decs
- e) Basanti Sarkar for 4.5 Decs. out of 14 Decs under L.R. Khatian No. 1272 However as per share is the owner for 4.995 Decs

**N.B.-** Prankrishna Sarkar and Basanti Sarkar got 09 decimals, by way of two Registered Deed of Purchase Vide Deed No. 6369, Y-2011 although their name have been recorded in the present L.R. ROR, 9.99 dec. in place of 09 Decs..

**R.S. Record:**

We have also obtained the records related to the entry of names in the R.S. records at the B.L. &L.R.O. – Bhangore, South 24 Parganas with respect to R.S Dag No. 549 and it is found that the names of the R.S. Recorded Owners mentioned :

**Under R.S. Khatian No. 443**

- a) Ananta Kumar Mondal for 4.67 Decimals
- b) Gokul Chandra Mondal for 4.67 Decimals
- c) Sidheswar Mondal for 4.66 Decimals

### **LAND ACQUISITION SEARCHING:**

We are Searching Land Acquisition Department through RTI and they replied vide Memo No. L.A./954, Date – 05.02.2021, that the Plot No. 549 under P.S. K.L.C. are not found to be involved in any L.A. Case4 as on date.

### **PAPER PUBLICATION:**

We are Published a Notice regarding the Plot No. 549 on Aajkal Paper, dated 24.01.2021

### **NATURE OF USE OF LAND:**

As per the available record the land recorded as Shali Landand conversion required to Bastu from Shali.

It is thus, from the relevant papers and documents and upon performing searches as mentioned above, we are of the opinion that the present owner holds good, clear and marketable title for the land as mentioned above and the property is free from all encumbrances, lien & charges and any prospective purchasers/buyers of the above mentioned property will also acquire good and marketable title thereto thereto and valid mortgage can be created by the present owner, subject to the remarks as mentioned in the Special Remarks below. The valid mortgage can be created by depositing the following original documents:

1. Deed of Conveyance dated 02.7.1980,Being No.6770, Y-1980
2. Deed of Conveyance dated 12.12.1988,Being No.8934, Y-1988
3. Deed of Conveyance dated 05.5.2000,Being No.3893, Y-2001
4. Deed of Conveyance dated 06.11.2006,Being No.8273, Y-2006
5. Deed of Conveyance dated 05.8.2011,Being No.6369, Y-2011
6. Updated khajna receipt.
7. Updated Plot Information copy.
8. Conversion Certificate(after conversation)

If the original Deed of Conveyance, as above noted, is not available with the present owner then the valid mortgage can be created by registering the Mortgage Deed.

### **SPECIAL REMARKS:**

1. This Report should not be relied upon as a substitute for a full set of warranties/indemnities which one would seek to attain appropriate transaction of this nature.

2. We do not have any view on the possible outcome of any disputes/litigations, if any, discovered in course of our search and referred to in this report.
3. We do not have any view on the possible disputes/litigations, if any, which may exist/not exist in public domain and not referred to in this report.
4. The observations mentioned in this report may be subject to change based upon obtaining any additional information gathered from the authorities concerned as well the information/disclosures provided by Client/Owner.

**Documents Perused:**

- A. Deed of Conveyance dated 02.7.1980,Being No.6770, Y-1980
- B. Deed of Conveyance dated 12.12.1988,Being No.8934, Y-1988
- C. Deed of Conveyance dated 05.5.2000,Being No.3893, Y-2001
- D. Deed of Conveyance dated 06.11.2006,Being No.8273, Y-2006
- E. Deed of Conveyance dated 05.8.2011,Being No.6369, Y-2011
- F. R.S Plot Information of R.S Dag No. 549
- G. L.R. Plot Information of L.R. Dag No.549
- H. Registry office Searching Receipt.
- I. Court Searching Receipt
- J. L.A. Searching Report
- K. Paper Publication

*Prepared By:-*



**Adv. Nahida Parvin**  
**Calcutta High Court**  
**Enrolment No. - WB/1291/2012**