

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 **04 Satak in L.R. and R.S. Dag No. 551 Corresponding to under L.R. Khatian No(s). 219, 228, 315, 342, 352, 369 ,694, 1255, 1268, 1272 & 1275.**

**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 04 decimals, being R.S Dag No. 551, 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 passedaway, 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 1.34 decimals, being R.S Dag No. 551, 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 04 decimals in R.S. & L.R. Plot No. 551 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** 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 0.57 decimals, being R.S Dag No. 551, 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 Bamacharan Mondal passed away, leaving behind his wife, **saraswati Mondal**, two sons, **Niranjan Mondal and Monoranjan Mondal** and five daughters, **Gita Naskar, Malina Mondal, Aloka Naskar, Namita Naskar** and **Kabita Baidya** as his legal heirs and successors and they became joint owners of the freehold undivided shali land measuring an area of 0.57 decimals, being R.S Dag No. 551, 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 Monoranjan Mondal passed away, leaving behind his wife, **Maya Mondal**, sons, **Bappaditya Mondal** and a daughter, **Pampa Mondal** as his legal heirs and successors and they became joint owners of the freehold undivided shali land measuring an area of 0.071 (more or less) decimals, being R.S Dag No. 551, 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 0.57 decimals, being R.S Dag No. 551, 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 Gyanoda Prasad Mondal passed away, leaving behind his only daughters, **Madhabi Mondal** as his legal heirs and successors and she became owner of the freehold undivided shali land measuring an area of 0.57 decimals, being R.S Dag No. 551, 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 Legal Heirs of Probodh Mondal, Bamacharan Mondal, Panchu Mondal and Gyanoda Prasad Mondal and **Purna Charan Mondal** (alive) sold and/or transferred the freehold undivided shali land measuring about 2.85 decimals out of 0.4 decimals in R.S. & L.R. Plot No. 551 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 13.03.2013 Being No. 1628 for the Year 2013, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Haripada 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** said Haripada Mondal became the owner of 3.42 decimals of land [0.57 (his share) and 2.85 (he purchase)] sold and/or transferred the freehold undivided shali land measuring about 3.42 decimals out of 04 decimals in R.S. & L.R. Plot No. 551 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 04.04.2014 Being No. 1955 for the Year 2014, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Subrata Mondal, Debabrata Mondal, Tutul Mondal and Mithun Mondal** and accordingly they became the owners of the above said property by way of this Deed and mutated their name in the recent record of rights under L.R. Khatian No. 1268, 1272, 1275 & 1255 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 – 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.) Rajarhat, in the district of South 24 Parganas, West Bengal, total area of land admeasuring about **04 Satak in L.R. and R.S. Dag No. 551 the following are the present owners :**

- a) TARPADA MONDAL for 0.58 Decs.
- b) SUBRATA MONDAL for 0.855 Decs.
- c) DEBABRATA MONDAL for 0.855 Decs.
- d) TUTUL MONDAL for 0.855 Decs.
- e) MITHUN MONDAL for 0.855 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. 551 which is subject matter of this search report:

| <b>Sl. No.</b> | <b>Name of the Registry Office</b> | <b>Deed No. &amp; other details</b> | <b>Area of Land (in Decimal)</b>        | <b>Remarks</b>                |
|----------------|------------------------------------|-------------------------------------|---|-------------------------------|
| <b>1.</b>      | A.D.S.R. at Bhangore               | D- 6770,Y-1980                      | 04 Decimas, being R.S./L.R. Dag No. 551 | <b>Related to this Report</b> |

|           |                      |                |   |                               |
|-----------|----------------------|----------------|---|-------------------------------|
| <b>2.</b> | A.D.S.R. at Bhangore | D- 1628,Y-2013 | 2.85 Decimas, being R.S./L.R. Dag No. 551 | <b>Related to this Report</b> |
| <b>3.</b> | A.D.S.R. at Bhangore | D- 1955,Y-2014 | 3.42 Decimas, being R.S./L.R. Dag No. 551 | <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. 551 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. 551 and it is found that the name of present owners are mentioned as follows:

- a) Tarapada Mondal for 0.57 Decs. out of 04 Decs under L.R. Khatian No. 228 However as per share is the owner for 0.58 Decs.
- b) Bamacharan Mondal for 0.29 Decs. out of 04 Decs under L.R. Khatian No. 369. However as per share is the owner for 00 Decs.

- c) Probodh Mondal for 0.29 Decs. out of 04 Decs under L.R. Khatian No. 352 However as per share is the owner for 00 Decs.
- d) Haripada Mondal for 0.29 Decs. out of 04 Decs under L.R. Khatian No. 694 However as per share is the owner for 00 Decs
- e) Gyanoda Prasad Mondal for 0.0004 Decs. out of 04 Decs under L.R. Khatian No. 219 However as per share is the owner for 00 Decs
- f) Purna Charan Mondal for 0.0004 Decs. out of 04 Decs under L.R. Khatian No. 219 However as per share is the owner for 00 Decs
- g) Panchu Mondal for 0.0004 Decs. out of 04 Decs under L.R. Khatian No. 219 However as per share is the owner for 00 Decs
- h) Subrata Mondal for 0.8568 Decs. out of 04 Decs under L.R. Khatian No. 1268 However as per share is the owner for 0.855 Decs
- i) Debabrata Mondal for 0.4288 Decs. out of 04 Decs under L.R. Khatian No. 1272 However as per share is the owner for 0.855 Decs
- j) Tutul Mondal for 0.86 Decs. out of 04 Decs under L.R. Khatian No. 1275 However as per share is the owner for 0.855 Decs
- k) Mithun Mondal for 0.4288 Decs. out of 04 Decs under L.R. Khatian No. 1255 However as per share is the owner for 0.855 Decs

**N.B.-** Bamacharan Mondal, Probodh Mondal, Haripada Mondal, Gyanoda Prasad Mondal, Purno Charan Mondal and Panchu Mondal transferred their entire property, measuring an area of 3.42 decimals by way of two Registered Deed of Sale Vide Deed No. 1628, Y-2013 and 1955/2014 although their name have been recorded in the present L.R. ROR.

**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. 551 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 1.33 Decimals
- b) Gokul Chandra Mondal for 1.33 Decimals
- c) Sidheswar Mondal for 1.34 Decimals

**LAND ACQUISITION SEARCHING:**

We have already filed a RTI application , through post on 17.08.2021 in the office of the A.D.M (Land Acquisition),but till now we have not received any reply from their end.

**PAPER PUBLICATION:**

We are Published a Notice regarding the Plot No. 551 on Aajkal Paper, dated 25.04.2021

**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 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 13.03.2013,Being No.1628, Y-2013
3. Deed of Conveyance dated 04.4.2014,Being No.1955, Y-2014
4. Updated khajna receipt.
5. Updated Plot Information copy.
6. 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 13.03.2013,Being No.1628, Y-2013
- C. Deed of Conveyance dated 04.4.2014,Being No.1955, Y-2014
- D. R.S Plot Information of R.S Dag No. 551
- E. L.R. Plot Information of L.R. Dag No.551
- F. Registry office Searching Receipt.
- G. Court Searching Receipt
- H. L.A. Searching Report
- I. Paper Publication

*Prepared By:-*



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