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Date:15-09-2022

## **SEARCH REPORT**

Verification of title and search of Registration Reports pertaining to the freehold undivided property comprised of Banshbagan land situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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, total area of land admeasuring about **25 Satak in L.R. and R.S. Dag No. 555, R.S. Khatian- 114/1 Corresponding to L.R. Khatian No. 884.**

### **A BRIEF BACKGROUND:**

**WHEREAS** one **Anubasi Mondal**, Wife of Late Madar mondal was the absolute owner **ALL THAT** piece and parcel of Banshbagan presently use as Shali land measuring an area of **25 Decimals**, be the same a little more or less, corresponding to **R.S. Dag No. 555**, under **R.S. KHATIAN NO. 114/1** (*recorded in the name of Anubasi Mondal*), lying and situated at **MOUZA – JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas, Kolkata – 700 059, absolutely seized and possessed the same, which is more fully and particularly described in the **Schedule** hereunder Written.

**AND WHEREAS** while being in peaceful possession over the aforesaid property **ALL THAT** piece and parcel of Banshbagan presently use as Shali land measuring an area of **25 Decimals**, be the same a little more or less, corresponding to **R.S. & L.R. Dag No. 555**, under **R.S. KHATIAN NO. 114/1** (*recorded in the name of Anubasi Mondal*), lying and situated at **MOUZA – JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet in the District of South 24 – Parganas, Kolkata – 700 059, West Bengal, said **Anubasi Mondal**, died intestate leaving behind her only **Daughter** namely **Malati Roy (Naskar)**, as her only legal heir and successor,

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who inherited the aforesaid property, according to the Hindu Succession Act, and seized and possessed the same.

**AND WHEREAS** by virtue of inheritance said **Malati Roy (Naskar)**, became the absolute owner of land i.e. **ALL THAT** piece and parcel of Banshbagan presently use as Shali land measuring an area of **25 Decimals**, be the same a little more or less, corresponding to **R.S. & L.R. Dag No. 555**, under **R.S. KHATIAN NO. 114/1** (*recorded in the name of Anubasi Mondal*), lying and situated at **MOUZA – JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet in the District of South 24 – Parganas, Kolkata – 700 059, West Bengal and being in peaceful possession over the said property and therefore she died intestate leaving behind three sons namely **Biswanath Roy (Naskar)**, **Prasad Roy (Naskar)** and **Tapas Roy (Naskar)**, and three daughter namely- **Bani Naskar**, **Radharani Naskar (Sardar)** and **Purnima Naskar (Mondal)**, as her only legal heirs and successors, who jointly inherited the aforesaid recorded property, according to the Hindu Succession Act, and jointly seized and possessed the same.

**AND WHEREAS** by virtue of inheritance said **Biswanath Roy (Naskar)**, **Prasad Roy (Naskar)**, **Tapas Roy (Naskar)**, **Bani Naskar**, **Radharani Naskar (Sardar)** and **Purnima Naskar (Mondal)**, became the joint absolute owner of land i.e. **ALL THAT** piece and parcel of Banshbagan presently use as Shali land measuring an area of **25 Decimals**, be the same a little more or less, comprising in corresponding to **R.S. & L.R. Dag No. 555**, under **R.S. KHATIAN NO. 114/1** (*recorded in the name of Anubasi Mondal*), lying and situated at **MOUZA – JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet in the District of South 24 – Parganas, Kolkata – 700 059, West Bengal and being in peaceful possession over the said property and they jointly transferred the said property to **GOUR MONDAL** by virtue of a Registered Deed of Sale vide Deed No. 04141, dated 12.04.2006, Book No. 1, Volume No. 08, Page No.9336 to 9356, Registered in the Office of D.S.R. – III, South 24 Parganas at Alipore and delivered the Physical possession over the same.

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**PRESENT OWNER:**

Land situated at Mouza – Jotvim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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, total area of land admeasuring about **25 Satak in L.R. and R.S. Dag No. 555 the present owner is :**

- a) GOUR MONDAL for 25 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. 555 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>	DSR-III, Alipore	D-04141, Y-2006	25 decimals R.S./L.R. dag No. 555	<b>Related to this Search 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. 555 as per the available records of the registry offices concerned.

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### **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 up to 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 up to 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. 548 and it is found that the name of present owners are mentioned as follows:

A) Gour Mondal for 25 Decs. under L.R. Khatian No. 884.

#### **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. 555 and it is found that the names of the R.S. Recorded Owners mentioned :

#### **Under R.S. Khatian No. 114/1**

1.Madar Mondal for 25 Decimals

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**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. 548 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. 548 on Aajkal Paper, dated 24.01.2021

**NATURE OF USE OF LAND:**

As per the available record the land recorded as Banshbagan presently use as Shali Land and conversion required to Bastu from Banshbagan.

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 27.04.2005,Being No.2614, Y-2005
2. Deed of Conveyance dated 27.04.2005,Being No.2615, Y-2005
3. Deed of Conveyance dated 12.05.2006,Being No.4567, Y-2006
4. Deed of Conveyance dated 04.06.2010,Being No.4691, Y-2010
5. Updated Plot Information copy.
6. Conversion Certificate(after conversion)

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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. Our responsibility to any involved parties arising from, or in relation to, this appointment (in contract, tort, negligence or otherwise) howsoever arising shall not in any circumstances exceed the professional fee payable to us for this specific mandate.
2. 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.
3. 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.
4. 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.
5. The observations mentioned in this report may be subject to change based upon obtaining any additional information gathered from the authorities concerned mentioned below as well the information/disclosures provided by Client/Owner.

**Documents Perused:**

- A. Deed of Conveyance dated 12.04.2006, Being No.04141, Y-2006;
- B. R.S Plot Information of R.S Dag No. 555;
- C. L.R. Plot Information of L.R. Dag No.555;
- D. Registry office Searching Receipt.
- E. Court Searching Receipt
- F. L.A. Searching Report
- G. Paper Publication

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*Prepared By:-*



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**Calcutta High Court**

**Enrolment No. – WB/1291/2012**