

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 **08 Satak in L.R. and R.S. Dag No. 654 Corresponding to under L.R. Khatian No(s). 101, 343, 529,537,861 & 1240.**

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

**WHEREAS Saheb ali** was the recorded owner of the freehold shali land measuring an area of 08 decimals, being R.S Dag No. 654, 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 Saheb Ali passed away, leaving behind his two sons, namely – **Sayad Ali** and **Iyad Ali** and one daughter, **Sarifan Bibi** as his legal heirs and successors.

**AND WHEREAS** after sad demise of Saheb Ali, his both sons got  $\frac{2}{5}$ th share, i.e. 3.20 decimals each and daughter got  $\frac{1}{5}$ th share, i.e. 1.60 decimals and they became joint owner of the freehold undivided shali land measuring an area of 08 decimals, being R.S and L.R. Dag No. 654, 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 Sayad Ali passed away, leaving behind his two wives, namely – **Sabiran Bibi** and **Ruhitan Bibi** and five sons, namely – **Rahamat Ali, Hemat Ali, Doulat Ali, Ombat Ali** and **Jamsed Sk** and four daughters, namely – **Pousi Bibi, Rabeya Bibi, Monoara Bibi** and **Chayara Bibi** as his legal heirs and successors.

**AND WHEREAS** after sad demise of Sayad Ali, his wives got  $\frac{2}{16}$ <sup>th</sup> share conjointly, i.e. 0.40 decimals, i.e. 0.20 each wife, his five sons got  $\frac{2}{16}$ <sup>th</sup> share each, i.e. 0.40 decimals each and four daughters got  $\frac{1}{16}$ <sup>th</sup> share each, i.e. 0.20 decimals each and they became joint owner of the freehold undivided shali land measuring an area of 08 decimals, being R.S and L.R. Dag No. 654, 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 Sabiran Bibi, Hemat Ali, Jamsed Sekh, Monoara Bibi and Chayra Bibi sold and/or transferred the freehold undivided shali land measuring about 01 decimals out of his 3.20 decimals of land in R.S. & L.R. Plot No. 654 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 deed to **Bamacharan Mondal** and he mutated his name in the recent record of rights under L.R. Khatian No. 369 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 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 2.975 decimals, being R.S and L.R. Dag No. 654, 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**, son, **Bappaditya Mondal** and a daughter, **Pampa Mondal** as his legal heirs and successors and they became joint owners of the freehold undivided shali land, being R.S. and L.R. Dag No. 654, 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 Bamacharan Mondal sold and/or transferred the freehold undivided shali land measuring about 01 decimals

in R.S. & L.R. Plot No. 654 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 04.8.2011 Being No. 6074 for the Year 2011, duly registered in the office of the D.S.R.- III, Alipore, South 24 Parganas, West Bengal to **Somnath Mondal** and he mutated his name in the recent record of rights under L.R. Khatian No. 1085 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 legal heirs of Ruhitan Bibi sold and/or transferred the freehold undivided shali land measuring about 0.20 decimals in R.S. & L.R. Plot No. 654 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 27.01.1999 Being No. 1805 for the Year 2001, duly registered in the office of the D.S.R.- III, Alipore, South 24 Parganas, West Bengal to **Madhusudan Mondal** and **Swapan Naskar** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Swapan Naskar sold and/or transferred the freehold undivided shali land measuring about 0.20 decimals in R.S. & L.R. Plot No. 654 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 29.11.2010 Being No. 8603 for the Year 2010, duly registered in the office of the D.S.R.- III, Alipore, South 24 Parganas, West Bengal to **Sabita Mondal** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said **Rahamat Ali Sekh, ajjul Sekh and Chayra Bibi** sold and/or transferred the freehold undivided shali land measuring about 0.80 decimals in R.S. & L.R. Plot No. 654 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. 3894 for the Year 2001, duly registered in the office of the A.R.A., Kolkata, West Bengal to **Anjan Kumar Pandit** and he mutated his name in the recent record of rights under L.R. Khatian No. 861 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 **Iyad Ali** sold and/or transferred the freehold undivided shali land measuring about 0.54 decimals out of his 3.20 decimals of land in R.S. & L.R. Plot No. 654 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 12.8.1981 Being No. 8761 for the Year 1981, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Nimai Mondal and Bharat Mondal** and they mutated their name in the recent record of rights under L.R. Khatian No. 283 & 423 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 **Iyad Ali** sold and/or transferred the freehold undivided shali land measuring about 2.09 decimals in R.S. & L.R. Plot No. 654 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 12.8.1981 Being No. 8762 for the Year 1981, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Nitai Mondal** and he mutated his name in the recent record of rights under L.R. Khatian No. 275 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 **Iyad Ali** sold and/or transferred the freehold undivided shali land measuring about 0.57 decimals in R.S. & L.R. Plot No. 654 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. 3894 for the Year 2001, duly registered in the office of the A.R.A., Kolkata, West Bengal to **Anjan Kumar Pandit** and he mutated his name in the recent record of rights under L.R. Khatian No. 861 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 **Anjan Kumar Pandit** sold and/or transferred the freehold undivided shali land measuring about 1.37 decimals in R.S. & L.R. Plot No. 654 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 22.02.2018 Being No. 1130 for the Year 2018, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **KKR MILLI BHOOMI LLP** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Safiran Bibi passed away, leaving behind her five sons, namely – **Hanif Molla, Hamid Molla, Ahad Ali Molla, Sabir Ali Molla** and **Safikul Molla** and a daughter, Sarbanu Bibi as her legal heirs and successors.

**AND WHEREAS** said legal heirs of Safiran Bibi sold and/or transferred the freehold undivided shali land measuring about 1.60 decimals in R.S. & L.R. Plot No. 654 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 05.02.2013 Being No. 634 for the Year 2013, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Kalu Kayal** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Kalu Koyal sold and/or transferred the freehold undivided shali land measuring about 1.60 decimals in R.S. & L.R. Plot No. 654 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 19.3.2014 Being No. 2309 for the Year 2014, duly registered in the office of the D.S.R.- III, Alipore, South 24 Parganas, West Bengal to **Dr. Srikanta Samanta** and accordingly was well enjoying the same and he mutated his name in the recent record of rights under L.R. Khatian No. 1240 before B.L. & L.R.O Bhangore and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Nitai Mondal, Nimai Mondal, Bharat Mondal and Somnath Mondal sold and/or transferred the freehold undivided shali land measuring about 04 decimals in R.S. & L.R. Plot No. 654 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 11.12.2012 Being No. 11014 for the Year 2012, duly registered in the office

of the D.S.R.- III, Alipore, South 24 Parganas, West Bengal to **Dr. Srikanta Samanta** and accordingly was well enjoying the same and he mutated his name in the recent record of rights under L.R. Khatian No. 1240 before B.L. & L.R.O Bhangore 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 measuring about **08 Satak in L.R. and R.S. Dag No. 654 the following are the present owners :**

- a) Ombat Ali Sk for 0.40 Decs.
- b) Pousi Bibi fir 0.20 Decs
- c) Rabeya Bibi for 0.20 Decs.
- d) Sabita Mondal for 0.20 decs.
- e) KKR MILLI BHOOMI LLP for 1.37 Decs.
- f) Dr. Srikanta Samanta for 5.63 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. 654 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>
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<b>1.</b>	D.S.R. – III, Alipore, South 24 Parganas	D- 6074,Y- 2011	01 Decimas, being R.S./L.R. Dag No. 654	<b>Related to this Report</b>
<b>2.</b>	D.S.R. – III, Alipore, South 24 Parganas	D- 1805,Y- 2001	0.20 Decimas, being R.S./L.R. Dag No. 654	<b>Related to this Report</b>
<b>3.</b>	D.S.R. – III, Alipore, South 24 Parganas	D- 8603,Y- 2010	0.20 Decimas, being R.S./L.R. Dag No. 654	<b>Related to this Report</b>
<b>4.</b>	A.R.A. at Kolkata	D- 3894,Y- 2000	1.37 Decimas, being R.S./L.R. Dag No. 654	<b>Related to this Report</b>
<b>5.</b>	A.D.S.R. at Bhangore	D- 8761,Y- 1991	0.54 Decimas, being R.S./L.R. Dag No. 654	<b>Related to this Report</b>
<b>6.</b>	A.D.S.R. at Bhangore	D- 8762,Y- 1991	2.09 Decimas, being R.S./L.R. Dag No. 654	<b>Related to this Report</b>
<b>7.</b>	A.D.S.R. at Bhangore	D- 1130,Y- 2018	1.37 Decimas, being R.S./L.R. Dag No. 654	<b>Related to this Report</b>
<b>8.</b>	A.D.S.R. at Bhangore	D- 0634,Y- 2013	1.60 Decimas, being R.S./L.R. Dag No. 654	<b>Related to this Report</b>
<b>9.</b>	D.S.R. – III, Alipore, South 24 Parganas	D- 2309,Y- 2014	1.60 Decimas, being R.S./L.R. Dag No. 654	<b>Related to this Report</b>
<b>10.</b>	D.S.R. – III, Alipore, South 24 Parganas	D- 11014,Y- 2012	04 Decimas, being R.S./L.R. Dag No. 654	<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.654 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. 654 and it is found that the name of present owners are mentioned as follows:

- a) Ombat Ali Sekh for. 0.40 Decs. out of 08 Decs under L.R. Khatian No. 101.
- b) Pousi Bibi for 0.20 Decs. out of 08 Decs under L.R. Khatian No. 343.
- c) Rabeya Bibi for 0.20 Decs. out of 08 Decs under L.R. Khatian No. 529.
- d) Ruhitan Bibi for 0.20 Decs. out of 08 Decs under L.R. Khatian No. 537.
- e) Anjan Kumar Pandit for 1.37 Decs. out of 08 Decs under L.R. Khatian No. 861.
- f) Dr Srikanta Samanta for 5.63 Decs. out of 08 Decs under L.R. Khatian No. 1240.

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

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

Saheb Ali – 08 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. 654 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. 654 on Aajkal Paper, dated 24.01.2021

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

As per the available record the land recorded as Shali Land and 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:

- A. Deed of Conveyance dated 04.8.2011,Being No.6074, Y-2011
- B. Deed of Conveyance dated 27.01.1999,Being No.1805, Y-2001
- C. Deed of Conveyance dated 29.11.2010,Being No.8603, Y-2010
- D. Deed of Conveyance dated 05.5.2000,Being No.3894, Y-2001
- E. Deed of Conveyance dated 12.8.1981,Being No.8761, Y-1981
- F. Deed of Conveyance dated 12.8.1981,Being No.8762, Y-1981
- G. Deed of Conveyance dated 22.02.2018,Being No.1130, Y-2018
- H. Deed of Conveyance dated 05.02.2013,Being No.0634, Y-2013

- I. Deed of Conveyance dated 19.3.2014,Being No.2309, Y-2014
- J. Deed of Conveyance dated 11.12.2012,Being No.11014, Y-2012
- K. Updated khajna receipt.
- L. Updated Plot Information copy.
- M. 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 mentioned below as well the information/disclosures provided by Client/Owner.

**Documents Perused:**

- A. Deed of Conveyance dated 04.8.2011,Being No.6074, Y-2011
- B. Deed of Conveyance dated 27.01.1999,Being No.1805, Y-2001
- C. Deed of Conveyance dated 29.11.2010,Being No.8603, Y-2010
- D. Deed of Conveyance dated 05.5.2000,Being No.3894, Y-2001
- E. Deed of Conveyance dated 12.8.1981,Being No.8761, Y-1981
- F. Deed of Conveyance dated 12.8.1981,Being No.8762, Y-1981
- G. Deed of Conveyance dated 22.02.2018,Being No.1130, Y-2018
- H. Deed of Conveyance dated 05.02.2013,Being No.0634, Y-2013
- I. Deed of Conveyance dated 19.3.2014,Being No.2309, Y-2014
- J. Deed of Conveyance dated 11.12.2012,Being No.11014, Y-2012
- K. R.S Plot Information of R.S Dag No. 654
- L. L.R. Plot Information of L.R. Dag No.654
- M. Registry office Searching Receipt.
- N. Court Searching Receipt
- O. L.A. Searching Report
  
- P. Paper Publication

**Prepared By:-**

*Nahida Parvin*

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