

MITHU GHOSH
Advocate

CMDA NAGAR, C3-603
Barrackpore Kolkata-700121
Mob: 9830181171

SEARCHING REPORT

I have caused necessary searches online the record and registers of the office of Additional District Sub-Registrar office at Barrackpore, and D.R. Barasat, Index-I & Index - II & A.R.A - Kolkata in respect of Schedule mention property of (1) **SRI SAMIRAN CHAKRABORTY @ SAMIRAN CHAKRAVARTY** son of Late Bidhu Bhusan Chakraborty, (2) **SRI SANJIBAN CHAKRABORTY** son of Late Bidhu Bhusan Chakraborty, (3) **SMT. NAMITA BHATTACHARYA** wife of Sri Baruneswar Bhattacharya and daughter of Late Bidhu Bhusan Chakraborty, (4) **SRI ABHIJIT CHAKRABORTY** son of Late Amalendu Bikash Chakraborty for the period of 2019 to 2029.

That I have also inspected Xerox copy of the Registered Development Agreement Deed Being No. 152400617 for the year 2019 which was registered in the office of A.D.S.R.O. Sodepur & Parcha and other relevant documents given by the Party. During my search and inspection of the records and registers available in the office I have not found any adverse entry, but from the aforesaid papers and documents, **I found that** one Sri Bidhu Bhusan Chakraborty son of Late Kali Chandra Chakraborty on 09.04.58 purchased a plot of land measuring about 10 Cottahs 08 Sft. More or less along with 1.5 Ft. common drain being Plot No- "I" which is lying and situated at Mouza- Rahara, J.L. No- 03, Re.Su. No- 61, Touzi No- 184-190, comprised and contained in R.S. Dag No- 610 under R.S. Khatian No- 179 under P.S.- Khardah, in the District North 24 Parganas by virtue of a registered Sale Deed which was duly registered before S.R. Barrackpore and duly copied in Book No- I, Volume No- 24, pages from 144 to 147, being No- 1775 for the year 1958 from Ashutosh Bandyopadhyay, Sri Sudhir Kumar Bandyopadhyay, Sri Indu Bhusan Bandyopadhyay, Sri Chandra Bhusan Bandyopadhyay, Smt. Amiyo Bala Debi and Smt. Gita Rani Debi.

AND WHEREAS by way Registered Sale Deed said Sri Bidhu Bhusan Chakraborty became the absolute owner of the plot of land measuring about 10 Cottahs 08 Sft. More or less along with 1.5 Ft. common drain being Plot No- "I" which is lying and situated at Mouza- Rahara, J.L. No- 03, Re.Su. No- 61, Touzi No- 184-190, comprised and contained in R.S. Dag No- 610 under R.S. Khatian No- 179 under P.S.- Khardah, in the District North 24 Parganas and he mutated his name before local municipality and seizing and possessing the same without any interruption from any corner.

Mithu Ghosh
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Advocate
Barrackpore Court
E. No. -
NB- 497/2000

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AND WHEREAS enjoying the right, title and interest of the aforesaid property the said Bidhu Bhusan Chakraborty died intestate on 28.02.1977 leaving behind his wife namely Prafulla Bala Chakraborty (since deceased) three sons namely Sri Samiran Chakraborty, Sri Sanjiban Chakraborty, Sri Amalendu Bikash Chakraborty (since deceased) and two daughter namely Smt. Namita Bhattacharya & Smt. Nilima Chakraborty as his legal heirs and successors in respect of the properties left by him.

AND WHEREAS after the death of the said Bidhu Bhusan Chakraborty his legal heirs and successors namely Prafulla Bala Chakraborty, Sri Samiran Chakraborty, Sri Sanjiban Chakraborty, Sri Amalendu Bikash Chakraborty, Smt. Namita Bhattacharya & Smt. Nilima Chakraborty became the joint owners of the property left by him and while they jointly enjoying the right title and interest of the aforesaid property.

AND WHEREAS subsequently the said Amalendu Bikash Chakraborty while enjoying the right title and interest of the aforesaid property along with his co-sharers died intestate on 02.06.1982 leaving behind his wife namely Smt. Niva Chakraborty and one son namely Sri Abhijit Chakraborty as his legal heirs and successors in respect of his share or interest of the aforesaid property and the said Prafulla Bala Chakraborty also died intestate on 28.02.1984 leaving behind her two sons namely Sri Samiran Chakraborty, Sri Sanjiban Chakraborty, two daughters namely Smt. Namita Bhattacharya & Smt. Nilima Chakraborty, and daughter-in-law namely Smt. Niva Chakraborty and one grandson namely Sri Abhijit Chakraborty as her legal heirs and successors in respect of her share or interest of the aforesaid property.

AND WHEREAS subsequently the said Smt. Nilima Chakraborty while enjoying the right title and interest of the aforesaid property along with her co-sharers died bachelor intestate in the year 1987 leaving behind her surviving Sri Samiran Chakraborty, Sri Sanjiban Chakraborty, Smt. Namita Bhattacharya, Sri Abhijit Chakraborty and Smt. Niva Chakraborty as her legal heirs and successors in respect of her share or interest of the aforesaid property.

AND WHEREAS subsequently the said Smt. Niva Charkraborty while enjoying the right title and interest of the aforesaid property along with her co-sharers died intestate on 22.03.2015 leaving behind her only son namely Sri Abhijit Chakraborty as her legal heirs and successors in respect of her share or interest of the aforesaid property.

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AND WHEREAS by way of inheritance said Sri Samiran Chakraborty, Sri Sanjiban Chakraborty, Smt. Namita Bhattacharya and Sri Abhijit Chakraborty became the absolute joint owners of ALL THAT piece and parcel of land measuring an area of 10 Cottahs 08 Sft. More or less along with 1.5 Ft. common drain being Plot No- "I" which is lying and situated at Mouza- Rahara, J.L. No- 03, Re.Su. No- 61, Touzi No- 184-190, comprised and contained in R.S. Dag No- 610 under R.S. Khatian No- 179 under P.S.- Khardah, in the District North 24 Parganas and while enjoying the right title and interest of the same they mutated their names in the records of the Khardah Municipality and the said property was known reputed and numbered as Municipal Premises No- 230/125, New Colony under Ward No- 11 and they also recorded their names in the L.R. Settlement Records in L.R. Dag No- 1510 under L.R. Khatian No- 5468, 3227, 3111 & 141 respectively which is morefully described in the SCHEDULE – A hereunder written.

Therefore, in my opinion Sri Samiran Chakraborty, Sri Sanjiban Chakraborty, Smt. Namita Bhattacharya and Sri Abhijit Chakraborty are the Present joint Owners in respect of the property mentioned in the Schedule below and has valid, clear right and marketable title of the same and it is free from all encumbrances.

AND WHEREAS said Sri Samiran Chakraborty, Sri Sanjiban Chakraborty, Smt. Namita Bhattacharya and Sri Abhijit Chakraborty and the **Developer** i.e. **M/S. S. S. ENTERPRISE** having **PAN – ADQFS7372A** a Partnership Firm having its Office at 142/2, Barasat Road, P.O. Nona Chandanpukur, P.S. Titagarh, District:- North 24-Parganas, Kolkata- 700122, West Bengal had entered into a registered development agreement on 06/02/2019 which was registered before A.D.S.R.O. Sodepur and copied in Book No. I, Volume No- 1524-2019, Pages from 29492 to 29534, Being No- 152400617 for the year 2019 with the Developer for construction of a multi storied building consisting of several number of self contained residential flats, shops, offices and garages over the said plot of land Measuring more or less **10 (Ten) Cottah 08 (Eight) Sq.Ft.** more or less, which is lying and situated at **Mouza – Rahara, J.L. No.3, Re. Su. No. 61, Touzi No. 184-190**, comprised and contained in R.S. Dag No. 610, corresponding to **L.R. Dag No- 1510** under R.S. Khatian No. 179, corresponding to **L.R. Khatian No. 5468, 3227, 3111 & 141**, within the local limits of Khardah Municipality, **Holding No. 230/125, New Colony Road under Ward No-11**, within the jurisdiction of A.D.S.R.O. Barrackpore presently Sodepur, under P.S. – Khardah, District – North 24 Parganas, more fully and particularly described in the Schedule herein below and Sri Samiran Chakraborty, Sri Sanjiban Chakraborty, Smt. Namita Bhattacharya and Sri Abhijit Chakraborty also executed a registered Development Power of

Mithu Ghosh
MITHU GHOSH
Advocate
Barrackpore Court
E. No. -
2573-4077/2000

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Attorney on 06/02/2019 which was registered before A.D.S.R.O. Sodepur and copied in Book No- I, Volume No-1524-2019, Pages from 28467 to 28499, Being No- 152400624 for the year 2019.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of a plot of land measuring about **10 (Ten) Cottah 08 (Eight) Sq.Ft.** more or less, which is lying and situated at **Mouza – Rahara**, J.L. No.3, Re. Su. No. 61, Touzi No. 184-190, comprised and contained in R.S. Dag No. 610, corresponding to **L.R. Dag No- 1510** under R.S. Khatian No. 179, corresponding to **L.R. Khatian No. 5468, 3227, 3111 & 141**, within the local limits of Khardah Municipality, **Holding No. 230/125, New Colony Road** under **Ward No-11**, within the jurisdiction of A.D.S.R.O. Barrackpore presently Sodepur, under P.S. – Khardah, District – North 24 Parganas.

Enclosure :-

Searching Documents herewith

Date : 01.08.2025

Mithu Ghosh
ADVOCATE

MITHU GHOSH
Advocate
Barrackpore Court
E. No. -

MB-497/2000