

DEBES KUMAR MISRA, M.A., B.Com. LL.B.
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Dated : 15.07.2024

SEARCH REPORT

Re : ALL THAT piece and parcel of a plot of 'Bastu' land measuring net land area of 3 (Three) Cottahs 2 (Two) Chittacks 22 (Twenty two) Sq.ft. more or less situate and lying at Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No. 15, Additional District Sub-Registration Office Sealdah, District Registration Office at Alipore, comprising in C.S Dag No.102, under C.S. Khatian Nos. 5 & 6, corresponding to R.S. & L.R. Dag No. 195, under R.S. Khatian No. 117, L.R. Khatian No. 1916, within presently Police Station – Panchasayar (formerly P.S. Purba Jadavpur) and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 555, Nayabad, being Assessee No.31-109-08-0555-5, Kolkata – 700 099, in the District South 24-Parganas.

PRESENT OWNER :

MRS. SHILA PANDEY, wife of Mr. Rameshwar Pandey, by faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at Baradhemo Ward No. 8, Asansol, P.O. Sitarampur, P.S. Asansol South, Burdwan - 713359, West Bengal.

I have caused necessary searches the above mentioned property in the available records of D.R. Alipore, A.D.S.R. Sealdah and also in the office of Addl. Registrar of Assurances, Kolkata from 2002 to 15.07.2024 and I have gone through the Title Deed, Link Deeds, K.M.C. & B.L. & L.R.O. Mutation Certificate, Conversion Certificate, paid up K.M.C. Tax bill, Tax Clearance Certificate, Copy of the Sanctioned building Plan/s etc. My Search Report is as follows:-

WHEREAS one Sri Mrinal Sen, son of Late Nakshatra Kumar Sen of 93/1L, Baithakkhana Road, Kolkata – 700 009 was the absolute owner of two plots land being Scheme Plot Nos. 15 & 16, lying and situate at Mouza – Nayabad, J.L. No. 25, comprising in R.S Dag Nos. 195, under R.S. Khatian No. 117, by way of a registered Deed of Sale dated 11.01.1985, registered at Sub-Registry Office at Mokam Alipore and recorded into Book No. 1, Deed No. 480 for the year 1985 from the then Owners namely Sm. Kamala Bala Mondal, wife of Late Bholanath Mondal and her son Sri Gora Chand Mondal, both of 81/3, Tollygunge Road, P.S. Tollygunge, Kolkata – 700 033.



AND WHEREAS while seized and possessed of the aforesaid property said Mrinal Sen due to his urgent necessity and being need of money sold, conveyed, transferred, assigned and granted Scheme Plot No. 15, measuring gross land area of 3 (Three) Cottahs 7 (Seven) Chittacks more or less, in favour of one Sri Ashutosh Saha, son of Sri Upendra Chandra Saha and Smt. Sova Saha, wife of Sri Ashutosh Saha, both of C-4, Purba Diganta, Santoshpur, P.S. Purba Jadavpur, Kolkata – 700 075, by virtue of a registered Deed of Conveyance dated 19.04.1986, registered in the office of District Sub-Registrar, Alipore and recorded in Book No.I, Volume No.115, at Pages 441 to 451, Being No. 6568 for the year 1986 for a valuable consideration as mentioned therein.

AND WHEREAS after purchase said Sri Ashutosh Saha and Smt. Sova Saha jointly mutated their names in respect of their said purchased property being known and numbered as K.M.C. Premises No. 555, Nayabad, vide Assessee No.31-109-08-0555-5, Kolkata – 700 099, under presently Police Station – Panchasayar (formerly P.S. Purba Jadavpur), Kolkata – 700 099 and by paying necessary K.M.C. taxes they had been enjoying the said property without any interruptions and hindrances from anybody else.

AND WHEREAS while seized and possessed of the aforesaid property said Sri Ashutosh Saha and Smt. Sova Saha, due to their urgent need of cash money offered to sell the said land and upon knowing the same the previous Owners namely (1) Smt. Jharna Mondal, wife of Sri Jiten Mondal of 2/86, Mukundapur, P.S. Purba Jadavpur, Kolkata – 700099 and (2) Sri Sudhendu Sarkar, son of Late Surendra Nath Sarkar of 43/8G, Jheel Road, New Land, Kolkata – 700031 purchased the said plot of land measuring gross land area of 3 (Three) Cottahs 7 (Seven) Chittacks Sq.ft. more or less as mentioned above, known as K.M.C. Premises No. 555, Nayabad, being Assessee No.31-109-08-0555-5, Kolkata – 700 099, by virtue of a registered Deed of Conveyance dated 27.03.2002, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. 1, Volume No.105, at Pages 1 to 8, Being No. 4444 for the year 2002 for a valuable consideration as mentioned therein.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to the said property due to their urgent need of money said Smt. Jharna Mondal and Sri Sudhendu Sarkar sold, conveyed, transferred, assigned and granted their purchased plot of land measuring net land area of 3 (Three) Cottahs 2 (Two) Chittacks 22 (Twenty two) Sq.ft. more or less as the land area measuring 4 (Four) Chittacks 23 (Twenty three) Sq.ft. has been added to the adjacent common passage, situated in



Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No. 15, comprising in C.S Dag No.102, under C.S. Khatian Nos. 5 & 6, corresponding to R.S Dag Nos. 195 & 196, under R.S. Khatian No. 117, within the present Police Station – Panchasayar (formerly P.S. Purba Jadavpur) and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 555, Nayabad, being Assessee No.31-109-08-0555-5, Kolkata – 700 099, in the District South 24-Parganas in favour of the previous Owner namely Sri Narayan Chandra Das, son of Late Nabadwip Chandra Das, residing at J/56, Baghajatin Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700 032, District – South 24-Parganas by virtue of a registered Deed of Sale dated 27.06.2003, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. 1, Volume No.17, at Pages 3115 to 3132, Being No. 05428 for the year 2003.

AND WHEREAS after purchase said Narayan Chandra Das erected a temporary tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon and mutated his name in respect of his aforesaid purchased property known as K.M.C. Premises No. 555, Nayabad, being Assessee No.31-109-08-0555-5, under presently Police Station – Panchasayar (formerly P.S. Purba Jadavpur), Kolkata – 700 099.

AND WHEREAS said Narayan Chandra Das also mutated his name in the record the Ld. B.L. & L.R.O. Kasba vide Reference No.4011/2003 and Memo No. 18/2257/Mut/A.T.M./04 dated 30.07.2004 and obtained mutation Certificate in respect gross land measuring an area of 3 (Three) Cottahs 7 (Seven) Chittacks, comprising in R.S. Dag No.195, under R.S. Khatian No. 117.

AND WHEREAS while seized and possessed of due to urgent necessities of money said Sri Narayan Chandra Das declared to sell his aforesaid land and property and the present Owner herein as the Purchaser namely Smt. Shila Pandey purchased the said property measuring net land area of 3 (Three) Cottahs 2 (Two) Chittacks 22 (Twenty two) Sq.ft. more or less together with tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon situate and lying at Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No. 15, Additional District Sub-Registration Office Scaldah, District Registration Office at Alipore, comprising in C.S Dag No.102, under C.S. Khatian Nos. 5 & 6, corresponding to R.S Dag Nos. 195, under R.S. Khatian No. 117, within presently Police Station – Panchasayar (formerly P.S. Purba Jadavpur) and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 555,



Nayabad, being Assessee No.31-109-08-0555-5, Kolkata – 700 099, in the District South 24-Parganas, together with all easement rights upon the land and adjacent passage of the land by virtue of a registered Deed of Conveyance dated 05.07.2016, registered in the Office of District Sub-Registrar - V, Alipore, South 24-Parganas and entered into Book No.1, Volume No.1630-2016, Pages from 61544 to 61564, Being No. 163002114 for the year 2016.

AND WHEREAS after purchase the present Owner has filed an application before the Ld. B.L. & L.R.O. Office ATM Kasba for necessary Mutation and the concerned B.L. & L.R.O. department mutated the above mentioned land vide Reference M/C No. 1512/2016, Memo No. 18/Mut/830/BLLRO/ATM/Kasba/16 dated 10.02.2017 in the name of Owner.

AND WHEREAS thereafter the present Owner converted the land from 'Shali' to 'Bastu' in nature from the Office of the Block Land & Land Reforms Officer, Kolkata, South 24-Parganas, vide Conversion Case No. CN/2022/1630/1187, Memo No. 17/1293/BLLRO/ Kol/22 dated 26.04.2022 against her ownership plot of land.

AND WHEREAS thereafter the present Owner herein also mutated and recorded her name in respect of her aforesaid purchased land and property in the record of The Kolkata Municipal Corporation, Ward No.109, known as K.M.C. Premises No. 555, Nayabad, having Assessee No.31-109-08-0555-5, under P.S. Panchasayar, Kolkata – 700 099 in the District of South 24-Parganas and has been enjoying the said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of the said property.

AND WHEREAS thus the present Owner herein becomes the absolute recorded owner of the said plot of bastu land measuring net land area of 3 (Three) Cottahs 2 (Two) Chittacks 22 (Twenty two) Sq.ft. more or less together with tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon situate and lying at Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No. 15, Additional District Sub-Registration Office Sealdah, District Registration Office at Alipore, comprising in C.S Dag No.102, under C.S. Khatian Nos. 5 & 6, corresponding to R.S. & L.R. Dag No. 195, under R.S. Khatian No. 117, L.R. Khatian No. 1916, within presently Police Station – Panchasayar (formerly P.S. Purba Jadavpur) and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 555, Nayabad, being Assessee No.31-109-08-0555-5, Kolkata – 700 099, in the District South 24-Parganas



and the present Owner is in possession and has been enjoying her absolute ownership and possession of the said land as free from all encumbrances.

AND WHEREAS the present Owner thereafter decided to develop the said land by constructing a multi-storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s on the ground floor but due to paucity of fund, lack of technical knowledge, experience in the field of construction, have decided to do the same by appointing a Developer, who is financially and technically sound to construct a multi-storied building with lift facility upon the aforesaid property as per the new sanction building plan to be sanctioned from The Kolkata Municipal Corporation at the cost of the Developer.

AND WHEREAS accordingly the present Owner herein entered into a registered Development Agreement along with Development Power of Attorney dated 24.04.2023, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Volume No.1604-2023, Pages from 136396 to 136433, Deed No. 160404797 for the year 2023, with a Developer namely "Gharbari", a Proprietorship Firm, having its registered office at 'SHAGUN', 7, Rupanjali Park, Kalikapur, Post Office - Mukundapur, Police Station - Garfa, Kolkata - 700099, District - South 24-Parganas, represented by its sole Proprietor namely Sri Sanjeet Kumar Roy, son of Sri Rabindra Prasad Roy, residing at 'SHAGUN', 7, Rupanjali Park, Kalikapur, Post Office - Mukundapur, Police Station - Garfa, Kolkata - 700099, District - South 24-Parganas and the Developer has also taken separate registered General Power of Attorney dated 24.04.2023, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Volume No.1604-2023, Pages from 136434 to 136454, Deed No. 160404798 for the year 2023, against the above mentioned Premises and in the said registered Development Agreement the entire Developer's Allocation and also the entire Owner's Allocation have been properly described.

AND WHEREAS subsequently the said Developer has taken sanction of a Ground plus Three storied Building Plan with Lift facility vide sanctioned Building Permit No. 2023120342 dated 17.10.2023 duly sanctioned by The Kolkata Municipal Corporation Borough Office - XII.

AND WHEREAS thereafter the Developer sanctioned the building plan as Ground Plus Four storied as per prevailing building Rules of KMC vide sanctioned Building Permit No. 2024120209



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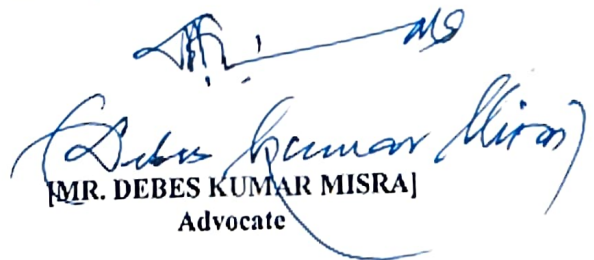
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6

dated 27.08.2024 from the K.M.C. Borough Office – XII and now the Developer is developing the entire Premises through its Developer-Firm namely “Gharbari” and erecting the building thereon.

During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2003 to 15.07.2024, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owner as aforesaid is free from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property as an absolute clear, free and marketable title. I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of K.M.D.A. and C.I.T. and any other Authority and is fit for equitable mortgages.

Two search Receipt Nos. (i) REGN-BB-329161 dated 04.07.2024, issued by D.R. office at Alipore and (ii) REGN-BB-276558 dated 03.07.2024 issued by R.A. Kolkata are enclosed herewith.


[MR. DEBES KUMAR MISRA]
Advocate

No. REGN BB 329161

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 17161.
- 2. Date of application 04-7-24.
- 3. Search for the year (s) 2002 - 24.
- 4. Name of office to which the record to be searched or inspected relates DR + SR. Seal dah.
- 5. Name of person or property to be searched 555. Nayabad.
- 6. Nature of document Purba Jadarpu
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) II.

8. From whom received D. K. Mishra .

9. Fees paid under Article —

- F (1) (i)
- F (2) (ii)
- F (2)

42/-



..... Registrar of

No. REGN BB 276558

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 41158

Date of application 3.17.14

Search for the year (s) 2004-14

Name of office to which the record to be searched or inspected relates R

Name of person or property to be searched R

Nature of document

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 555 Nayababad

..... R Dumber Soderpur

From whom received D. K. Mishra

Fees paid under Article —

F (1) (i)

22/-

F (2) (ii)

F (2)

..... Registrar of