

**DEBES KUMAR MISRA,**

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Advocate,

High Court, Kolkata

Office :

Bar Association, Room No.2

High Court, Calcutta

Residence-cum-Chambers :

**'MAHESHWAR'**

52, Commint Park,

(Near Peerless Hospital)

P.O. & P.S. Panchasayar

Kolkata-700 094

Mobile : 9830236148

Date : 15.05.2025

### **SEARCH REPORT**

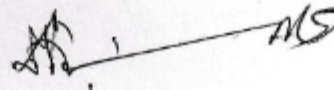
**Re :** ALL THAT piece and parcel of 'Bastu' land measuring an area of 3 (Three) Cottahs 10 (Ten) Sq.ft. more or less whereon a new Multi-storied building with lift facility shall be erected as per sanctioned building plan vide building Permit No. 2024120347 dated 12.12.2024 duly sanctioned by The Kolkata Municipal Corporation Borough Office - XII and the said land and property is situated in Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No. 88, under R.S. Khatian No.101, within the limits of The Kolkata Municipal Corporation Ward No. 109, known as K.M.C. Premises No. 2457, Nayabad, being Assessee No. 31-109-08-2468-9, under presently P.S. Panchasayar (formerly P.S. Purba Jadavpur), presently Kolkata - 700094, (formerly Kolkata - 700099), District - South 24-Parganas.

#### **PRESENT OWNER :**

**SRI PRASENJIT GHOSH**, son of Late Subir Ghosh, residing at 34, Garfa North Lake Road, P.O. Santoshpur, Kolkata - 700075, District - South 24-Parganas.

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 1989 to 2025 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 etc. My Search Report is as follows:-

**WHEREAS** by a Deed of Conveyance bearing the date 14<sup>th</sup> July, 1978 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas, recorded in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor/Society namely The Jadavpur Co-Operative Land and Housing Society Limited, registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032, in the District of South 24-Parganas, hereinafter referred to as 'the said Society' absolutely





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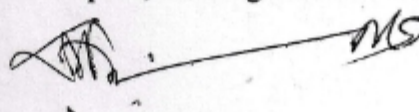
purchased for a valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring an area of 10.93 Acres (Ten Acre Ninety three decimals) comprising in R.S. Dag Nos.83, 85, 87, 88, 91,131, 132, 135, 136 and 139, under Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza - Nayabad, in formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

**AND WHEREAS** by a further Deed of Conveyance dated 8<sup>th</sup> February, 1979, registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. 1, Being No. 590 for the year 1979 'the said Society' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 Acres (Ten acres and Ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza - Nayabad, in formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

**AND WHEREAS** by a further Deed of Conveyance bearing dated 3<sup>rd</sup> December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Being No. 5334 for the year 1979 'the said Society' absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Paramanik and others the total land measuring 1 (One) Bigha 11 (Eleven) Cottahs (0.53 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No.90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, Police Station formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

**AND WHEREAS** by a further Deed of Conveyance bearing dated 3<sup>rd</sup> December, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. I, Being No. 5335 for the year 1979 'the said Society' further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (Eight) Chittacks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, Police Station - formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

**AND WHEREAS** by a further Deed of Conveyance bearing dated 3<sup>rd</sup> December, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas and entered in Book No. I,





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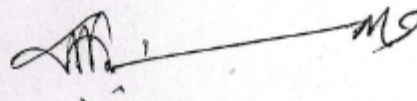
Being No. 5336 for the year 1979 'the said Society' absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99 acres) comprising in Dag No. 196, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No.56, Mouza - Nayabad, Police Station - formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 21<sup>st</sup> December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No. 6957 for the year 1979 'the said Society' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza - Nayabad, J.L. No. 25, Police Station - formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 29<sup>th</sup> April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the year 1980, 'the said Society' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, Police Station formerly Kasba thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of South 24-Parganas.

AND WHEREAS 'the said Society' recorded its name with the office of the then J.L.R.O. Behala by order under Memo Nos. 2086, 2087 and 2089 dated 06.06.1980 as absolute owner of all the land measuring about 45.52 acres [137 (One hundred Thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft.] so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispendens, attachments and is in khas possession thereon.

AND WHEREAS in pursuance of the object of developing the area for residential purposes of the members, the said Jadavpur Co-Operative Land and Housing Society Limited effected improvements





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thereon by filling earth and making the same of uniform level laid out roads, passages and divided the area into several plots of different sizes and measurements for distribution among the members of 'the said Society'.

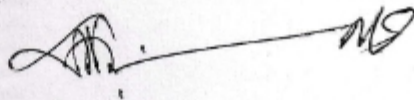
**AND WHEREAS** by a resolution dated 02.05.1987 it was decided by 'the said Society' to allot different plots of land to its different members by lottery and such lottery was held on 31.05.1987 whereby the Purchaser Member i.e. the previous Owner namely Smt. Bharati Roy was allotted the plot of land and hereinafter referred to as "the said plot" and the said Smt. Bharati Roy accepted the such lottery.

**AND WHEREAS** the said previous Owner namely Smt. Bharati Roy, as the Purchaser therein paid a sum of Rs.9,000/- (Rupees Nine Thousand) only as the full and final payment to 'the said Society' from time to time as required by "the said society" for allotment of the said plot in favour of her as the Member.

**AND WHEREAS** the said previous Owner namely Smt. Bharati Roy as the Purchaser took the inspection of the Scheme plan and also the said allotted plot and was satisfied himself as to size and condition thereof and also that the said consideration is the fair and reasonable purchase consideration thereof and the 'the said Society' after having received the full payment of the Sale consideration and allotted the said plot to the present Owner being All That the Plot No.351 (Phase-I) measuring more or less 3 (Three) Cottahs 10(Ten) Sq.ft. by a registered Indenture of Conveyance dated 8<sup>th</sup> August, 1989 made between 'the said Society' therein referred to as the Vendor Society of the one part and the said Smt. Bharati Roy, referred to as the Purchaser member of the other part and the said Indenture of Conveyance registered with the office of District Sub-Registrar, at Alipore, South 24-Parganas and entered in Book No. I, Being No.12392 for the year 1989, the said society for the consideration therein mentioned transferred its all right title and interest in respect the said plot of land to the said Smt. Bharati Roy.

**AND WHEREAS** after purchase said Smt. Bharati Roy completed all the formalities as the member of The Jadavpur Co-Operative Land and Housing Society Limited hereinafter referred to as the "Said Society".

**AND WHEREAS** while enjoying the said property peacefully said Smt. Bharati Roy due to her personal reasons declared to sell her said land and property as free from all encumbrances and by virtue





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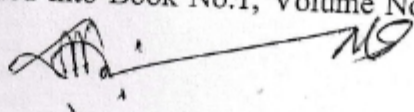
of a registered Deed of Conveyance dated 19.07.2000, registered in the office of D.S.R. - III, Alipore and entered into Book No. I, Volume No.80, Being No.2967 for the year 2000, the present **Owner** herein namely **SRI PRASENJIT GHOSH** has purchased the said plot of land measuring an area of 3 (Three) Cottahs 10(Ten) Sq.ft. together with all easement rights upon the land and adjacent road/passage being Scheme Plot No.351 (Phase-I) situated in Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No. 88, under R.S. Khatian No.101, within K.M.C. Ward No. 109, presently P.S. Panchasayar (formerly P.S. Purba Jadavpur), presently Kolkata - 700094, (formerly Kolkata - 700099), District - South 24-Parganas for a valuable consideration as morefully mentioned therein.

**AND WHEREAS** pursuant to an application for membership of 'the said Society' made by the present **Owner** herein namely **SRI PRASENJIT GHOSH** and agreeing to comply with the terms and conditions of the said Society was admitted as a member of The Jadavpur Co-Operative Land and Housing Society Limited in the year 2000 and the "Said Society" issued the necessary Share Certificate separately in favour of the present Owner vide Share Certificate dated 05.09.2000.

**AND WHEREAS** the present **Owner** thereafter mutated his name in the record of K.M.C. in respect of her aforesaid purchased property known as K.M.C. Premises No. 2457, Nayabad, having Assessee No. 31-109-08-2468-9.

**AND WHEREAS** the present **Owner** now decided to develop the aforesaid property 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 and for the same the Owner herein has taken the sanction of a Ground Plus Three Storied building Plan with Lift Facility vide building Permit No. 2024120347 dated 12.12.2024 from The Kolkata Municipality Corporation Borough Office - XII, but due to paucity of fund, the Owner has now decided to do the construction work of the said building 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 aforesaid sanctioned building plan duly sanctioned from The Kolkata Municipal Corporation at the cost of the Owner.

**AND WHEREAS** accordingly the present **Owner** herein entered into a registered Development Agreement along with Development Power of Attorney dated 05.02.2024, registered at D.S.R. IV, Alipore, South 24-Parganas and recorded into Book No.1, Volume No.1604-2024, Pages





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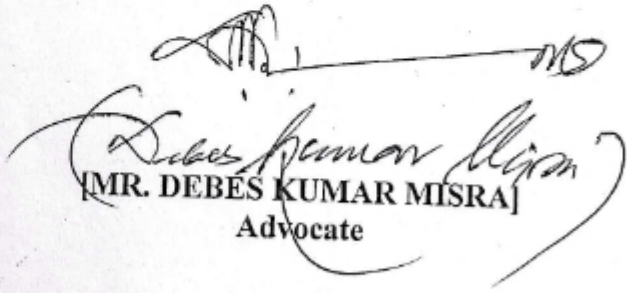
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from 50364 to 50397, Deed No. 160401277 for the year 2024, with a Developer namely "Creative", a Proprietorship Firm, having its registered office at 142, Purbachal Kalitala Road, P.O. Haltu, P.S. Garfa, Kolkata - 700 078, represented by its sole proprietor namely Sri Laksman Bapari, son of Sri Lal Mohan Bapari, residing at B/53, Bhagabanpur HSG. SCY. Karimpur, P.S. Sonarpur, Kolkata - 700150 and now the Developer is erecting the said Ground Plus Three Storied building with lift facility as per aforesaid sanctioned building plan and the present **Owner** herein also executed a separate General Power of Attorney dated 05.02.2024, registered at D.S.R. IV, Alipore, South 24-Parganas and recorded into Book No.1, Volume No.1604-2024, Pages from 50002 to 50021, Deed No. 160401278 for the year 2024, in favour of the said Developer namely "Creative", a Proprietorship Firm, represented by its sole proprietor namely Sri Laksman Bapari for doing all the acts relating to the K.M.C. matter only.

During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 1989 to 2025, 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.

Four search Receipt Nos. (i) REGN-CC-385375 dated 07.05.2025 (Index - I) and (ii) REGN-CC-385374 dated 07.05.2025 (Index -II), issued by D.R. office at Alipore and (iii) REGN-CC-191471 dated 07.05.2025 (Index -I) and (iv) REGN-CC-191472 dated 07.05.2025 (Index -II), issued by R.A. Kolkata are enclosed herewith.

  
[MR. DEBÉS KUMAR MISRA]  
Advocate

No. REGN CC 385374

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Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 9284
2. Date of application..... 02/15/85
3. Search for the year (s)..... 1985 - 2015
4. Name of office to which the record to be searched or inspected relates..... S R & Sea / dal
5. Name of person or property to be searched..... 2457 Nayabau
6. Nature of document.....
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 2

8. From whom received..... S. Samyul
9. Fees paid under Article..... 2.00
- F (1) (i).....
- F (2) (ii).....
- F (2).....





Bengal Form No. 1556

[New Rule Form No. 19 (Appendix)-I]

No. REGN CC191472

## Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 23272
2. Date of application..... 7/5/25
3. Search for the year (s)..... 1988-25
4. Name of office to which the record to be searched or inspected relates..... R
5. Name of person or property to be searched..... 2
6. Nature of document.....
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 2457 Mangubhai
8. From whom received..... S. Sanyal
9. Fees paid under Article --- 30 x
- F (1) (i)
- F (2) (ii)
- F (2)

Registrar of



No. REGN CC 385375

## Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 3795  
07/5/25
2. Date of application ..... 1989-2025
3. Search for the year (s) ..... 1989-2025
4. Name of office to which the record to be searched or inspected relates ..... R. S. S. S. S.
5. Name of person or property to be searched ..... Hasrajit
6. Nature of document ..... Ghosh & Co. - Late Gobin Ghosh
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 2
8. From whom received ..... S. Sanyal
9. Fees paid under Article —
- F (1) (i) ..... 10/-
- F (2) (ii) ..... 10/-
- F (2) ..... 10/-



No. REGN CC191471

## Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 23221
2. Date of application ..... 7.15.15
3. Search for the year (s) ..... 1888-15
4. Name of office to which the record to be searched or inspected relates ..... R
5. Name of person or property to be searched ..... F
6. Nature of document .....
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Prasenjit Ghosh  
Smt- Subir Ghosh
8. From whom received ..... S. Singh
9. Fees paid under Article —  
F (1) (i) 30 +  
F (2) (ii)  
F (2)

..... Registrar of