

ALOK SAFUI

Advocate

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Mobile & Whatsapp No. 9830828274

Date:

SEARCH REPORT

Re : ALL THAT a piece and parcel of Bastu land measuring 7 Cottah 4 Chittak 0 sq.ft. be the same a more or less together with G+III storied building, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10,12, R.S. No.2, comprised in R.S. & L.R, Dag No.878, appertaining to R.S. Khatian No.177 corresponding to L.R. Khatian No.3189, 3190, 3191, 3202, being **KMC Premises No.220, Garfa Main Road**, Assessee No.31-106-02-0716-5, **Kolkata-700078**, at present lying within the limits of the Kolkata Municipal Corporation, **Ward No.106**, under **P.S. Kasba now Garfa**, Sub-Registry office at Sealdah, in the District of South 24-Parganas.

PRESENT OWNER : SMT. ALPANA SAFUI, wife of Late Sankar Safui, (2) **SRI ABIRLAL SAFUI**, son of Late Sankar Safui, (3) **SMT. SUMANA SAFUI**, daughter of Late Sankar Safui, (4) **MS. SUBARANA SAFUI**, daughter of Late Sankar Safui, all residing at Garfa Main Road, Safui Para, P.O. Haltu, P.S. Garfa, Kolkata -700078 .

I have caused searches the abovementioned property in the office of D.R. Alipore & A.D.S.R. Alipore from 2012 to 2026 and I have gone through the title Deed, Link deed, record of right etc.

WHEREAS one Sri Panchkari Mondal was the lawful owners and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 36 Decimals be the same a more or less, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10,12, R.S. No.2,


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comprised in R.S. Dag No.878, appertaining to R.S. Khatian No.177, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, under P.S. Kasba now Garfa, Sub-Registry office at Sealdah, in the District of South 24-Parganas, more fully described in the First Schedule hereunder written and his name was duly recorded in the finally published Settlement record or right as the absolute owner thereof.

AND WHEREAS while the said Sri Panchkari Mondal enjoyed the said land, died intestate leaving behind his three sons Sri Anil Kumar Mondal, Sri Pulin Kumar Mondal, Sri Ranjit Kumar Mondal and one daughter Smt. Nihar Bala Naskar as his only legal heirs and successors, who jointly inherited the said land, left by the said deceased, as per Hindu Succession Act. 1956.

AND WHEREAS thus the said Sri Anil Kumar Mondal, Sri Pulin Kumar Mondal, Sri Ranjit Kumar Mondal and Smt. Nihar Bala Naskar jointly became the owners of the said land measuring 36 Decimals more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS out of natural love and affection, the said Sri Anil Kumar Mondal, Sri Pulin Kumar Mondal, Sri Ranjit Kumar Mondal and Smt. Nihar Bala Naskar jointly granted, transferred and conveyed a portion of the said land measuring 12 Decimals equivalent to 7 Cottah 4 Chittak be the same a little more or less, more fully described in the First Schedule hereunder written, by a Bengali Deed of Gift, dated 24.06.1983, registered in the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No.82, page from 194 to 200, Deed No.3427 for the year 1983, unto and in favour of their cousin brother Sri Sankar Safui, since deceased, being the husband of Owner no.1 and father of owner no.2 to 4 herein.

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AND WHEREAS the said Sri Sankar Safui mutated his name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as KMC Premises No.220, Garfa Main Road, vide Assessee No.31-106-02-0716-5, Kolkata-700078, upon payment of rates and taxes thereto and constructed a dwelling structure on the said land or part thereof.

AND WHEREAS while the said Sankar Safui enjoyed the said property, died intestate on 14.01.2024 leaving behind him surviving his wife Smt. Alpana Safui, one son Sri Abirlal Safui and two daughters Ms. Subarna Safui and Ms. Sumana Safui, as his only legal heirs and successors, who jointly inherited the said property, left by the said deceased, as per Hindu Succession Act. 1956

AND WHEREAS the Owners herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said KMC Premises No.220, Garfa Main Road, vide Assessee No.31-106-02-0716-5, Kolkata -700078, upon payment of rates and taxes thereto and recorded their names in the office of the B.L. & L.R.O and the said land is recorded as L.R. Dag No.878 under L.R. Khatian No.3189, 3190, 3191, 3202, in their names in the L.R. Settlement record of right as the absolute owner thereof.

AND WHEREAS thus the Owners herein are in peaceful and uninterrupted possession of the said land net measuring 7 Cottah 4 Chittak 0 sq.ft. be the same a little more or less together with structure standing thereon and exercising the rights of Ownership thereto and free from all encumbrances.

AND WHEREAS with a view to develop the said property, the Owner herein entered into an Agreement for Development with Development Power of Attorney, dated 14.01.2025 and recorded in Book No. I, Volume No. 1604-2025,


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Page from 12234 to 12265, Being No.160400332 for the year 2025, with the Developer herein for development of the said land measuring 7 Cottah 4 Chittak 0 sq.ft. be the same a little more or less, being KMC Premises No.220, Garfa Main Road, Assessee No.31-106-02-0716-5, Kolkata-700078, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry office at Sealdah, in the District of South 24-Parganas at present lying within the limits of the Kolkata Municipal Corporation, in favour of the Developer herein for construction of a G+III storied building at the cost of the Developer herein after demolishing the existing structure thereon under certain terms and conditions contained therein.

AND WHEREAS, the Developer obtained the building plan of G+III storied building in respect of the said premises as per sanctioned building plan vide Building Permit No. 2025120030 dated 23.04.2025, Borough No. XII, duly sanctioned by the Kolkata Municipal Corporation.

Hence, I am of opinion that the above named present owners have got good clear and marketable title of property and the same is free from encumbrances.
Enclo. Search receipts along with office computer report.

Alok Safui
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