

Arun Mukherjee

B.Com. LLB. (Advocate)

**ALIPORE POLICE JUDGES COURT,
4 No. Bar Library, New Room 1st. floor
KOLKATA-700027.**

Residence

**12, Rupchand Mukherjee Lane,
Bhowanipore,
Kolkata-700025.
Mobile No. 9051076073**

SEARCH REPORT

ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Date 10.02.2023

Re: All that the piece and parcel of land measuring about 2 (Two) Cottahs 14 (Fourteen) Chittaks 20 (Twenty) Sq.ft. be the same little more or less with structure standing thereon comprised in Mouza- Madurdaha, J.L. No.12, R.S. No.212, Touzi No.2998, appertaining to R.S. Dag No. 455, under Khatian No. 189, within the limits of the Kolkata Municipal Corporation being premises No.638, Madurdaha, Police Station- Tiljala now Anandapur, Kolkata- 700 107, under Ward No. 108, District- South 24 Parganas.

Owners of the said landed property namely (1) Sri Palash Ganguly and (2) Sri Shimul Ganguly, both of son of Amiya Kumar Ganguly, both are residing at 6/2A, Seals Garden Lane, 1st Floor Police Station- Chitpur, Kolkata- 700 002, District- Kolkata,

I have caused necessary searches through R. Das in the District Sub Registry-III, at Alipore, A.D.S.R. at Sealdah 24 Parganas, and A.R.A-I, at Kolkata for the period from 2011 to 2023, , and D.S.R.-I, at Alipore D.S.R.-II, at Alipore, D.S.R.-IV, at Alipore, D.S.R.-V, at Alipore , and D.S.R at Alipore, South 24 Parganas, for the year 2020 to 2023, and A.R.A.-II at Kolkata, A.R.A-III at Kolkata and A.R.A-IV, at Kolkata for the year 2019 to 2023 and have inspected the settlement Records and all other relevant documents in respect of the aforesaid property.

The searches were made in all the offices on the basis of Index- II as per record available. During this period of searching my searcher R.Das found the Two entries are found during this period of search as per available recorded of the District Sub- Registrar -III, at Alipore, South 24 Parganas, and A.R.A- II, at Kolkata registration offices concerned.

That during this period I have found one entry in the records of District Sub- Registrar-III, at Alipore, South 24 Parganas, by a Deed of Gift dated 27.05.2011, which was registered in the office of which document was registered before the of District Sub- Registrar -III at Alipore, South 24 Parganas , recorded in Vide Book No.1, C.D. Volume No. 8, Pages from 6338 to 6349, being No. 04144, for the year 2011, and another in the record of A.R.A-II, at Kolkata, by a Deed of Conveyance dated 19th day of December, 2019, which was registered before Additional Registrar of Assurances-II, Kolkata, recorded in Book No.1, Volume No. 1902-2019, Pages from 287538 to 287573, Being No.190207292, for the year 2019. Land area : 2 (Two) Cottahs 14 (Fourteen) Chittaks 20 (Twenty) Sq.ft. be the same little more or less with structure standing thereon comprised in Mouza- Madurdaha, J.L. No.12, R.S. No.212, Touzi No.2998, appertaining to R.S. Dag No. 455, under Khatian No. 189, within the limits of the Kolkata Municipal Corporation being premises No.638, Madurdaha, Police Station- Tiljala now Anandapur, Kolkata - 700 107, under Ward No. 108, District- South 24 Pargana.

I hereby certify that the above mentioned land is free from all sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said land has an absolutely clear, free and marketable title.

I During this I found no other entry either sale, gift, mortgage, lease , agreement or any other transfer transaction as per available records

Hence in my opinion the present owner has got good clear and marketable title over the above matter as per available records of the above registration offices are concerned.

The receipts for the relevant searches are enclosed herewith.

Arun Mukherjee
ARUN MUKHERJEE
Advocate
Regd. No.-WB / 228 / 2013