

KOUSHIK PAUL

ADVOCATE

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174, Mitra Para Road, P.O. – Naihati,
Pin. – 743165

Barrackpore and Barasat Court

Dated 15th day of February, 2025

SEARCHING REPORT

TO WHOM IT MAY CONCERN:

SUBJECT :- Bastu Land area 566.729 Sq Meter or 14.00 satak 8 (Eight) Khattah 7 (Seven) Chhattak 23 (Twenty Three) sq ft approx in which proposed G plus 4 storied residential apartment building of Sri Tushar Mitra , Smt Kuntala Biswas (Mitra) & Smt Mridula Bose (Mitra) of ward No 22 (New) of Holding No 21 , Desh Bandhu Pally, Post office and Police station Naihati, under Naihati Municipality of Mouza Duelpara , JL No 05 ,Dag No RS 37/759 RS Khatian No 301 , LR Dag No 2159 , of LR Khatian No 5868 , 5532, 5652 respectively vide Site Plan No 26326 dated 31st day of July, 2023 & Building sanction Plan No 26,430 dated 30th day of November, 2024, from Naihati Municipality

Present Owner :- Sri Tushar Mitra , Smt Kuntala Biswas (Mitra) & Smt Mridula Bose (Mitra) of ward No 22 (New) of Holding No 21 , Desh Bandhu Pally, Post office and Police station Naihati, under Naihati Municipality Pin Code No 743 165

I have caused ADSRO at Naihati and the District Registry office at Barasat and the office of the other corresponding office and court and the office of the B.L.& L.R.O and J.L.& LRO and I have investigate the title to the property as specified in herein below and the development of the title after inspection is as follows:-

That I have inspected the relevant period of the afore said entry period and for the period of the disclosed facts and thereafter from 1994 to 2025 accompanied by searching receipt vide no 1507 001693/ 2025 , 1507 001694/ 2025 dated 12th day of February, 2025 and I have submit the report as herein under.

Koushik Paul
KOUSHIK PAUL
ADVOCATE
Whatsapp & Mob.: 98305-90604
18/1881/95



1. That originally property belongs to one Anil Kumar Mitra son of Late Indu Bhushan Mitra who has purchased the property, from Sk Rabbu, **with a valuable consideration of Rupees 250/ (Two Hundred Fifty)** and the said deed was duly registered before the Sub Registry office at Naihati, vide **Book No 1, deed No 7250/ 1950 dated on 08/11/1950**, in respect of Rs Dag No 37/759 RS Khatian No 301.
2. That said Anil Kumar Mitra son of Late Indu Bhushan Mitra died on 29th day of June, 1990, and thereafter his wife Ila Mitra wife of Late Anil Kumar Mitra died on 23rd day of November, 2013 leaving behind Kamal Mitra, (son) Rajat Mitra (son) Hirak Mitra (son) Tushar Mitra (son) & Kuntala Biswas (Mitra) Married daughter, and Mridula Bose (Mitra) married daughters as heirs of late Anil Kumar Mitra son of Late Indu Bhushan Mitra, who died on 29th day of June, 1990
3. That other co sharers of Anil Kumar Mitra son of Late Indu Bhushan Mitra died on 29th day of June, 1990, Kamal Mitra, (son) Rajat Mitra (son) Hirak Mitra (son) & Kuntala Biswas (Mitra) Married daughter, and Mridula Bose (Mitra) jointly executed Deed of Gift, in favor of **Tushar Mitra** son of Late Anil Kumar Mitra vide deed No 00076 of 2015 (dated 06/01/2015) registered before the ADSRO at Naihati, vide Book No -1, Volume No 1, Pages 1034 to 1048, deed no 00076 for the year of 2015 measuring about 4.67 decimal of land of ward No 22 (New) of Holding No 21, Desh Bandhu Pally, Post office and Police station Naihati, under Naihati Municipality of Mouza Duelpara, JL No 05, Dag No RS 37/759 RS Khatian No 301, LR Dag No 2159
4. That **Anil Kumar Mitra** son of Late Indu Bhushan Mitra died on 29th day of June, 1990 his heirs, Kamal Mitra, (son) Rajat Mitra (son) Hirak Mitra (son) & Tushar Mitra (son), and Mridula Bose (Mitra) jointly executed **Deed of Gift**, in favor of **Kuntala Biswas (Mitra)** daughter of Late Anil Kumar Mitra vide deed No 00075 of 2015 (dated 06/01/2015) registered before the ADSRO at Naihati, vide Book No -1, Volume No 1, Pages 1019 to 1033 deed no 00075 for the year of 2015 measuring about 4.67 decimal of land of ward No 22 (New) of Holding No 21, Desh Bandhu Pally, Post office and Police station Naihati, under



Naihati Municipality of Mouza Duelpara , JL No 05 ,Dag No RS 37/759
RS Khatian No 301 , LR Dag No 2159

5. That Anil Kumar Mitra son of Late Indu Bhushan Mitra died on 29th day of June, 1990 his heirs , Kamal Mitra , (son) Rajat Mitra (son) Hirak Mitra (son) & Tushar Mitra (son), and Kuntala Biswas (Mitra) jointly executed **Deed of Gift** , in favor of **Mridula Bose** (Mitra) daughter of Late Anil Kumar Mitra vide **deed No 00077 of 2015 (dated 06/01/2015)** registered before the ADSRO at Naihati, vide Book No -1, Volume No 1, Pages 1049 to 1063 for the year of 2015 measuring about 4.67 decimal of land of ward No 22 (New) of Holding No 21 , Desh Bandhu Pally, Post office and Police station Naihati, under Naihati Municipality of Mouza Naihati, JL No 05 ,Dag No RS 37/759 RS Khatian No 301 , LR Dag No 2159
6. That after obtaining the said property through deed of Gift and through Inheritance , afterwards the said property duly mutated before the office of the local Naihati Municipality and BL& LRO , Barrackpore-1 , vide **respective Holding no 21, 21/1,21/2, Desh Bandhu Pally, Post office and Police station Naihati, under Naihati Municipality ward No 22 of Mouza Naihati, JL No 05 ,of LR Dag No 2159 LR Khatian No 5868 , 5532, 5652,**
7. That thereafter , **Kuntala Biswas (Mitra)** daughter of Late Anil Kumar Mitra & **Mridula Bose (Mitra)** daughter of Late Anil Kumar Mitra, Jointly executed a **Deed of Gift** in favor of **Tushar Mitra son of Late Anil Kumar Mitra** of their entire property , vide deed No 150708265 of , Book No1 volume No 1507 pages 175472 to 175492 , on **3rd day of December, 2019 before the ADSRO** at Naihati and the said property duly mutated before the Naihati Municipality of Holding No 21 , **Desh Bandhu Pally, Post office and Police station Naihati, under Naihati Municipality ward No 22 of the entire landed property of 14 decimal of land of 566.729 Sq Meter or 14.00 satak ,or 8 (Eight) Khattah 7 (Seven) Chatttak 23 (Twenty Three) sq ft approx.**



8. That after words by dint of deed of Gift , executed by Tushar Mitra son of Late Anil Kumar Mitra transfer the undivided 2/3 rd share in favor of **Kuntala Biswas (Mitra)** daughter of Late Anil Kumar Mitra & **Mridula Bose (Mitra)** daughter of Late Anil Kumar Mitra, which was duly executed and registered before the ADSRO at Naihati vide Book No1 Volume No 1507 , pages 177132to 177154 , deed No 150708343 , of 2019 on 6th day of December, 2019
9. That at present **Tushar Mitra** son of Late Anil Kumar Mitra , **Kuntala Biswas (Mitra)** daughter of Late Anil Kumar Mitra & **Mridula Bose (Mitra)** daughter of Late Anil Kumar Mitra, have became the **absolute owners of the property** stands and situated at Mouza Duelpara , JL No 05 ,Dag No RS 37/759 RS Khatian No 301 , LR Dag No 2159 , of LR Khatian No 5868 , 5532, 5652 of Holding No 21 , Desh Bandhu Pally under ward No 22 , Post office and Police station Naihati, under Naihati Municipality
10. That thereafter, the owner of the aforesaid plots , **Tushar Mitra** son of Late Anil Kumar Mitra , **Kuntala Biswas (Mitra)** daughter of Late Anil Kumar Mitra & **Mridula Bose (Mitra)** daughter of Late Anil Kumar Mitra, had entered into an **Development Agreement** , with SHARMA SARKAR CONSTRUCTION Pvt Ltd , having its registered office at 558, R.B.C. Road , Post office Hazinagar, Police station Naihati, District North 24 Paraganas **DEVELOPER**, vide deed No Book No 1, volume No 1507-2022 Pages 16246 to 16293 , deed No 1507 00579 of the Year of 2022 , dated 20th day of January, 2022 registered before the ADSRO at Naihati. For making for making a **Ground Plus Four Storied commercial & Residential Building** in the aforesaid property as mentioned above and for the aforesaid purpose Naihati Municipality sanctioned Site Plan No 26326 dated 31st day of July, 2023 & Building sanction Plan No 26,430 dated 30th day of November, 2024, from Naihati Municipality .

*Koushik Paul***KOUSHIK PAUL**
ADVOCATE

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N 12/1881/95



11. That the owners , **Tushar Mitra** son of Late Anil Kumar Mitra ,
Kuntala Biswas (Mitra) daughter of Late Anil Kumar Mitra & **Mridula Bose (Mitra)** daughter of Late Anil Kumar Mitra, Post office and Police Station Naihati , pin code No 743 165, West Bengal had also executed a Registered Power of Attorney in favor of SHARMA SARKAR CONSTRUCTION Pvt Ltd , having its registered office at 558, R.B.C. Road , Post office Hazinagar, Police station Naihati, District North 24 Paraganas , and the said document duly registered before the ADSRO at Naihati, vide Book No 1, volume No 1507-2022 Pages 16359 to 16390 , deed No 1507 00590 of the Year of 2022 , dated 20th day of January, 2022.
12. THAT IT WAS FURTHER Certify that the *afore said property is free from all encumbrances, lien and charges and having a good marketable title to the property and the proposed purchaser easily purchase the same from the developers and from the real present owner of the property or through the power of attorney holder of the owner of the property and enjoy the same as a rightful owners of the property as mentioned herein above , of the property stands and situates stands and situated at Mouza Duelpara , JL No 05 ,Dag No RS 37/759 RS Khatian No 301 , LR Dag No 2159 , of LR Khatian No 5868 , 5532, 5652 of Holding No 21 , Desh Bandhu Pally under ward No 22 , Post office and Police station Naihati, under Naihati Municipality West Bengal*
- The relevant search slip and all property documents are annexed herewith , for the ready references and annexed herewith.
- The relevant documents annexed herewith along with my report and I have carefully searched the same after inspection of all documents and papers and perusal of all offices as mentioned herein above, and if any private documents or mortgage or lien be made , the report may vary and being an advocate I am not responsible for the same

Yours faithfully

Koushik Paul

Enrollment No WB/1881/1995

*Koushik Paul***KOUSHIK PAUL**
ADVOCATE

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NB/1881/95.



BAR COUNCIL OF WEST BENGAL

(STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
2 & 3, KIRANSANKAR ROY ROAD, CALCUTTA-700 001
PHONES : 248-8856/7233

IDENTITY CARD



Koushik Paul

BAR COUNCIL OF WEST BENGAL BAR COUNCIL OF WEST
Name Koushik Paul

KAUSIK PAL Advocate

Father's/Husband's Name BHASKAR PAL

BHASKAR PAL CHAIRMAN

CHAIRMAN EX-COMMITTEE

Koushik Paul

KOUSHIK PAUL

ADVOCATE

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Card No..... B-1722

Address Recorded on the Roll... 174, Mitra Para Road,
P.O.-Naihati, Dist-24Pgs(N), Pin-743165.

Present Address Do.

Enrolment No WB-1881/1995.

Date of Enrolment 19.09.95 Date of Birth 08.08.69

Date 10.10.01

MM
Secretary/Assistant Secretary

Koushik Paul

KOUSHIK PAUL

ADVOCATE

Whatsann & Mob.: 98305-90604

Government of West Bengal
Office of the NAIHATI (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556



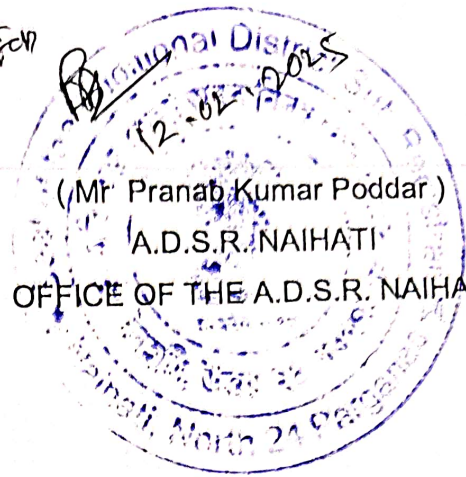
Date of Application: 12-02-2025

Serial No of Application 1507001694/2025 Search No 1507001694/2025
Search for the Years From 1994 To 2025 Record Available From 01/01/1900 onwards
Property to be Searched District: North 24-Parganas, PS: Naihati, Mouza: Deulpara, , Plot No: RS-00037/00759
From whom Received S Mitra
Fees Paid under Articles F1(i) 2/- F1(ii) 28/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Naihati, Mouza: Deulpara, NAIHATI, Road: Deshbandhu Road.,	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No : RS-37/759 Khatian: 84	Area of Land : 1694 Sq. Ft., (1694 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-150700075/2015, Query No: 1507020303 /2014, Serial No: 150700070/2015, Page: 1019 - 1033, Date of Registration: 06/01/2015, Date of Completion: 06/01/2015, Date of Delivery: 24/03/2015		
2	District: North 24-Parganas, PS; Naihati, Mouza: Deulpara, NAIHATI, Road: Deshbandhu Road.,	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No : RS-37/759 Khatian: 84	Area of Land : 1694 Sq. Ft., (1694 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-150700076/2015, Query No: 1507020304 /2014, Serial No: 150700072/2015, Page: 1034 - 1048, Date of Registration: 06/01/2015, Date of Completion: 06/01/2015, Date of Delivery: 24/03/2015		
3	District: North 24-Parganas, PS; Naihati, Mouza: Deulpara, NAIHATI, Road: Deshbandhu Road.,	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No : RS-37/759 Khatian: 84	Area of Land : 1694 Sq. Ft., (1694 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-150700077/2015, Query No: 1507020302 /2014, Serial No: 150700071/2015, Page: 1049 - 1063, Date of Registration: 06/01/2015, Date of Completion: 06/01/2015, Date of Delivery: 24/03/2015		
4	District: North 24-Parganas, PS; Naihati, Mouza: Deulpara, Municipality: NAIHATI,, Road: Deshbandhu Road.,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No : RS-37/759 Khatian: 301	Area of Land : 9.34 decimal Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-150708265/2019, Query No: 15070001828958/2019, Serial No: 1507008885/2019, Page: 175472 - 175492, Date of Registration: 03/12/2019, Date of Completion: 05/12/2019,		
5	District: North 24-Parganas, PS; Naihati, Mouza: Deulpara, Municipality: NAIHATI,, Road: Deshbandhu Road.,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No : RS-37/759 Khatian: 301	Area of Land : 9.34 decimal Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-150708343/2019, Query No: 15070001829045/2019, Serial No: 1507008974/2019, Page: 177132 - 177154, Date of Registration: 06/12/2019, Date of Completion: 09/12/2019,		
6	District: North 24-Parganas, PS; Naihati, Mouza: Deulpara, Municipality: NAIHATI,, Road: Deshbandhu Road.,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : RS-37/759 Khatian: 301	Area of Land : 14 decimal Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-150700579/2022, Query No: 15072000160164/2022, Serial No: 1507000556/2022, Page: 16246 - 16293, Date of Registration: 20/01/2022, Date of Completion: 20/01/2022,		
7	District: North 24-Parganas, PS; Naihati, Mouza: Deulpara, Municipality: NAIHATI,, Road: Deshbandhu Road.,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : RS-37/759 Khatian: 301	Area of Land : 14 decimal Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-150700590/2022, Query No: 15078000207336/2022, Serial No: 1507000567/2022, Page: 16359 - 16390, Date of Registration: 20/01/2022, Date of Completion: 20/01/2022,		

Feb



(Mr. Pranab Kumar Poddar)

A.D.S.R. NAIHATI

OFFICE OF THE A.D.S.R. NAIHATI

Government of West Bengal
Office of the NAIHATI (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-02-2025

Serial No of Application	1507001693/2025	Search No	1507001693/2025
Search for the Years	From 1994 To 2025	Record Available	From 01/01/1900 onwards
Property to be Searched	District: North 24-Parganas, PS: Naihati, Mouza: Deulpara, , Plot No: LR- 02159		
From whom Received	S Mitra		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

