

Bablu Das

Advocate
District Judges' Court
Barasat, North 24 Parganas

Chamber & Residence :-

Borgachhia,
P.O.- Chandpur,
P.S.- Deganga,
District- North 24 Parganas
PIN- 743424

Contact No. 9734960726

Email Id : adybabjudas@gmail.com

Ref:

Date: 17/10/2025

SEARCHING REPORT AS WELL AS REPORT TITLE

Perused the documents filed (1) SHRI NIHAR RANJAN MUKHERJEE, Son of Late Nanigopal Mukherjee, (2) SHRI SWAPAN KUMAR MUKHERJEE, Son of Late Nanigopal Mukherjee, (3) SHRI NILOTPAL MUKHOPADHYAY, Son of Shri Nihar Ranjan Mukherjee, (4) SHRI NILADRI MUKHERJEE, Son of Shri Swapan Kumar Mukherjee, (5) SMT. PRIYANKA MUKHOPADHYAY, Wife of Shri Nilotpal Mukhopadhyay, (6) SMT. RITUPARNA MUKHERJEE, Wife of Shri Niladri Mukherjee, (7) SHRI BISWAJIT RAY, Son of Late Kalikinkor Roy, (8) SMT. JHUMA RAY, Wife of Shri Biswajit Ray, (9) SHRI ABHIIT ROY, Son of Shri Biswajit Roy, and it appears from the below Schedule property originally belongs to (1) SHRI NIHAR RANJAN MUKHERJEE, Son of Late Nanigopal Mukherjee, (2) SHRI SWAPAN KUMAR MUKHERJEE, Son of Late Nanigopal Mukherjee, (3) SHRI NILOTPAL MUKHOPADHYAY, Son of Shri Nihar Ranjan Mukherjee, (4) SHRI NILADRI MUKHERJEE, Son of Shri Swapan Kumar Mukherjee, (5) SMT. PRIYANKA MUKHOPADHYAY, Wife of Shri Nilotpal Mukhopadhyay, (6) SMT. RITUPARNA MUKHERJEE, Wife of Shri Niladri Mukherjee, (7) SHRI BISWAJIT RAY, Son of Late Kalikinkor Roy, (8) SMT. JHUMA RAY, Wife of Shri Biswajit Ray, (9) SHRI ABHIIT ROY, Son of Shri Biswajit Roy, who were the recorded owner of the same.

AND WHEREAS said (1) SHRI NIHAR RANJAN MUKHERJEE, Son of Late Nanigopal Mukherjee, (2) SHRI SWAPAN KUMAR MUKHERJEE, Son of Late Nanigopal Mukherjee, (3) SHRI NILOTPAL MUKHOPADHYAY, Son of Shri Nihar Ranjan Mukherjee, (4) SHRI NILADRI MUKHERJEE, Son of Shri Swapan Kumar Mukherjee, (5)

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SMT. PRIYANKA MUKHOPADHYAY, Wife of Shri Nilotpal Mukhopadhyay, (6) SMT. RITUPARNA MUKHERJEE, Wife of Shri Niladri Mukherjee, (7) SHRI BISWAJIT RAY, Son of Late Kalikinkor Roy, (8) SMT. JHUMA RAY, Wife of Shri Biswajit Ray, (9) SHRI ABHIT ROY, Son of Shri Biswajit Roy, herein was desirous to develop his First Schedule property for which he had entered in to a Registered Development Agreement with the Developer herein which was duly registered on dated 22/06/2023 and registered in the office of A.D.S.R.- Rajarhat, and the same was recorded in Book No. I, being Deed No. 152309318 for the year 2023, under certain terms and condition mentioned therein and also the present Owners herein empowered and appointed their Constituted Attorney **CHAKRABORTY NIRMAN PVT. LTD.**, a Private Limited Company, having its office at Sujan Heights, BMC- 110, Barnaparichoy Sarani, Christian Para, P.O.- Krishnapur, P.S.- Baguiati, District- North 24 Parganas, Kolkata- 700102, represented by it's Managing Director **SRI SURAJIT CHAKRABORTY**, Son of Nanigopal Chakraborty, by dint of a registered Development Power of Attorney, dated 22/06/2023 and registered in the office of A.D.S.R.- Rajarhat, and the same was recorded in Book No. I, being Deed No. 152309330 for the year 2023 and empowering him to do all acts, deeds, matters and things in their name and on his behalf.

AND WHEREAS in accordance with the Development Agreement and Development Power of Attorney, the Developer herein prepared a Building Plan by an expert Engineer/Architect and submitted the same before the Rajarhat Bishnupur I No. Gram Panchayet for approval and was duly approved/sanctioned by the Khardah Municipality and the Developer herein constructed of the storied residential building, containing

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SEVERAL Residential flats/units, shop rooms, office and spaces strictly in accordance with the said building plan in or over the said land morefully described in the First Schedule hereunder written at its own costs, expenses and charges.

AND WHEREAS amongst several terms on the said development agreement it has been provided that the developer is permitted to enter in to agreement any intending purchaser/s for sale of the flat/unit/ Shop etc. out of Developers allocation and receive money from such intending purchaser/s by way of earnest and in part of consideration or the full consideration.

I got the property searched through online upto date through my searcher Shambhu Dey and found no adverse entry relating to the below scheduled Property as per volumes so far available.

In the light of above finding I am of the opinion that the present Land Owners (1) SHRI NIHAR RANJAN MUKHERJEE, Son of Late Nanigopal Mukherjee, (2) SHRI SWAPAN KUMAR MUKHERJEE, Son of Late Nanigopal Mukherjee, (3) SHRI NILOTPAL MUKHOPADHYAY, Son of Shri Nihar Ranjan Mukherjee, (4) SHRI NILADRI MUKHERJEE, Son of Shri Swapan Kumar Mukherjee, (5) SMT. PRIYANKA MUKHOPADHYAY, Wife of Shri Nilotpal Mukhopadhyay, (6) SMT. RITUPARNA MUKHERJEE, Wife of Shri Niladri Mukherjee, (7) SHRI BISWAJIT RAY, Son of Late Kalikinkor Roy, (8) SMT. JHUMA RAY, Wife of Shri Biswajit Ray, (9) SHRI ABHIIT ROY, Son of Shri Biswajit Roy, as the owner of below schedule property, have got good and marketable title therein and the property is free from all encumbrances.

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Date: 17/10/2025

SCHEDULE OF THE PROPERTY

ALL THAT the piece and parcel of land, as per Deed measuring about 49.13 Decimals i.e. 29 Cottahs 11 Chittacks 24 Sq. ft. and as per Physical measurement 42.03 Decimals i.e. 25 Cottahs 06 Chittacks 41 Sq.ft., lying and situated at Mouza- Bhatenda, J.L. No. 28, R.S. No. 50, Touzi No. 2998 Hal 10, comprised in C.S. Dag No. 403 corresponding to R.S. & L.R. Dag No. 438, under C.S. Khatian No. 146, L.R. Khatian Nos. 351, 753, 2583, 2584, 5044, 5048, 5065, 5071, 5274, 5052 & 5257, A.D.S.R.O.- Rajarhat within the local limits of Rajarhat Bishnupur I No. Gram Panchayet, with P.S.- Rajarhat, in the District of North 24 Parganas, which is butted and bounded as :-

On the North :- By 12 Feet Wide Common Passage.

On the South :- R.S. & L.R. Dag No. 426.

On the East :- R.S. & L.R. Dag No. 438.

On the West :- R.S. & L.R. Dag No. 438.

Enclosures -

Searching Receipts & Title Deed



Advocate

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Barasat, North 24 Parganas



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

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Search of Registration made : By Registered Property Return

For all completed deeds

Property District :	Howrah	Property Name :	Howrah
For already :	From Panchayat	Year :	2012
Final Office Registered Map :	All	From West Bank Eastern West Bank	
Search Mode :	Channel	File	File

Search of Registration made : By Registered Property Return

Search of Registration made : By Registered Property Return

For Registered Return



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Figure 2

Miquel, P. (2000)

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1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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Search of Registration made By Transacted Property Details

** For all computerized deeds

Property District: North 24 Parganas
Local body: Gram Panchayat
District where Registered: North 24 Parganas
Mouza: Barua
Security Code: WB92X6

Property Transacted: Buyer
Year: 2023
Transaction Type: ☒ Read View Search ☐ Deceased Transacted
Plot No: LE
2023
2023

Office: Period
D.S.R. - I NORTH 24-PARGANAS 01-01-2003 to 07-05-2007
D.S.R. - II NORTH 24-PARGANAS 01-01-2003 to 07-05-2007
A.D.S.R. BARASAT 01-01-2003 to 07-05-2007

(*) marked items are mandatory
Click to view the index of the following offices for the period mentioned below

Service Count 6,28,37,475

Click to view Search Criteria

Registered In:
Property Type: Transaction
Transaction/Deed Type: Major
Refine By: Minor
Registration Date: Completion Date: Delivery Date: Date of Registration

Property Location	Property Type & Transaction	Plot & Khataun No. and Zone	Area of Property	Other Details	View Party
District North 24 Parganas, PS Rajarhat, Mouza Bhatenda Gram Panchayat RAJARHAT BISHNUPUR I	Property Type: Land Transaction (1301) Major Demolition: Acquisition (Other than company amalgamation)	Plot No LR-438 Khataun: 5044	Area of Land: 4.40 decimal	Deed No: 1423008311.2023 Volume: Page 308204, 308268 Date of Registration: 22-06-2023 Date of Completion: 27-05-2023	View
Deed Registered in: A.D.S.R. RAJARHAT				Deed No: 14230014030206.2023 Serial No: 1423008258.2023	
District North 24 Parganas, PS Rajarhat, Mouza Bhatenda Gram Panchayat RAJARHAT BISHNUPUR I	Property Type: Land Transaction (0110) Sale, Development Agreement or Construction agreement	Plot No LR-438 Khataun: 5044	Area of Land: 4.34 decimal	Deed No: 1423008311.2023 Volume: Page 308401, 308402 Date of Registration: 22-06-2023 Date of Completion: 27-05-2023	View
Deed Registered in: A.D.S.R. RAJARHAT				Deed No: 14230014030206.2023 Serial No: 1423008258.2023	

Real time search Sum of 12238

Click to Hide Search Criteria

Registered In

Select

Property Type

Transaction Date Type

Major

Minor

Refined By

Registration Date

Completion Date

Delivery Date

Date of Registration

Month of Registration

Property Location

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Khatian No

6594

Search

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details	View
District North 24 Parganas, PS Rajarhat, Mouza Bharanda, Gram Panchayat RAJARHAT BISHNUPUR-I	Property Type Land Transaction [1301] Mergers/Omnipotent Amalgamation (Other than company amalgamation)	Plot No. LR-38 Khatian 5044	Area of Land 4.45 decimal	Deed No. 1523003117923 Volume Page 309204 - 309238 Date of Registration 22/06/2023 Date of Completion 27/06/2023	View
Deed Registered in: A.D.S.R. RAJARHAT				Query No. 15230001603225/2023 Serial No. 1523009258/2023	
District North 24 Parganas, PS Rajarhat, Mouza Bharanda, Gram Panchayat RAJARHAT BISHNUPUR-I	Property Type Land Transaction [0116] Sale, Development Agreement or Construction agreement	Plot No. LR-38 Khatian 5044	Area of Land 4.34 decimal	Deed No. 15230031152023 Volume Page 309401 - 309452 Date of Registration 22/06/2023 Date of Completion 27/06/2023	View
Deed Registered in: A.D.S.R. RAJARHAT				Query No. 15230001605955/2023 Serial No. 1523009264/2023	
District North 24 Parganas, PS Rajarhat, Mouza Bharanda, Gram Panchayat RAJARHAT BISHNUPUR-I	Property Type Land Transaction [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No. LR-38 Khatian 5044	Area of Land 4.34 decimal	Deed No. 15230031192023 Volume Page 309820 - 309853 Date of Registration 22/06/2023 Date of Completion 27/06/2023	View
Deed Registered in: A.D.S.R. RAJARHAT				Query No. 15230001617439/2023 Serial No. 1523009276/2023	
District North 24 Parganas, PS Rajarhat, Mouza Bharanda, Gram Panchayat RAJARHAT BISHNUPUR-I	Property Type Land Transaction [0206] Gift, Gift in to Govt./Local Bodies/Exempt Cases	Plot No. LR 438 Khatian 5044	Area of Land 0.26125 decimal (114 Sqft)	Deed No. 152312282/2023 Volume Page 407819 - 407846 Date of Registration 17/08/2023 Date of Completion 23/08/2023	View
Deed Registered in: A.D.S.R. RAJARHAT				Query No. 15230001964911/2023 Serial No. 1523012242/2023	

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Search of Registration made By Transacted Property Details

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Property District * North 24 Parganas Property Thana * Rajshahi Year 2012

Locality * Gram Panchayat Road Wise Search ☒ Thana Wise Search

District where Registered * All Plot No. LR ☒ 00108 / Data No.

Mouza * Bhalanda Plot No. ☒ 00108 / Data No.

Security Code L6QR7

W9V2X6

Service Count: 5,28,37,443

Display

No Record Found

(*) marked items are mandatory

Click to view the logs of the following offices for the period mentioned below

Office	Period
D S R - I NORTH 24 PARAGANAS	01-01-2003 to 07-06-2007
D S R - II NORTH 24 PARAGANAS	01-01-2003 to 07-06-2007
A D S R BARASAT	01-01-2003 to 07-06-2007
A D S R BHALANDA	01-01-2003 to 07-06-2007

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Property District: Property Type: Register:

Locality: Sub-Registration: Year:

District where Registered: Search from Source of Source from Search:

Month: Year:

Search Year:

SEARCH RESULT: 428, 43, 418

No record found



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(*) marked items are mandatory

Click to view the list of the registered offices for the period mentioned below

Office	Period
D S R - I NORTH 24 PARGANAS	01-01-2003 to 07-05-2007
D S R - II NORTH 24 PARGANAS	01-01-2003 to 07-05-2007
A D S R BARASAT	01-01-2003 to 07-05-2007
A D S R HOWRAH	01-01-2003 to 07-05-2007

For all computerized deeds

Property District * North 24 Parganas Property Thana * Rajarhat

Locality * Grain Panchayat Year 2020

District where Registered Locura * All Districts

Security Code 57256 1726179

Service Charge: 0.00 37.333

Display

for Record Entry



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Finance Department, Government of West Bengal

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Office	Period
D.S.R. - NORTH 24 PARGANAS	01-01-2003 to 01-01-2007
D.S.R. - NORTH 24 PARGANAS	01-01-2003 to 01-01-2007
A.D.S.R. BARASAT	01-01-2003 to 01-01-2007
A.D.S.R. GURUGRAM	01-01-2003 to 01-01-2007

Property located in: Rajshahi

Property Type: Year: 2010

Gram Panchayat: Road Name Search: Estate Name Search:

All: ☐ Phara: ☐ IN: ☐ NO: ☐ 001.00

Search Code: 000200

Service Count: 5,88,37,970

Display

No Record Found

Registration and Stamp Revenue

For all computerized records

Property Details

Area (sq. meters)

Property (sq. meters)

Document

Location

Area (sq. meters)

Property (sq. meters)

Document

Stamp (sq. meters)

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Property (sq. meters)

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Stamp (sq. meters)



Directorate of Registration and Stamp Revenue

गुजरात राजस्व, न्यायिक और मसलत विभाग

For all computerized deeds

Property District *

North M.P. Nagar

Property Thana *

Rajshahi

Locality *

Gram Panchayat

Year

2013

District where Registered

All

Road Wise Search

Wise Search

Mouza *

Bhalewa

Plot

LR

SAUR

Area *

Security Code

CTN808

Y6U012

Service Count: 6,28,37,328

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No Record Found

Click to view the other other features. Click on the other other features.

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Directorate of Registration and Stamp Revenue Finance Department, Government of West Bengal

Name: Address: Contact: Email: Search: Go

Search of Registration made By: Registered Property Details

** For all computerized deeds

Property District: North 24 Parganas ☒ District: District

Locality: Gram Panchayat ☐ Year: 2015

Registered: ☐ All ☒ Road Wise Search ☐ Village Wise Search

Mouza: Bhalanda ☒ Plot: LR ☒ 99138 ☐ 99139

Security Code: G5A7T4 C7N6Q8

Service Count 6,24,37,206

Display

No Record Found

(*) Marked items are mandatory

Click to view the list of the property details for the selected period

Office	Period
D.S.R. - NORTH 24 PARGANAS	01-01-2005 to 01-01-2007
D.S.R. - NORTH 24 PARGANAS	01-01-2005 to 01-01-2007
A.D.S.R. BARAGAT	01-01-2005 to 01-01-2007
A.D.S.R. BARAGAT	01-01-2005 to 01-01-2007

Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

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Go

Search of Registration made : By Transacted Property Details

** For all computerized deeds

Property District *

North 24 Parganas

Rajshahi

Localbody *

Gram Panchayat

Year

2014

District where Registered.

All

Road Wise Search ☒ Mouza Wise Search

Mouza *

Bhalanda

Plot No.

LR

00438

Info No.

Security Code:

D2F6L5

G5A7T4

Service Count: 5,28,37,186

Display

No Record Found

(*) marked items are mandatory

Click to view the index of the following offices for the period mentioned below

Office	Period
D S R - I NORTH 24-PARGANAS	01-01-2003 to 07-05-2007
D S R - II NORTH 24-PARGANAS	01-01-2003 to 07-05-2007
A D S R BARASAT	01-01-2003 to 07-05-2007
A D S R BIRAJPUR	01-01-2003 to 07-05-2007