

SOMESH MISHRA,
Advocate
Alipore Court & other Allied Courts

Residence-cum-Chambers :
Maheswar,
52, Commint Park,
Kolkata-700 094
Mobile : 9051446430
Email : mishrasomesh08@gmail.com

Dated : 01.03.2025

SEARCH REPORT

Re : ALL THAT piece and parcel of homestead land measuring net land area of 04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No.25, Sheet No. 2, Touzi No.56, comprising in R.S. Dag No. 196, under R.S. Khatian No.129 and 130, corresponding to L.R. Dag No. 196, under L.R. Khatian No.2903, within the Jurisdiction of The Kolkata Municipal Corporation Ward No. 109, known as K.M.C. Premises No.3332, Nayabad, having Assessee No. 31-109-08-6579-5, P.S. Panchasayar, Kolkata – 700 099, District – South 24-Parganas.

PRESENT OWNER:

M/S. BARUI CONSTRUCTION, a partnership Firm having its office at 74, Hederhat, within the K.M.C. ward No.109, Kolkata – 700 099, represented by its Partners namely (1) **SRI DILIP BARUI**, son of Late Gopal Barui, by Occupation - Business, (2) **SRI NIKHIL BARUI**, son of Late Gopal Barui, by Occupation – Business, (3) **SRI SANJAY BARUI**, (PAN - son of Late Gopal Barui, by Occupation – Business, (4) **SRI DIPANKAR BARUI**, son of Late Haran Chandra Barui, by Occupation – Business, and (5) **SRI SHIPAK BARUI**, son of Late Haran Chandra Barui, by Occupation – Business, all (1) to (5) by faith – Hindu, all by Nationality – Indian, all are residing at 18/2, Kalikapur, Police Station – Survey Park, Post Office - Kalikapur, Kolkata – 700 099.

I have caused the necessary searches the above mentioned property of D.R. Alipore & A.D.S.R. Sealdah and A.R.A. Kolkata from the year 2010 to 2025 and I have gone through the title Deed, link Deeds, copy of the mutation certificates of B.L. & L.R.O. and K.M.C., paid up tax bill of K.M.C., Record of Right, Sanctioned Building Plan of K.M.C. etc in respect of the property. My search report is as follows.

WHEREAS by virtue of a registered Deed of Conveyance dated 15.09.1982, registered in the office of District Registrar, Alipore and recorded in Book No.I, Volume No.325, at Pages 273 to 285, Being No. 12696 for the year 1982, one Sri Surya Kumar Pal, son of Late Sarat Chandra Pal, of Ghola Sodepur, P.S. Khardaha, District-North 24 Parganas, Sri Surendra Chandra Pal, son of Late Harendra Chandra Pal, of 4/91, Neli Nagar Colony, P.S. Kasba, Kolkata - 700078, jointly purchased one plot of land measuring an area of 01 (One) Bigha 03 (Three) Cottahs situate at


Advocate

SOMESH MISHRA,
Advocate
Alipore Court & other Allied Courts

Residence-cum-Chambers :
Maheśwar,
52, Commint Park,
Kolkata-700 094
Mobile : 9051446430
Email : mishrasomesh08@gmail.com

2

Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S Dag No.196, 198, 199, 200 and 201, under R.S. Khatian Nos.1, 111 to 126, 129 and 130, from the previous Owner namely Sri Ashok Mondal, son of Late Manindra Nath Mondal, of 55A, Tollygunge Road, P.S. Tollygunge, Kolkata and the name of the said Manindra Nath Mondal was published and recorded in the R.S. Record of Right during Revesional Settlement Operation and the said Deed of Conveyance was confirmed by Confirming Parties namely (i) Sri Ras Behari Mondal, son of Late Manindra Nath Mondal, of 55A, Tollygunge Road, P.S. Tollygunge, Kolkata, (ii) Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of West Rajapur, P.S. Jadavpur, District -South 24 Parganas, (iii) Smt. Esha Dey, wife of Sri Manindra Chandra Dey, japur Road, Kolkata - 700030 and (iv) Smt. Rekha Majumder, wife of Sri Arabinda Majumder, of Panchpota, P.S. Sonarpur, District-South 24 Parganas.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 01.02.1986, registered in the office of District Registrar, Alipore and recorded in Book No.I, Volume No.28, at Pages 426 to 436, Being No. 1552 for the year 1986, one Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of West Rajapur, P.S. Jadavpur, District -South 24 Parganas purchased one plot of land measuring an area of 04 (Four) Bigha 02 (Two) Cottahs 13 (Thirteen) Chittacks 33 (Thirty three) Sq.ft. situate at Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S Dag No.196, 198, 199, 200 and 205, under R.S. Khatian Nos.1, 129 and 130 and also other land and property of Khanda Khatians, from the previous Owner namely Sri Paresh Nath Mondal, son of Late Manindra Nath Mondal, of 55A, Tollygunge Road, P.S. Tollygunge, Kolkata-700026 and name of the said Manindra Nath Mondal was published and recorded in the R.S. Record of Right during Revesional Settlement Operation.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 25.09.1992, registered in the office of District Registrar, Alipore and recorded in Book No.I, Volume No.295, at Pages 96 to 105, Being No. 15650 for the year 1992, said Sri Surya Kumar Pal, Sri Surendra Chandra Pal and Sri Kanti Ranjan Chakraborty, who fragmented their property into several plots of total land jointly sold, conveyed, transferred, assigned and granted their said plot of land measuring about 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less, in favour of one Smt. Shyamali Ghosh, wife of Sri Amar Ghosh of 32A/13, Suren Sarkar Road, P.O. Belegghata, P.S. Fulbagan, Kolkata - 700010, for a valuable consideration as mentioned therein.



AND WHEREAS by virtue of a registered Deed of Conveyance dated 15.03.1999, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, Volume No.41, at Pages 129 to 138, Being No. 1464 for the year 1999, said Smt. Shyamali Ghosh, sold, conveyed, transferred, assigned and granted her purchased plot of land measuring about 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situate at Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130, within the limits of The Kolkata Municipal Corporation Ward No. 109, in favour of one Sri Ram Shirest Thakur, son of Sri Ram Kant Thakur of 25/1/1, Darga Road, Kolkata – 700 017 for a valuable consideration as mentioned therein.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 02.07.2002, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, Volume No.6, at Pages 3098 to 3117, Being No. 1173 for the year 2003 said Sri Ram Shirest Thakur sold, conveyed, transferred, assigned and granted his purchased plot of land measuring an area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situate at Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130, within the limits of The Kolkata Municipal Corporation Ward No. 109, in favour of Sri Surendar Shaw, son of Late Mohan Lal Shaw and Sri Rabi Kumar Shaw, son of Sri Surendar Shaw, both of residing at 72/1, Topsia Road (South), Police Station – Topsia, Kolkata – 700 046.

AND WHEREAS by virtue of a registered Deed of Sale dated 11.01.2010, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, CD Volume No.1, at Pages 5393 to 5407, Being No.00198 for the year 2010 said Sri Surendar Shaw and Sri Rabi Kumar Shaw sold, transferred, conveyed, assigned and granted said plot of land measuring land area 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130, in favour of Sri Monoranjana Mondal, son of Sri Anil Krishna Mondal, residing at 15, Purbachal Kalitala Road, Police Station – Kasba, Kolkata – 700 078.



SOMESH MISHRA,
Advocate
Alipore Court & other Allied Courts

Residence-cum-Chambers :
Maheswar,
52, Commint Park,
Kolkata-700 094
Mobile : 9051446430
Email : mishrasomesh08@gmail.com

4

AND WHEREAS after purchase said Sri Monoranjan Mondal, mutated and recorded his name in the record of The Kolkata Municipal Corporation in respect of the said property known as K.M.C. Premises No.1761, Nayabad, Assessee No.31-109-08-1761-2, Ward No.109, Kolkata – 700 099.

AND WHEREAS by virtue of a registered Deed of Sale dated 29.02.2012, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, CD Volume No.4, at Pages 2380 to 2397, Being No.01715 for the year 2012 said Sri Monoranjan Mondal sold, transferred, conveyed, assigned and granted said plot of land measuring land area 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130, known as K.M.C. Premises No.1761, Nayabad, Ward No.109, Kolkata – 700 099, in favour of Sri Sanjeet Kumar Roy, son of Sri Rabindra Prasad Roy, residing at 'SHAGUN', 7, Rupanjali Park, Kalikapur, Post Office – Mukundapur, Police Station - Garfa, Kolkata – 700099, District – South 24-Parganas, sole proprietor of "Gharbari", a Proprietorship firm, having its registered office at 'SHAGUN', 7, Rupanjali Park, Kalikapur, Post Office – Mukundapur, Police Station - Garfa, Kolkata – 700099, District – South 24-Parganas,.

AND WHEREAS said Sri Sanjeet Kumar Roy, sole proprietor of "Gharbari", recorded his name in the record of the Ld. B.L. & L.R.O., Kasba vide Mutation Case No.1548 of 2016 in connection with his entire aforesaid purchased plot of land area measuring an area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, comprising in R.S Dag No.196, under R.S. Khatian Nos.129 and 130 and also mutated and recorded his name in the record of the KMC known as K.M.C. Premises No.1761, Nayabad, Assessee No.31-109-08-1761-2, Ward No.109, Kolkata – 700 099.

AND WHEREAS said Sri Sanjeet Kumar Roy, sole proprietor of "Gharbari", is the absolute owner of the entire plot of land measuring land area 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos. 129 and 130, known as K.M.C. Premises No.1761, Nayabad, KMC Ward No.109, Kolkata – 700 099.

AND WHEREAS by virtue of an another registered Deed of Conveyance dated 25.09.1992, which was registered in the office of District Registry Office at Alipore, District 24-



SOMESH MISHRA,
Advocate
Alipore Court & other Allied Courts

Residence-cum-Chambers :
Maheswar,
52, Commint Park,
Kolkata-700 094
Mobile : 9051446430
Email : mishrasomesh08@gmail.com

5

Parganas (South) and recorded into Book No. I, Volume No. 295, at Pages 106 to 115, Deed No.15651, for the year 1992 said Sri Surya Kumar Pal, son of Late Sarat Chandra Pal, of Ghola Sodepur, P.S. Khardaha, District-North 24 Parganas, Sri Surendra Chandra Pal, son of Late Harendra Chandra Pal, of 4/91, Neli Nagar Colony, P.S. Kasba, Kolkata - 700078 and Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of West Rajapur, P.S. Jadavpur, District -South 24 Parganas jointly sold, conveyed, and transferred one plot of land measuring net land area of 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less and road area of 6 (six) Chittacks 35 (Thirty five) Sq.ft. situated in Mouza : Nayabad, District Collectorate, Touzi No. 56, R.S. No.3, J.L. No.25, Scheme Plot No.11, comprising in R.S. Dag No.196, under R.S. Khatian Nos. 115, 117, 119, 129 and 130, corresponding to C.S. Dag No.102, under C.S. Khatian Nos. 5 and 6 in favour of one Sri Sajal Kumar Roy, son of Sri Sudhir Chandra Roy of 24, Shyama Chran Mukherjee Street, P.S. Chitpur, Kolkata – 700 002 for a valuable consideration.

AND WHEREAS by virtue of a Bengali Deed of Conveyance dated 26.03.1999, registered in the office of the District Sub-Registry Office III at Alipore, District 24-Parganas (South) and recorded into Book No.I, Volume No. 50, Pages 310 to 319, being Deed No.1882 for the year 1999, said Sri Sajal Kumar Roy sold, conveyed, transferred, assigned and granted the said plot of land measuring net land area 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less situated Mouza : Nayabad, District Collectorate, Touzi No. 56, R.S. No.3, J.L. No.25, Scheme Plot No.11, comprising in R.S. Dag No.196, under R.S. Khatian Nos. 115, 117, 119, 129 and 130, in favour of Sri Monohar Das, son of Late Balai Chandra Das of 19, Ajoynagar, Police Station – Kasba, Kolkata – 700 075 for a valuable consideration as mentioned therein and above mentioned road and measuring 6 (Six) Chittacks 35 (Thirty Five) Sq.ft. is being used as road.

AND WHEREAS after purchase said Sri Monohar Das, mutated his name in the record the Ld. B.L. & L.R.O. Kasba vide Reference No.261/2000 and Memo No. 18/286/Mut/Addl. B.L.&L.R.O/T.M./Kasba dated 02.03.2001 and obtained mutation Certificate wherein the net land area has been mentioned as 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. comprising in R.S Dag No.196, under R.S. Khatian Nos.129 and 130.

AND WHEREAS by virtue of a registered Deed of Sale dated 13.02.2012 registered in the office of District Sub-Registered – III, Alipore, South 24 Parganas and entered into Book No.1, CD Volume No.3, at Pages 2005 to 2026, Deed No.1197 for the year 2012 said Sri Monohar Das,



SOMESH MISHRA,
Advocate
Alipore Court & other Allied Courts

Residence-cum-Chambers :
Maheswar,
52, Commint Park,
Kolkata-700 094
Mobile : 9051446430
Email : mishrasomesh08@gmail.com

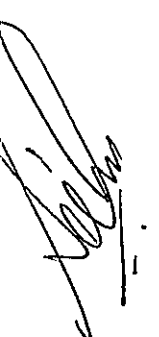
6

through his Attorney namely Sri Monoranjana Das, son of Late Thakurdas Das of 3, Netaji Park, Khudirabad, Kolkata-700152 sold his entire purchased plot of land measuring net land area 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less in favour of Smt. Mita Mondal, wife of Sri Dilip Kumar Mondal, residing at 24, Purbachal M.G. Road, presently Police Station : Garfa, (formerly Police Station – Kasba), Kolkata - 700 078 togetherwith all easement rights thereto.

AND WHEREAS after the Deed of Conveyance dated 13.02.2012 being Deed No.1197 for the year 2012 it was found that all R.S. Khatian Nos. 115, 117, 119, 129 and 130 have been wrongly mentioned instead of only R.S. Khatian Nos. 129 and 130, in Page Nos. 3 to 7, 9 and 13 of the said Deed and in Para 2 of Page No.3 of the said Deed of Conveyance the name of Sri Kanti Ranjan Chakraborty has been wrongly written as Sri Kanti Ranjan Paul instead of Sri Kanti Ranjan Chakraborty and also it was found that in Page No.4 Para 2nd it has been wrongly written as 6 (Six) Cottahs instead of 6 (six) Chittacks and also in the same Second Para of Page No.4 the date was wrongly mentioned as 26.09.1992 instead of correct date 25.09.1992 and the same corrections have been rectified by virtue of a registered Deed of Declaration dated 14.03.2012 Registered in the office of District Sub-Registrar – III, Alipore, South 24 Parganas and entered into Book No.1, Deed No.2194 for the year 2012.

AND WHEREAS thereafter by virtue of a registered Deed of Sale dated 14.03.2012, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, CD Volume No.5, at Pages 8380 to 8397, Being No.02196 for the year 2012 said Smt. Mita Mondal sold, transferred, conveyed, assigned and granted said plot of land measuring land area 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.11, comprising in R.S Dag No.196, under R.S. Khatian Nos. 129 and 130, Ward No.109, Kolkata – 700 099, in favour of said Sri Sanjeet Kumar Roy, sole proprietor of “Gharbari”.

AND WHEREAS said Sri Sanjeet Kumar Roy, sole proprietor of “Gharbari”, recorded his name in the record of the Ld. B.L. & L.R.O., Kasba vide Mutation Case No.1547 of 2016 in connection with his entire aforesaid net land area measuring 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, comprising in R.S Dag No.196, under R.S. Khatian Nos.129 and 130 and also mutated his name in the record of the KMC



SOMESH MISHRA,
Advocate
Alipore Court & other Allied Courts

Residence-cum-Chambers :
Maheswar,
52, Commint Park,
Kolkata-700 094
Mobile : 9051446430
Email : mishrasomesh08@gmail.com

7

known as K.M.C. Premises No.3332, Nayabad, Assessee No.31-109-08-6579-5, Ward No.109, Kolkata – 700 099.

AND WHEREAS said Sri Sanjeet Kumar Roy, sole proprietor of “Gharbari”, is the absolute owner of the entire plot of land measuring land area 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No.11, comprising in R.S Dag No.196, under R.S. Khatian Nos. 129 and 130, known as K.M.C. Premises No.3332, Nayabad, Assessee No.31-109-08-6579-5, Ward No.109, Kolkata – 700 099.

AND WHEREAS thereafter said Sri Sanjeet Kumar Roy, sole proprietor of “Gharbari”, converted his entire plot of land from "SHALI TO BASTU" by two conversion Cases vide (i)Conversion Case No.CN/2021/1630/1261 measuring land area 0.0337 Acre vide Memo No.17/1877/BL&LRO/KOL/21 dated 06.12.2021 and (ii)Conversion Case No.CN/2022/1630/384 measuring land area 0.0324 Acre vide Memo No.17/632/concertificate/BLLRO/KOL/22 dated 28.02.2022.

AND WHEREAS said Sri Sanjeet Kumar Roy, sole proprietor of “Gharbari”, was the absolute Owner of two separate adjacent Plots of land (one front side plot and another one back side plot) being Scheme Plot No. P-2, measuring net land area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less known as K.M.C. Premises No.1761, Nayabad, Kolkata – 700 099 and also another adjacent Plot of land having Scheme Plot No.11 measuring net land area of 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less known as K.M.C. Premises No.3332, Nayabad i.e. total land area of two plots of land measuring 04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less and the entire plot of land is situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.129 and 130, corresponding to L.R. Dag No.196, under L.R. Khatian No.1915, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, being Premises No.1761, Nayabad and Premises No.3332, Nayabad, under previously P.S. Purba Jadavpur, presently P.S. Panchasayar, Kolkata - 700 099.

AND WHEREAS by virtue of registered Deed of Conveyance dated 02.01.2023, registered at the Office of District Sub-Registrar-IV, Alipore, 24-Parganas and entered in Book No.I, Being No.0072, for the year 2023, said Sri Sanjeet Kumar Roy, sole proprietor of “Gharbari”, sold,



SOMESH MISHRA,
Advocate
Alipore Court & other Allied Courts

Residence-cum-Chambers :
Maheswar,
52, Commint Park,
Kolkata-700 094
Mobile : 9051446430
Email : mishrasomesh08@gmail.com

8

conveyed, transferred, assigned and granted entire plot of land measuring an area 04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana – Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.129 and 130, corresponding to L.R. Dag No.196, under L.R. Khatian No.1915, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.1761, Nayabad (being Scheme Plot No. P-2, measuring net land area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less) and Premises No.3332, Nayabad (being Scheme Plot No.11 measuring net land area of 1 (One) Cottah 15 (Fifteen) Chittacks 15 (Fifteen) Sq.ft. more or less), under previously P.S. Purba Jadavpur, presently P.S. Panchasayar, Kolkata - 700 099 in favour of the present Owner herein.

AND WHEREAS thereafter the LAND OWNER herein mutated her names in the record of the KMC known as KMC Premises No.3332, Nayabad, within the KMC Ward No.109, P.S. Panchasayar, Kolkata – 700094.

AND WHEREAS the present OWNER herein is the owner of the entire plot of land measuring an area of 04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, Sheet No. 2, Touzi No.56, comprising in R.S. Dag No. 196, under R.S. Khatian No.129 and 130, corresponding to L.R. Dag No. 196, under L.R. Khatian No.2903, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, KMC Premises No.3332, Nayabad, within the KMC Ward No.109, P.S. Panchasayar, Kolkata – 700094.

AND WHEREAS the present OWNER herein is the owner of the entire plot of land measuring an area of 04 (Four) Cottahs 00 (Zero) Chittacks 00 (Zero) Sq.ft. more or less togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, Sheet No. 2, Touzi No.56, comprising in R.S. Dag No. 196, under R.S. Khatian No.129 and 130, corresponding to L.R. Dag No. 196, under L.R. Khatian No.2903, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, KMC Premises No.3332, Nayabad, within the KMC Ward No.109, P.S. Panchasayar, Kolkata – 700094.

AND WHEREAS the LAND OWNER herein has taken a Ground Plus Four Storied building under name and style with lift facility erected as per sanctioned Building Permit No. 2023120490 dated 01.02.2024 sanctioned by The K.M.C.



SOMESH MISHRA,
Advocate
Alipore Court & other Allied Courts

Residence-cum-Chambers :
Maheswar,
52, Commint Park,
Kolkata-700 094
Mobile : 9051446430
Email : mishrasomesh08@gmail.com

9

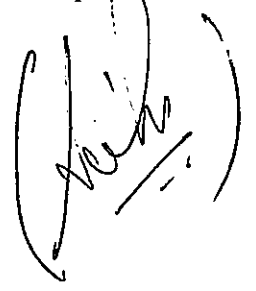
AND WHEREAS the LAND OWNER herein entered into a registered Development Agreement alongwith Development Power of attorney dated 14.03.2024, registered at D.S.R. IV, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1603-2024, at Pages 103874 to 103919, Deed No.3031 for the year 2024 with M/s. Barui Construction, a partnership Firm having its office at 74, Hederhat, within the K.M.C. Ward No.109, Kolkata – 700 099, represented by its Partners namely (1) Sri Dilip Barui, son of Late Gopal Barui, (2) Sri Nikhil Barui, son of Late Gopal Barui, (3) Sri Sanjay Barui, son of Late Gopal Barui, (4) Sri Dipankar Barui, son of Late Haran Chandra Barui, and (5) Sri Shipak Barui, son of Late Haran Chandra Barui, all are residing at 18/2, Kalikapur, Police Station – Survey Park, Post Office - Kalikapur, Kolkata – 700 099, and thereafter said M/s. Barui Construction, has taken a Ground Plus Four Storied building under name and style with lift facility erected as per sanctioned Building Permit No. 2023120490 dated 01.02.2024 sanctioned by The K.M.C. .

During further investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and A.R.A. Kolkata from 2010 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.

Two Search Receipt No. REGN- CC-43331 dated 24.02.2025 and Search Receipt No. REGN- CC-462409 dated 24.02.2025 are enclosed herewith.


(SOMESH MISHRA)
ADVOCATE

SOMESH MISHRA
ADVOCATE
HIGH COURT CALCUTTA
69/1, BAGHAJATIN PLACE
KOLKATA 700086
Enrol No. F/985/2008



No. REGN CC 433317

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 4517
2. Date of application 24/2/25
3. Search for the year (s) 2010-2025
4. Name of office to which the record to be searched or inspected relates..... DR. P. Seal & Co.
5. Name of person or property to be searched for 3332, Nayab
6. Nature of document for Panchas yau
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 27
8. From whom received Mr. Somesh Mishra
9. Fees paid under Article — (Adv)
- F (1) (i)
- F (2) (ii)
- F (2)



No. REGN CC 462409

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application.....11109
- Date of application24/12/12
- Search for the year (s)2012-25
- Name of office to which the record to be searched or inspected relates2
- Name of person or property to be searched
- Nature of document
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)3332 Nayabud
-SI. Panchasagar
8. From whom receivedS. Mondal
9. Fees paid under Article —
- F (1) (i) 17
- F (2) (ii)
- F (2)

..... Registrar of