

SOMESH MISHRA,
Advocate
Alipore Court & other Allied Courts

Residence-cum-Chambers :
Maheswar,
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Mobile : 9051446430
Email : mishrasomesh08@gmail.com

Dated : 01.03.2025

SEARCH REPORT

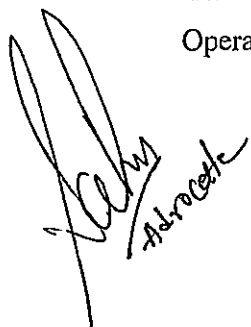
Re : ALL THAT piece and parcel of homestead land measuring net land area of 5 (Five) Cottahs 13 (Thirteen) Chittacks 04 (Four) Sq.ft. as per present physical measurement situated at Mouza – Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, corresponding to L.R. Dag No.37, under L.R. Khatian No.226, within the K.M.C. Ward No.109, known as KMC Premises No.99, Barakhola, Assessee No.31-109-02-0099-2, P.S. Purba Jadavpur, Kolkata – 700 099.

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, presently Police Station – Survey Park (formerly Police Station – Purba Jadavpur), 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 one Nayan Chandra Halder, son of Late Manmatha Nath Halder, was the absolute owner a plot of land measuring land area of 12 (Twelve) Decimeals situated at Mouza – Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, and his name was recorded and published in the R.S. Record of Right during Revesional Settlement Operation.


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AND WHEREAS by virtue of a registered Deed of Conveyance dated 08.07.1985, registered at the Office of Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.96, at Pages 64 to 69, Being No.5684, for the year 1985, said Nayan Chandra Halder, sold, conveyed, transferred, assigned and granted one plot of land measuring an area of 07 (Seven) Cottahs 02 (two) Chittacks 15 (Fifteen) Sq.ft. situated at Mouza – Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, in favor of Sri Ananda Chandra Sardar, son of Late Manmatha Sardar, residing at 54/11, New Santoshpur main Road, Kolkata - 700075 for a valuable consideration as mentioned therein.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 15.01.1992, registered at the Office of District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.16, at Pages 201 to 207, Being No.597, for the year 1992, said Sri Ananda Chandra Sardar, due to his being need of money sold, conveyed, transferred, assigned and granted part of the land measuring an area of 03 (Three) Cottahs 05 (Five) Chittacks 35 (Thirty five) Sq.ft. marked as Plot No.'A' out of the total land area measuring 07 (Seven) Cottahs 02 (two) Chittacks 15 (Fifteen) Sq.ft. situated at Mouza – Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, within the KMC Ward No.109, in favor of Sri Ramji Nath Tiwari, son of Late Raja Ram Tiwari, residing at Jadavpur University Staff Quarter Campus, Kolkata - 700032 for a valuable consideration as mentioned therein and after purchase said Sri Ramji Nath Tiwari, recorded his land in the record of the B.L. & L.R.O. vide Mutation Case No.381/2002 and also recorded his name in the record of the KMC known as KMC Premises No.139, Barakhola, within the KMC Ward No.109, P.S. Purba Jadavpur, Kolkata - 700099.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 15.01.1992, registered at the Office of District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.16, at Pages 208 to 215, Being No.598, for the year 1992, said Sri Ananda Chandra Sardar, due to his being need of money sold, conveyed, transferred, assigned and granted remaining plot of the land measuring an area of 03 (Three) Cottahs 06 (Six) Chittacks 10 (Ten) Sq.ft. marked as Plot No.'B' out of the total land area measuring 07 (Seven) Cottahs 02 (two) Chittacks 15 (Fifteen) Sq.ft. situated at Mouza – Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, within the KMC Ward No.109, in favor of Sri Punyadeo Mishra, son of Late Ram Sundar Mishra, residing at Jadavpur University Staff Quarter Campus, Kolkata - 700032 for a valuable consideration as mentioned therein and after purchase said Sri Punyadeo



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Mishra, recorded his land in the record of the B.L. & L.R.O. vide Mutation Case No.382/2002 and also recorded his name in the record of the KMC known as KMC Premises No.99, Barakhola, within the KMC Ward No.109, P.S. Purba Jadavpur, Kolkata - 700099.

AND WHEREAS said Sri Ramji Nath Tiwari, hold and possessed the net land area measuring 02 (Two) Cottahs 07 (Seven) Chittacks 08 (Eight) Sq.ft. out his entire purchased land area measuring 03 (Three) Cottahs 05 (Five) Chittacks 35 (Thirty five) Sq.ft. and rest land area measuring has been exhausted due to extension of the adjacent plot holders of the property.

AND WHEREAS by virtue of registered Deed of Conveyance dated 18.08.2006 registered at the Office of District Sub-Registrar-III, Alipore, 24-Parganas and entered in Book No.I, CD Volume No.11, at Pages 8918 to 8932, Being No.5289, for the year 2012, said Sri Ramji Nath Tiwari and Sri Punyadeo Mishra, jointly sold, conveyed, transferred, assigned and granted entire plot of land as per present physical measurement measuring an area of 05 (Five) Cottahs 13 (Thirteen) Chittacks 18 (Eighteen) Sq.ft. situated at Mouza – Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, within the KMC Ward No.109, known as KMC Premises No.139, Barakhola and Premises No.99, Barakhola, within the KMC Ward No.109, P.S. Purba Jadavpur, Kolkata - 700099 in favour of Sri Dipak Kumar Mukherjee, son of Late Amarendra Nath Mukherjee, residign at 45/15/6, Bibekananda Sarani (Garfa) Kolkata - 700078 and thereafter said Sri Dipak Kumar Mukherjee mutated his entire plot of land in the record of KMC known as KMC Premises No.99, Barakhola, within the KMC Ward No.109, P.S. Purba Jadavpur, Kolkata - 700099.

AND WHEREAS by virtue of registered Deed of Conveyance dated 19.06.2020 registered at the Office of District Sub-Registrar-IV, Alipore, 24-Parganas and entered in Book No.I, Volume No.1604-2020, at Pages 54453 to 54479, Being No.1527, for the year 2020, said Sri Dipak Kumar Mukherjee sold, conveyed, transferred, assigned and granted entire plot of land measuring an area of 05 (Five) Cottahs 13 (Thirteen) Chittacks 18 (Eighteen) Sq.ft. situated at Mouza – Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, within the KMC Ward No.109, known as KMC Premises No.99, Barakhola, within the KMC Ward No.109, P.S. Purba Jadavpur, Kolkata - 700099 in favour of Sri Mangal Naskar, son of Late Dukhi Ram Naskar, by Religion : Hindu, by Occupation : Business, by Nationality : Indian, residing at 18/2, Kalikapur, P.O. Mukundapur, P.S. Garfa, Kolkata – 700 078.



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AND WHEREAS thereafter said Sri Mangal Naskar mutated and recorded his name in the record of the B.L.& L.R.O. Kolkata vide Mutation Case No.228/2020 and also recorded his name in the L.R. Record of Right vide L.R. Dag No.37, under L.R. Khatian No.226 of Mouza – Barakhola, J.L. No.21, and thereafter also recorded his name in the record of the K.M.C. known as KMC Premises No.99, Barakhola, within the KMC Ward No.109, Assessee No.31-109-02-0099-2, P.S. Purba Jadavpur, Kolkata - 700099.

AND WHEREAS said Mangal Naskar became the absolute Owner of the said Plot of land measuring net land area of 5 (Five) Cottahs 13 (Thirteen) Chittacks 04 (Four) Sq.ft. as per present physical measurement (rest land area measuring 14 sq.ft. has been exhausted due to extension of the adjacent road area) togetherwith one R.T. Shed structure standing thereon measuring an area of 1787 (One thousand seven hundred and eighty seven) Sq.ft. more or less situated at Mouza – Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, corresponding to L.R. Dag No.37, under L.R. Khatian No.226, within the K.M.C. Ward No.109, known as KMC Premises No.99, Barakhola, Assessee No.31-109-02-0099-2, P.S. Purba Jadavpur, Kolkata – 700 099.

AND WHEREAS by virtue of registered Deed of Conveyance dated 01.12.2022, registered at the Office of District Sub-Registrar-IV, Alipore, 24-Parganas and entered in Book No.I, Volume No.1604-2022, Being No.14000, for the year 2022, said Sri Mangal Naskar sold, conveyed, transferred, assigned and granted entire plot of land measuring an area of 05 (Five) Cottahs 13 (Thirteen) Chittacks 04 (Four) Sq.ft. situated at Mouza – Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, within the KMC Ward No.109, known as KMC Premises No.99, Barakhola, within the KMC Ward No.109, P.S. Purba Jadavpur, Kolkata - 700099 in favour of the present Owner/Vendor herein.

AND WHEREAS thus the present OWNER herein becomes the absolute owner of the said plot of land measuring net land area of 5 (Five) Cottahs 13 (Thirteen) Chittacks 04 (Four) Sq.ft. as per present physical measurement (rest land area measuring 14 sq.ft. has been exhausted due to extension of the adjacent road area) togetherwith one R.T. Shed structure standing thereon measuring an area of 1787 (One thousand seven hundred and eighty seven) Sq.ft. more or less situated at Mouza – Barakhola, J.L. No.21, Touzi No.159, comprising in R.S. Dag No.37, under R.S. Khatian No.13, corresponding to L.R. Dag No.37, under L.R. Khatian No.226, within the



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K.M.C. Ward No.109, known as KMC Premises No.99, Barakhola, Assessee No.31-109-02-0099-2, P.S. Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas and the present **OWNER** has been enjoying his said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority and thereafter the **OWNER** herein has taken sanction of the Ground Plus Three Storied building plan from the K.M.C. vide sanctioned Permit No.2024120225 dated 09.09.2024.

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-433318 dated 24.02.2025 and Search Receipt No. REGN- CC-433318 dated 24.02.2025 is enclosed herewith.


(SOMESH MISHRA)
ADVOCATE

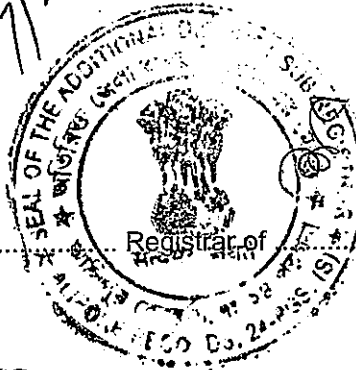
SOMESH MISHRA
ADVOCATE
HIGH COURT CALCUTTA
69/1, BAGHAJATIN PLACE
KOLKATA 700086
Enrol No. F/985/2008

No. REGN CC 433318

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 4518
2. Date of application 24/12/05
3. Search for the year (s) 2010-2015
4. Name of office to which the record to be searched or inspected relates D.R. Seal dah
5. Name of person or property to be searched Re-99 Batakhole
6. Nature of document Re-Bunbagerdampur
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2
8. From whom received M. Somesh Mishra
9. Fees paid under Article — (Adv)
- F (1) (i)
- F (2) (ii)
- F (2)

Rs. 34/-



No. REGN CC 462410

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 11115

Date of application 24/12/15

Search for the year (s) 2010-15

Name of office to which the record to be searched or inspected relates m

Name of person or property to be searched 77

Nature of document

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 92 Bone khur

From whom received P. S. Anwar Jahan Puz
S. Anwar

Fees paid under Article —

1) (i) 172

2) (ii)

2)

Registrar of 8