

PRANAB KUMAR SAHA
Advocate
Calcutta High Court

Chamber Address:
4, Govt. Place North, Delta House, 8th Floor
Kolkata - 700001
Mobile Call : 7980826784
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Date: 25th March, 2022.

TO WHOM IT MAY CONCERN

Re: Search and Marketability Report

Present Owner

- (1) **SRI SIDDHA NATH SAHA, (PAN- AJTPS2440L), (Aadhaar No.2003 1565 3012)**, son of Late Fakir Nath Saha, by occupation - Retired,
(2) **SMT. REKHA SAHA, (PAN-CVTPS8633R), (Aadhaar No.7004 7379 2252)**, wife of Late Narayan Chandra Saha and daughter of Late Kalipada Saha, by occupation - Housewife,
(3) **SMT. PRATIMA ROY. (PAN- CKBPR7030J), (Aadhaar No.8962 7340 3854)**, wife of Sri Tarun Roy and daughter of Late Narayan Chandra Saha, by occupation -Homemaker, and (4) **SRI SUBRATA SAHA, (PAN- BTOPS5387L), (Aadhaar No.2383 2776 4767), (Ph- 99036 30347)**, son of Late Narayan Chandra Saha, by occupation - Business, all are by faith Hindu, by nationality Indian, residing at 6B, Northern Avenue, P.O. Belgachia, Police Station Chitpur, Kolkata - 700 037

Subject Property :

ALL THAT piece and parcel of homestead land measuring 3 (three) Cottahs 6 (six) Chittaks 20 (twenty) sq. ft. more or less together with two storied building standing thereon having 500 sq. ft. in the ground floor and 500 sq. ft. in the first floor, lying and situate at and being Premises No. 6B, Northern Avenue, P.O. Belgachia, Police

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Station - Chitpur, Kolkata - 700 037, comprised in erstwhile Mouza - Birpara Duck Camp Bagan, Holding No.95/96, Paikpara Raja Manindra Road (previously 19/N and thereafter 19/N/2B, Paikpara Raja Manindra Road), in Ward No.04, Borough No.I, Assessee No.11-004-08-0003-7, within the local limits of Kolkata Municipal Corporation, under A.D.S.R. Sealdah

My scope of work involved a search of the relevant documents and records at Registry Office, Court, and Concern Municipality in relation to said building premises and my opinion is as under :-

A. Scope Limitation

The scope of my review is limited by the following general parameters :-

1. I have assumed the genuineness of all signatures, the authenticity of all documents submitted to us.
2. I have assumed that the documents submitted to us in connection with any particular issue are the only documents relating to such issue.
3. Except as specifically indicated in this report, we have not independently validated the information provided to us with any external source or authority. Since valuation and physical verification over properties is not part of our scope of work, we have not examined the value or conducted physical verification of any properties.

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B. Details of Searches/Enquiries Conducted :-

District	Registration office
South 24-Parganas	A.D.S.R. SEALDAH
South 24-Parganas	D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas	D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas	D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas	D.S.R. - V SOUTH 24-PARGANAS
South 24-Parganas	D.S.R. - II SOUTH 24-PARGANAS
Kolkata	A.R.A. - I KOLKATA
Kolkata	A.R.A. - II KOLKATA
Kolkata	A.R.A. - III KOLKATA
Kolkata	A.R.A. - IV KOLKATA

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C. Conclusion :-

My opinion

Considering the above observation and subject to the scope of my limitation as mentioned above I found no encumbrances relating to the property.

Hence I am at my opinion that the subject property is having good marketable title and is free from encumbrances.

Thanking you,

Yours faithfully

Pranab Kumar Saha Adv.

Advocate

PRANAB KUMAR SAHA
Advocate
Calcutta High Court
F/1691/2009