

# Debdulal Chakraborty

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Residence & Chamber: South Kukurakhali, Karbala, Opp. Indian Overseas Bank, P.O:- Narendrapur, Kolkata-700103

Ref No.....

Date.. 13/08/2025

## SUB: - Non-Encumbrances Certificate and Detail Report on Title

### SEARCH REPORT

**DESCRIPTION OF THE SCHEDULE PROPERTY:** ALL THAT piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a single storied dwelling house, having measurement 500 Sq.ft. more or less, cement flooring (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 2 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, corresponding to L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, Being Holding No. 305, Purba Para, under Ward No. 31, within the limits of the Rajpur Sonarpur Municipality, A.D.S.R.O. formerly Sonarpur now Garia, P.O. Laskarpur, Police Station: formerly Sonarpur now Narendrapur, Kolkata-700153, in the District of South 24 Parganas, West Bengal.

The said property is butted and bounded as follows; -

**ON THE NORTH:** By 14' feet wide U B Road.

**ON THE SOUTH:** By C.S. Dag No. 1208.

**ON THE EAST:** By C.S. Dag No. 1206 & 1207.

**ON THE WEST:** By C.S. Dag No. 1206 & 1207.

**RELEVANT DEED/DOCUMENTS** as follows:

➤ **Original Deeds/Documents verified:**

- I. **Sale Deed, being No. 307 of 1973 (Original)- In favour of Ashis Shom.**
- II. **Sale Deed, being No. 3603 of 1972 (Original)- In favour of Amulya Chatterjee.**
- III. **Sale Deed, being No. 2073 of 1973 (Original)- In favour of Ashis Shom.**
- IV. **Sale Deed, being No. 13475 of 1985 (Original)- In favour of Smt. Bindu Chakraborty.**
- V. **Sale Deed, being No. 08492 of 2010 (Original)- In favour of Smt. Shanta Saha.**
- VI. **L.R. Parcha, issued by BL & LRO- In favour of Shanta Saha.**
- VII. **Mutation Certificate, issued by Rajpur Sonarpur Municipality.**
- VIII. **Deed of Declaration, being No. 00006 of 2024.**
- IX. **Development Agreement, being No. 00625 of 2024.**
- X. **Development POA, being No. 00627 of 2024.**
- XI. **Property Tax Receipt issued by Rajpur Sonarpur Municipality.**
- XII. **Khazna, issued by BL & LRO.**
- XIII. **Building Sanction Plan, vide permit No. SWS-OBPAS/2207/2025/0709 dated 11.04.2025.**
- XIV. **Partnership Deed- In between partners of M/S PHILOMEL CONSTRUCTION.**
- XV. **Trade License In favour of M/S PHILOMEL CONSTRUCTION.**

**OWNER: SMT. SHANTA SAHA.**

**SEARCHES:** I have conducted necessary searches in the records office of A.D.S.R. Sonarpur & Garia, D.S.R.-Alipore and A.R.A.-Kolkata for the years from 2011 to 2025 (15 years) and before the Learned Civil Court (Sr. Div & Jr. Div) at Baruipur (13 years) in pertaining to the aforesaid property of the said schedule property.

**WHEREAS**

- 1) Originally one Sri Dhananjoy Naskar seized and possessed all that landed properties comprised in various dag numbers including the piece and parcel of land comprised in C.S. & R.S. Dag Nos. 1206 & 1207 under C.S. Khatian No. 174, Hal R.S. Khatian No. 340 &

662, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal.

- 2) After demise of said Dhananjay Naskar his sons as legal heirs amongst themselves mutually settled and divided their inherited properties left behind their father and out of one son named Sri Nagendra Nath Naskar got portion of the aforesaid landed properties comprised in various dag numbers including the piece and parcel of land comprised in C.S. & R.S. Dag Nos. 1206 & 1207 under C.S. Khatian No. 174, Hal R.S. Khatian No. 340 & 662, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal.
- 3) While seized and possessed said Sri Nagendra Nath Naskar, son of Late Dhananjay Naskar sold, transferred and conveyed out of his allocated portion, one plot of land i.e., All That piece and parcel of total aggregating land measuring an area 02 Cottahs 01 Chattack 27 Sq.ft. be the same a little more or less, consisting in split of land measuring an area 01 Cottah 03 Chittacks 13 Sq.ft. be the same comprised in R.S. Dag No. 1206 under R.S. Khatian No. 340 and land measuring an area 14 Chattacks 14 Sq.ft. be the same comprised in R.S. Dag No. 1207 under R.S. Khatian No. 662, thus, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Sri Ashis Shom, son of Late Hiresh Lal Shom, by virtue of a Deed of Sale (Vikroy Kobala), on 30.01.1973, which was registered in the office at S.R. Sonarpur and recorded in Book No. 1, Volume No. 8, Pages from 184 to 187, Being No. 307 for the year 1973.
- 4) While seized and possessed said Sri Nagendra Nath Naskar, son of Late Dhananjay Naskar seized and possessed sold, transferred and conveyed out of his allocated portion, another plot of land i.e., All That piece and parcel of land measuring an area 02 Cottahs be the same comprised in R.S. Dag No. 1206 under R.S. Khatian No. 340 and

land measuring an area 02 Cottahs be the same comprised in R.S. Dag No. 1207 under R.S. Khatian No. 662, thus, total aggregating land measuring an area 04 Cottahs be the same a little more or less, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Sri Amulya Chatterjee, son of Late Narayan Chatterjee, by virtue of a Deed of Sale (Vikroy Kobala), on 31.10.1972, which was registered in the office at S.R. Sonarpur and recorded in Book No. 1, Volume No. 50, Pages from 113 to 116, Being No. 3603 for the year 1972.

5) While seized and possessed said Sri Amulya Chatterjee sold, transferred and conveyed out of the aforesaid land i.e., All That piece and parcel of land measuring an area 04 Chattacks be the same comprised in R.S. Dag No. 1206 under R.S. Khatian No. 340 and land measuring an area 04 Chattacks be the same comprised in R.S. Dag No. 1207 under R.S. Khatian No. 662, thus, total aggregating land area 08 Chattacks, be the same a little more or less, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Sri Ashis Shom, son of Late Hires Lal Shom, by virtue of a Deed of Sale (Vikroy Kobala), which was registered in the office at S.R. Sonarpur and recorded in Book No. 1, Volume No. 35, Pages from 142 to 144, Being No. 2073 for the year 1973.

6) Thus, by virtue of aforesaid two Sale Deed, being Nos. 307 of 1973 and 2073 of 1973, the said Sri Ashis Shom seized possessed and entitled to All That piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal.

- 7) Thereafter, the said Sri Ashis Shom mutated his name in the formerly Laskarpur Gram Panchayat presently Sri Rishi Raj Narayan No. 1 Gram Panchayat in respect of the said land and constructed a dwelling house thereon and paying rents and taxes to the concerned authority.
- 8) While in peaceful possession of the said property the said Ashis Shom sold, transferred and conveyed All That piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 1 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza-Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, within jurisdiction of the formerly Laskarpur Gram Panchayat presently Sri Rishi Raj Narayan No. 1 Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Smt. Bindu Chakraborty, wife of Sri Subodh Kumar Chakraborty, by virtue of a Deed of Sale (Vikroy Kobala), on 30<sup>th</sup> September, 1985, which was registered in the office at District Sub-Registrar- Alipore and recorded in Book No. 1, Volume No. 233, Pages from 393 to 402, Being No. 13475 for the year 1985.
- 9) While peacefully possession of the said property the said Smt. Bindu Chakraborty sold, transferred and conveyed All That piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 1 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza-Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, within jurisdiction of the formerly Laskarpur Gram Panchayat presently Sri Rishi Raj Narayan No. 1 Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Smt. Shanta Saha, wife of Sri Aparesh Saha, by virtue of a Deed of Sale (Vikroy Kobala), executed on 25<sup>th</sup> September, 2006, and registered on 16<sup>th</sup> November, 2010, which was duly registered in the office at District Sub-Registrar- IV,

South 24 Parganas and recorded in Book No. 1, CD Volume No. 29, Pages from 2723 to 2736, Being No. 08492 for the year 2010.

- 10) Thereafter the said Smt. Shanta Saha while possessed of the aforesaid property recorded in her name with the Record of Rights before the BL & LRO, which is published in L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, P.S. Sonarpur, District South 24 Parganas and P.S Sonarpur, in the district- South 24 Parganas and mutated in the Assessment records of the Rajpur Sonarpur Municipality, being Holding No. 305, Purba Para, under Ward No. 31, P.O.– Laskarpur, P.S. Narendrapur, in the district- South 24 Parganas and paying Govt. taxes and Municipality rents and taxes to the concerned authority.
- 11) Thus, the said Smt. Shanta Saha, the Owner/Vendor herein seized, possessed and entitled to All That piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 1 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, corresponding to L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, Being Holding No. 305, Purba Para, under Ward No. 31, within the limits of the Rajpur Sonarpur Municipality, A.D.S.R.O. formerly Sonarpur now Garia, P.O. Laskarpur, Police Station: formerly Sonarpur now Narendrapur, in the District of South 24 Parganas, West Bengal, morefully and particularly described and mentioned in the FIRST SCHEDULE herein, which is called and referred to as the "SAID LAND", which is free from all encumbrances.
- 12) While possessing the aforesaid property said **SMT. SHANTA SAHA** has been noticed that in the said registered Deed of Sale, Being No. 08492 for the year 2010, inadvertently written some errors/mistakes is/are nothing, but oversight and typographical and for rectified the same made and executed a Deed of Declaration, on 06<sup>th</sup> February, 2024, which was duly registered in the office at Addl. District Sub-Registrar- Garia, South 24

Parganas and recorded in Book No. IV, Volume No. 1629-2024, Pages from 95 to 108, Being No. 162900006 for the year 2024.

- 13) While possessing the aforesaid property said **SMT. SHANTA SAHA**, the Landowner herein, with a view to developing and building a multi-storied building on the '**SAID LAND**', morefully mentioned in the '**FIRST SCHEDULE**' herein. The said Landowner has approached to one **M/S PHILOMEL CONSTRUCTION** (Developer herein), a Partnership Firm having it's office at 395, Boral Main Road, near Rangkal, P.S. Narendrapur, Kolkata - 700 084, District South 24 Parganas, being represented by its two partners namely (1) **SRI BIJOY GHOSH**, son of Late Lalmohon Ghosh, By Faith - Hindu, By Occupation - Business, By Nationality - Indian, residing at C/9 , Rajnarayan Park , P.O+Vill -Boral, P.S. Narendrapur, Kolkata - 700 154, and (2) **SRI JIBAN GHOSH**, son of Sri. Monindra Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 286, Sarojini Apartment, Laskarpur Purbapara, P.S. Narendrapur, Kolkata - 700 153 (the Developer herein), who is competent enough technically know how to erect said multistoried building on the said land and the said Developer being interested has agreed to construct the said building in accordance with the building sanctioned plan, which is to be obtained from the competent Authority of the Rajpur Sonarpur Municipality and the Developer shall bear all expenses, in respect of said construction including all legal expenses if arises during construction or after signing of this agreement with certain terms and conditions mentioned in the Development Agreement, which was executed on 08.02.2024, duly registered in the office at A.D.S.R.-Garia, South 24 Parganas and recorded in Book No. 1, Volume No. 1629-2024, Pages from 14066 to 14105, Being No. 162900625 for the year 2024 and conferred a Development Power of Attorney after Registered Development Agreement in favour of said developer firm named **M/S PHILOMEL CONSTRUCTION**, which was executed on 08.02.2024, duly registered in the office at A.D.S.R.-Garia, South 24 Parganas and recorded in Book No. 1, Volume No. 1629-2024, Pages from 14106 to 14128, Being No. 162900627 for the year 2024.

**14)** In accordance with the said Development Agreement dated 08.02.2024 and Development Power of Attorney after Registered Development Agreement on 08.02.2024 applied and obtained a Building Sanction Plan, vide Permit No. SWS-OBPAS/2207/2025/0709 dated 11.04.2025 duly sanctioned by the Rajpur Sonarpur Municipality for constructing a residential cum commercial multi-storied building on the said land, situated at Mouza- Laskarpur, Municipality Holding No. 305, Purba Para, under Ward No. 31, within the limits of the Rajpur Sonarpur Municipality, Police Station: formerly Sonarpur now Narendrapur, in the District of South 24 Parganas.

**Opinion:**

The said property is free from all encumbrances and has a good marketable title.

**Annexed: -**

- a) Search Report of Registry Offices.
- b) Search Report of Ld. Civil Court (Sr.Div. & Jr. Div.) at Baruipur.

  
Deboujai Chakraborty  
MA,LLB (Advocate)  
Baruipur & Alipore Civil Court