

RATAN PAL

Advocate

High Court, Calcutta

C/o. G.C. Chunder & Co.
(Solicitors & Advocates).

6, Old Post Office Street,
Temple Chamber

1st Floor, Room No.35,
Kolkata-700001

E-mail: -pal_ratan@yahoo.com
8697893055 (M)

SEARCH REPORT ON TITLE

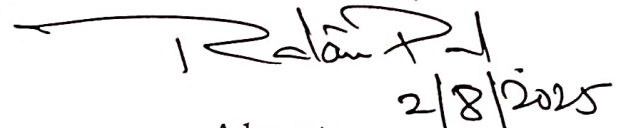
Re: 26K Durga Prasanna Paramhansa Road, Kolkata-700047

I have caused necessary searches through my agent S. Manna Index No.II in the office of the D.R. at Alipore, and S.R. Alipore and R.A. Kolkata for the period from 2011 to 2025 (up to date) and have inspected the records as available in the concerned registration offices.

During those periods of search as per available records concerned, I found there are four entry, (1) Deed of Development Agreement in the office of the D.S.R.-III Alipore and recorded in being Deed No. 7058 for the year 2021, (2) General Power in the office of the D.S.R.-II Alipore and recorded in being Deed No. 9358 for the year 2023, (3) Deed of Declaration in the office of the D.S.R.-V Alipore and recorded in being Deed No. 2170 for the year 2023, (4) Deed of Agreement for Sale in the office of the D.S.R.-II Alipore and recorded in being Deed No. 3387 for the year 2025, and there are no entries of transfer, sale, gift, trust, lease, mortgage, etc. in respect of the above mentioned premises.

Hence, in my opinion as per available records from the concern Registration offices, that the above-mentioned Property related to the above-mentioned premises, holds good, clear and marketable title over the said property and the same is free from encumbrances. Search receipt nos. is enclosed herewith: -

1. CC-406181 dated 29.07.2025.
2. BB-230120 dated 29.07.2025.


2/8/2025
Advocate.



West Bengal Form No. 1556

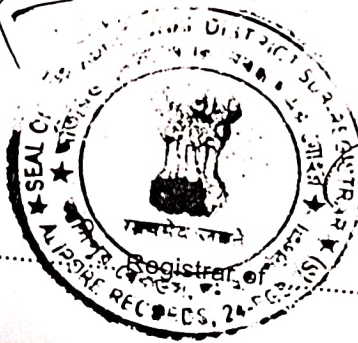
[New Rule Form No. 19 (Appendix)-I]]

No. REGN CC 406181

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 17281
2. Date of application 29/7/15
3. Search for the year (s) 2011-12
4. Name of office to which the record to be searched or inspected relates..... ORPBR Alipore
5. Name of person or property to be searched 26 K Durega
6. Nature of document Praganua Parachhanna
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2
8. From whom received D. Saha
9. Fees paid under Article —
F (1) (i)
F (2) (ii)
F (2)

SPL/Kolkata-56



Form No. 1556

[New Rule Form No. 19 (Appendix)-I]]

No. REGN BB 230120

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 38220
Date of application 22/12/15
Search for the year (s) 2011-15
Name of office to which the record to be searched or inspected relates R
Name of person or property to be searched
Nature of document
Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 266 Durga Prasanna
.....
From whom received P. Saha
Fees paid under Article —
(1) (i) 167
2) (ii)
2) 8

26K Durga Prasadanna -
Parambansa Rd

Whats App

S. R. Aripore

2011 - 2020 - NIL

2021 - Sale - 3Ka 500 sq - Agreement - deed - 705

2022 - NIL

2023 - Power - 3Ka 500 sq - deed - 9358

Declaration - 3 Ka - " - 2170

2024 - NIL

2025 - 850 sq + 135 car parkin.
deed - 3387

S. R. O Aripore

2011 - 2025 - NIL

R. A. Cal

2011 - 2025 - NIL

2. Sam

**Directorate of Registration and Stamp Revenue**

Finance Department, Government of West Bengal

☐ Query No ☒ Deed No**Deed Details****District**

South 24-Parganas

Registration Office

SOUTH 24-PARGANAS (D.S.R. - II)

Deed No

03387

Deed Year

2025

Security Code

B7M7H8

F0D4A3

Submit

Service Count

7,93,60,322

Deed Details****Updated Data****

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0104] Sale, Sale agreement without possession [Full Stamp]	D.S.R. - II SOUTH 24-PARGANAS	I- 160203387/2025	1602- 2025 Page No: 118997 to 119035	07/03/2025	07/03/2025		1602003432/2025

****Updated Data******Name & Address of the Party****Name****Address****Status**Arpita Shyamal Adhikari
Wife of Shri Shyamal AdhikariDistrict: Nashik, PS: GANGAPUR,
Pin: 422013, State: Maharashtra,,
Country: India,

Status: Seller

Name	Address	Status
Aparajita Das Barman Wife of Shri Siddhartha Das Barman	District: South 24-Parganas, PS: Jadavpur, Pin: 700092, State: West Bengal,, Country: India,	Status: Seller
Messers Matri Enterprise	District: South 24-Parganas, PS: Regent Park, Pin: 700040, State: West Bengal,, Country: India,	
Bansari Dasgupta Daughter of Jagadish Chandra Dasgupta	District: Hooghly, PS: Rishra, Pin: 712248, State: West Bengal,, Country: India,	Status: Buyer
Srimayee Gangopadhyay Daughter of Ratan Gangopadhyay	District: Hooghly, PS: Rishra, Pin: 712248, State: West Bengal,, Country: India,	Status: Buyer
Pranab Dutta Son of Late Kiransankar Dutta	District: South 24-Parganas, PS: Regent Park, Pin: 700040, State: West Bengal,, Country: India,	Status: Attorney (Seller)
Pranab Dutta Son of Late Kiransankar Dutta	District: South 24-Parganas, PS: Regent Park, Pin: 700040, State: West Bengal,, Country: India,	Status: Attorney (Seller)
Pranab Dutta Son of Late Kiransankar Dutta	District: South 24-Parganas, PS: Regent Park, Pin: 700040, State: West Bengal,, Country: India,	Status: Representative (Seller)

Updated Data

Details of Property

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
District: South 24-Parganas, PS: Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 26K, Road: Durga Prasanna Paramhansa Road, , Ward: 100, Floor No : 2	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]		Carpet Area: 850 SqFt

Property Location

District: South 24-Parganas, PS: Jadavpur,
Municipality: KOLKATA MUNICIPAL
CORPORATION,, Premises: 26K, Road:
Durga Prasanna Paramhansa Road, ,
Ward: 100, Floor No : 0

Property Type &
Transaction

Property Type:
Apartment
Transaction: [0104]
Sale, Sale
agreement without
possession [Full
Stamp]

Plot & Khatian No
and Zone

Area of Property

Area of Covered
Garage: 135 SqFt

Updated Data

GRIPS (<https://wbifms.gov.in/GRIPS/>)

Finance Department (<https://finance.wb.gov.in/>)
Government of West Bengal



Bangla Sahayata Kendra (<https://bsk.wb.gov.in/>)



(<https://www.wbifms.gov.in/>)

Land & Land Reforms (<http://banglarbhumi.gov.in/>)
WWW.BANGLARBHUMI.GOV.IN

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TOTAL VISITOR : 3,31,11,375
(Since 25/05/2016)



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Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

☐ Query No ☒ Deed No

Deed Details

District

South 24-Parganas

Registration Office

SOUTH 24-PARGANAS (D.S.R. - III)

Deed No

07058

Deed Year

2021

Security Code

S5P8Y4



Submit

Service Count

7,93,59,607

Deed Details

****Updated Data****

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0110] Sale, Development Agreement or Construction agreement	D.S.R. - III SOUTH 24-PARGANAS	I- 160307058/2021	1603- 2021 Page No: 203996 to 204046	01/09/2021	09/09/2021		1603007323/2021

****Updated Data****

Name & Address of the Party

Name	Address	Status
Arpita Shyamal Adhikari Wife of Shri Shyamal Adhikari	District: Nashik, PS: GANGAPUR, Pin: 422013, State: Maharashtra,, Country: India,	Status: Land Lord

****Updated Data****

****Updated Data****

212

TOTAL VISITOR : 3,27,12,730
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Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

☐ Query No ☒ Deed No

Deed Details

District

South 24-Parganas

Registration Office

SOUTH 24-PARGANAS (D.S.R. - II)

Deed No

09358

Deed Year

2023

Security Code

M5H5K6

B7S49



Submit

Service Count

7,93,60,030

Deed Details

****Updated Data****

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	D.S.R. - II SOUTH 24-PARGANAS	I- 160209358/2023	1602- 2023 Page No: 310193 to 310211	03/07/2023	03/07/2023		1602009384/2023

****Updated Data****

Name & Address of the Party

Name	Address	Status
ARPITA SHYAMAL ADHIKARI Wife of Shri SHYAMAL ADHIKARI	District: Nashik, PS: GANGAPUR, Pin: 422013, State: Maharashtra,, Country: India,	Status: Principal
APARAJITA DAS BARMAN Wife of Shri SIDDARTHA DAS BARMAN	District: South 24-Parganas, PS: Jadavpur, Pin: 700092, State: West Bengal,, Country: India,	Status: Principal
MESSRS MATRI ENTERPRISE	District: South 24-Parganas, PS: Regent Park, Pin: 700040, State: West Bengal,, Country: India,	Status: Organization (Attorney)
PRANAB DUTTA	District: South 24-Parganas, PS: Regent Park, Pin: 700040, State: West Bengal,, Country: India,	Status: Representative (Attorney)

Updated Data

Details of Property

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
District : South 24-Parganas,PS :Jadavpur,Municipality: KOLKATA MUNICIPAL CORPORATION,Premises :26K,Road: Durga Prasanna Paramhansa Road, , Ward: 100,	Property Type : Land Transaction :[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		Area of Land: 4.95 decimal (3 Katha) Area of Structure :500 Sq Ft

Updated Data

GRIPS (<https://wbifms.gov.in/GRIPS/>)Finance Department (<https://finance.wb.gov.in/>)
Government of West BengalBangla
Sahayata (<https://bsk.wb.gov.in/>)
Kendra(<https://www.wbifms.gov.in/>)Land & Land Reforms (<http://banglarbhumi.gov.in/>)
WWW.BANGLARBHUMI.GOV.IN



Directorate of Registration and Stamp Revenue

Finance Department Government of West Bengal

☐ Query No ☒ Deed No

Deed Details

District

South 24-Parganas

Registration Office

SOUTH 24-PARGANAS (D.S.R. - V)

Deed No

02170

Deed Year

2023

Security Code

B7S49

B7M7H8



Submit

Service Count

7,93,60,184

Deed Details

****Updated Data****

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
[0901] Declaration, Declaration relating to immovable property	D.S.R. - V SOUTH 24- PARGANAS	I- 163002170/2023	1630- 2023 Page No: 61643 to 61653	18/07/2023	18/07/2023		1630002246/2023

****Updated Data****

Name & Address of the Party

Name	Address	Status
ARPITA SHYAMAL ADHIKARI Wife of Shri SHYAMAL ADHIKARI	District: Nashik, PS: GANGAPUR, Pin: 422013, State: Maharashtra,, Country: India,	Status: Declarant

Name

Address

Status

APARAJITA DAS BARMAN

Daughter of Shri SIDDARTHA DAS
BARMANDistrict: South 24-Parganas, PS:
Jadavpur,
Pin: 700092, State: West Bengal,,
Country: India,

Status: Declarant

PRANAB DUTTA

Son of Late KIRANSANKAR DUTTA

District: South 24-Parganas, PS:
Regent Park,
Pin: 700040, State: West Bengal,,
Country: India,

Status: Attorney (Declarant)

PRANAB DUTTA

Son of Late KIRANSANKAR DUTTA

District: South 24-Parganas, PS:
Regent Park,
Pin: 700040, State: West Bengal,,
Country: India,

Status: Attorney (Declarant)

Updated Data

Details of Property

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
District : South 24-Parganas,PS :Jadavpur,Municipality: KOLKATA MUNICIPAL CORPORATION,Premises :26K,Road: Durga Prasanna Paramhansa Road, , Ward: 100,	Property Type : Land Transaction :[0901] Declaration, Declaration relating to immovable property		Area of Land: 4.95 decimal (3 Katha)

Updated Data

GRIPS (<https://wbifms.gov.in/GRIPS/>)Finance Department (<https://finance.wb.gov.in/>)
Government of West BengalBangla
Sahayata
Kendra (<https://bsk.wb.gov.in/>)(<https://www.wbifms.gov.in/>)Land & Land Reforms (<http://banglarbhumi.gov.in/>)
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