

JIBANJIB CHAKRABORTY
M.A.LL.B, Advocate
Howrah Judges' Court

Chamber :
115, Udaygarh, P.O. Bhattanagar,
P.S. Liluah, Dist. Howrah
Dated: 01.08. 2022.

ALL THAT piece and parcel of Mokarari Mourashi Bastu land measuring more or less 12 Ka. 08 Ch. 02 Sft._Comprised in Holding Nos. 67, 69,70, & 71, Shibpur Road P.S. Shibpur, Dist. Howrah-711102, amalgamated in to holding No. 69, Shibpur Road P.S. Shibpur, Dist. Howrah-711102, Ward No. 32, Borough V of H.M.C. within the jurisdiction of District Sub - Registrar at Howrah and Additonal District Sub - Registrar at Howrah.

OWNERS:-

SRI AVIJIT GHOSH, Director of
M/S. MANGALA GAURI CONSULTANTS PVT. LTD.

I have caused necessary searches in the A.D.S.R.Office AT Howrah for the year 1990 to 2021 till date and the in the D.S.R.Office at Howrah for the year 1993 to 2022 till date through the Regd. Searcher and have inspected the settlement records B.L. & L.R.O. Mutation and all other relevant documents In respect of the aforesaid property.

MY REPORT :-

1. All that material point of time one Prabodh Bala Debi, now deceased, Wife of Amulya Bandopadhyay was the owner and occupier of the properties comprised in H.M.C. Holding No. 67, 69,70, & 71, Shibpur Road P.S. Shibpur, Dist. Howrah-711102, and the said Probodh Bala Debi purchased the same means of two separate deeds of sale, the first of them having been executed on 5. 5. 1995



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and registered in Book NO. 1, Volume No. 22, pages 68 to 73, being No. 1869 for the year 1915 at the office of the D.S.R. Howrah and the other one having been executed on 21. 08. 1921 and registered Bok No. I, volume No. 24 , pages 251 to 255, being no.3094 for the year 1921 at the office of D.S..R. Howrah while possessing the aforesaid properties as of her own right title and interest the said probodh Bala Debi , mutated her name in the record of the then Howrah Municipality and the total property was sub divided in four separate holdings.viz. 67, Shibpur Road containing land measuring about 9 Ka. 6 Ch. 40 Sft. and 69, Shibpur Road containing an ara of land measuring 1 Ka. 3 Ch. 8 Sft. with structure and 70, Shibpur Road containing land measuring about 8 Ka. 7 Ch. 33 Sft. with structure and 71, Shibpur Road, containing land measuring about 2 Ka. 7 Ch. 40 Sft. . Thereafter the said Probodh Bala Devbi passed away leaving behnd her three sons namely Haradhan Banerjee, Amarnath Banerjee and Biswanath Banerjee along with four married daughters namely Annapurna Mukherjee, Angshuyman Mukherjee, Aparna Chawdhury and Aruna Chattopadyay as her legal heirs. The husband of Probodh Bala Debi predeceased her.



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2. Afterwards the said Biswanath Banerjee died leaving behind his wife Smt. Katyani Banerjee, one son Samir Banerjee and five daughters namely Smt. Jolly Banerjee, Majushree Mukherjee, Smt. Polly Banerjee, Smt. Lily Bhattacharjee and Smt. Shelly Ray as his heirs.
3. That one of the daughter of Probodah Bala Dasi, viz. Annapurna Mukherjee and her husband Sudhir Mukherjee died intestate and issueless and her share in the properties of her mother reversed back to the other heirs of her mother.
4. In the meantime another daughter of Probodh Bala Dasi viz. Angshumala Mukherjee also passed away intestate and her husband Snyama Charan Mukherjee also died in estate leaving her four sons viz. 1) Akshay Kumar Mukherjee, 2) Achintya Kumar Mukherjee, 3) Sri Amitava Mukherjee and 4) Aanta Mukherjee and five daughters namely 1) Smt. Purnima Banerjee, Smt. Meghamala Banerjee, 3) Smt. Sangha Mitra Seal and 4) Smt. Paromita Ghatak and one Amiya Ray Chawdhury.



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5. Thereafter one of the son of said Angshumala Mukherjee viz. Ananta Mukherjee died leaving his wife smt. Rita Mukherjee and one son Sumalya Mukherjee respectively and the said Amiya Ray Chowdhury died leaving her husband Sri Kshitindra Ray Chowdhury and one Son Sri Kaushik Ray Chowdhury respectively. Another daughter of Probodh Bala Debi viz. Aparna Chattopadhyay also died intestate and her husband Sambhunath Chattopadhyay also died and her share was inherited by her two sons namely Banikanta Chattopadhyay and Sri Triptimoy Chattopadhyay, on the demise of Banikanta Chattopadhyay his share devolved upon his wife Smt. Sangha MNitra Chattopadhyay and one daughter Smt. Sanchayita Dey.
6. Another daughter of Probodh Bala Debi, Viz. Aruna Chattopadhyay also died intestate and her husband Harish Chandra Chattopadhyay also predeceased her, leaving one son Tanmay Chattopadhyay and one daughter Smt. Indira Bandopadhyay.



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7. Thereafter all the owners , as stated above, either personally or through their constituted Attorney sold away all these properties by different deeds to the M/S. Mangla Gauri Consultant Pvt. Ltd. represented by its Director Sri Avijit ghosh, as detailed below :/
- a. Holding No. 71 and 67 (P) Shibpur Road measuring altogether 3 Ka. 9 Ch. 38 Sft. and registered in Book NO. I, Volume NO. 3, pages 1325 to 1341, being NO. 06307 for theyeer 2007 at the office of D.S.R. Howrah.
 - b. Holding No. 71 and 67 (P) Shibpur Roadmeasuring altogether 3 Ka. 9 Ch. 38 Sft. and registered in Book NO. I, Volume NO. 3, pages 1407 to 1424, being NO. 06290 for the year 2007 at the office of D.S.R. Howrah.
 - c. Holding No. 71 and 67 (P) Shibpur Roadmeasuring altogether 4 Ka.06 Ch. 03 Sft. and registered in Book No. I, Volume NO. 3, pages 1440 to 1456, being NO. 06388 for theyeer 2007 at the office of D.S.R. Howrah.
8. Thereafter the said M/S. MANGALA GAURI CONSULTANTS PVT. LTD. executed a registered deed of amalgamation in respect of holding NO. for amalgamating into a single holding which was registered in the Book NO. I, Volume NO. 3, pages 1325 to 1341, being NO. 06307 for theyeer 2007 at the office of D.S.R. Howrah.



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On the the basis of that amalgamation deed the said Director of M/S. MANGALA GAURI CONSULTANTS PVT. LTD. mutated its name in the record of H.M.C. and all the four holdings have been amalgamated into one and single holding which is now known as 69, Shibpur Road P.S. Shibpur, Dist. Howrah-711102, Ward No. 32, Borough V of H.M.C. measuring 12 Kh. 8 Ch. 2 Sft.

This is in short the history of the property and devolution of title.

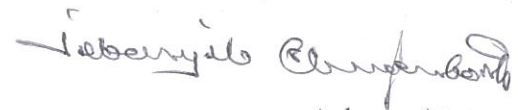
As a result the present owners became the joint owners and occupiers of land with structure standing thereon measuring about 12 Kh. 8 Ch. 2 Sft. comprised in Holding No. 69, Shibpur Road P.S. Shibpur, Dist. Howrah-711102, Ward No. 32, Borough V of H.M.C.s. and there are no any other claimant of the said property excepting them.

On examination of the relevant title Deed and other documents I referred the aforesaid genetic history of the property from which it reveals that M/S. MANGALA GAURI CONSULTANTS PVT. LTD., being the absolute owners of the property as referred herein above and the property is free from all encumbrances and having a good marketable title.

I also hereby certify that the above-mentioned land is not subject to any restriction of Urban Land Ceiling and Regulations Act, 1976 and the same is not under any claim of the CMDA and CIT and any other authority and is fit to equitable mortgaged and sanctioning building plan. etc.

Deed.

Parcha & Demand Registrar.
SEARCH RECEIPT.
SEARCH REPORT


Advocate

Government of West Bengal
Office of the HOWRAH (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 02-08-2022

Serial No of Application	0502006336/2022	Search No	0502006336/2022
Search for the Years	From 2014 To 2022	Record Available	From 19/09/2007 onwards
Property to be Searched	District: Howrah, PS: Shibpur, Premises: 69, Road: Shibpur Road		
From whom Received	P Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 8/-	

Search Result: No Record Found



(Mr Provash Adhikary)
A.D.S.R. HOWRAH
OFFICE OF THE A.D.S.R. HOWRAH

Pratima Das

64/1, Joy Narayan Babu
Ananda Dutta Lane,
Howrah - 711 101.
Cell : 9903650250
9810236732

Advocate Clerk (High Court)

Searching Report

Ref. No.....

Year..2014...To...2022..

Date...3...8...22

69 Ship Pur Road P.S. Ship Pur
U A.D.S.R Howrah

2014 -
2015 -
2016 -
2017 -
2018 -
2019 -
2020 -
2021 -
2022 -

computer
search

searching by
Pratima Das
3.8.22

Government of West Bengal
Office of the HOWRAH (D.S.R.-I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 02-08-2022

Serial No of Application	0501028696/2022	Search No	0501028696/2022
Search for the Years	From 2014 To 2022	Record Available	From 01/01/1900 onwards
Property to be Searched	District: Howrah, PS: Shibpur, Premises: 69, Road: Shibpur Road		
From whom Received	P DAS		
Fees Paid under Articles	F1(i) 2 /-	F1(ii)	8 /-

Search Result: No Record Found



(Mr Roni Sen)
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Advocate Clerk (High Court)

Searching Report

Ref. No.....

Year.....2014.....To.....2022.....

Date.....3.8.22.....

69, Shibpur Road, P.S. Shibpur
II D.S.R. Howrah

2014	-	computer search
2015	-	
2016	-	
2017	-	
2018	-	
2019	-	
2020	-	
2021	-	
2022	-	

searching by
Pratima Das
3.8.22