

Koushik Biswas

B. A. LLB. Advocate

Sealdah Civil Court,
3rd Floor, Room No. 301,
Kolkata - 700014,

Chamber Address :- 48/8, Beliaghata Main Road, Kolkata - 700010,
Land Mark - Beside Balak Brinda Club.

Memo/Ref No. :-

Date :-

17/02/2025.

Search Report

In Favour of Index- II

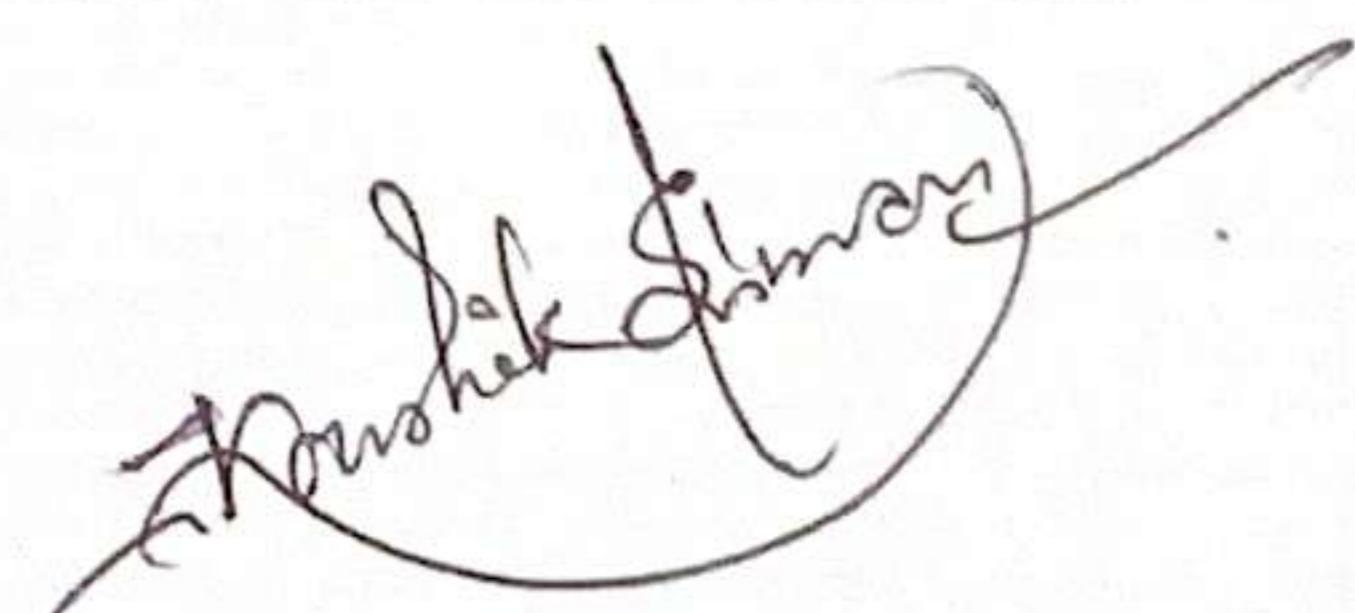
Premises No. - 18, Sir Gurudas Road, P.S – Phool bagan, Kolkata – 700054.

I have caused necessary search through my clerk K. Das in the office of the A.D.S.R. Sealdah, A.R.A. I Kolkata, and in the Office of the D.S.R. III South 24 Parganas from the year 2009 to 2025 in Index-II, in respect of above mentioned **Premises No. - 18, Sir Gurudas Road, P.S – Phool bagan, Kolkata – 700054.**

During that period I have found **3(Three)** entries in the office of the A.D.S.R. Sealdah. Which are the registered Records of Development Agreement (being Deed No. **2013/2018**) and Development Power of Attorney (**4236/2024**) and two Nos of Declaration (being Nos **4535/2019 & 3374/2023**) in favour of Kolkata Municipal Corporation, for sanctioning building Plan.

For further clarification 3 (Three) number of search receipts enclosed herewith.

Thus in my opinion the Property is free from all encumbrances and the Owner has good marketable title over the land.



KOUSHIK BISWAS
ADVOCATE
SEALDAH CIVIL COURT,
KOLKATA - 700014.

Home Address - 210, Goraksha Basi Road, Flat 4A, Aditi Apartment, Kolkata - 700028.
also of 10/23, Kabi Bharat Chandra Road, Flat 3A, Shristi Ville, Kolkata - 700028.

Government of West Bengal
Office of the D.S.R III SOUTH 24 PARGANAS
Receipt for fees deposited for Search
Form -1556

Date of Application: 22-02-2018

Search for the Years	From 2009 To 2025	Record Available (From 10/11/2008 onwards)
Name of Property to be Searched	Dist: South 24 Parganas; Road Name : Sir Gurudas Road; P.S : Phool Bagan; Premises No. 18.	
From whom Received	Mr S Mondal	
Fees Paid under Articles	F1 (i) 2/-	F1(ii) 17/-
Search Result:	No Recored Found.	

D.S.R III SOUTH 24 PARGANAS
OFFICE OF THE D.S.R III SOUTH 24 PARGANAS

Government of West Bengal
Office of the A.R.A. I KOLKATA
Receipt for fees deposited for Search
Form -1556

Date of Application: 17-02-2025

Search for the Years

From 2009 To 2025

Record Available (From 10/11/2008 onwards)

**Name of Property to be
Searched**

Dist: South 24 Parganas; Road Name : Sir Gurudas Road; P.S : Phool Bagan;
Premises No. 18.

From whom Received

Mr S Mondal

Fees Paid under Articles

F1 (i) 2/- F1(ii) 17/-

Search Result:

No Recored Found.

A.R.A.I KOLKATA

OFFICE OF THE A.R.A. I KOLKATA

Government of West Bengal
 Office of the A.D.S.R - SEALDAH (From 06/11/2008 onwards)
 Receipt for fees deposited for Search
 Form - 1556

Date of Application: 17-02-2025

Search for the Years	From 2009 To 2025	Record Available		
Name of Property to be Searched	Dist: South 24 Parganas; Road Name : Sir Gurudas Road; P.S : Phool Bagan; Premises No. 18.			
From whom Received	Mr S Mondal			
Fees Paid under Articles	F1 (i) 2/-	F1(ii) 10/-		
Search Result:				
District: South 24-Parganas, PS; Phool Bagan, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18, Road: Sir Gurudas Road, , Ward: 30, Holding: 56/57 Deed Registered in: A.D.S.R. SEALDAH	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : Khatian:	Area of Land : 6.6 decimal (4 Katha) Area of Structure: 200 Sq Ft	Deed No: I- 160602013/2018 Volumne: , Page: 66913 - 66942 Date of Registration: 11/05/2018 Date of Completion: 21/05/2018 Date of Delivery: 11/06/2018 Query No: 16061000111276/2018 Serial No: 1606002379/2018
District: South 24-Parganas, PS; Phool Bagan, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18, Road: Sir Gurudas Road, , Ward: 030 Deed Registered in: A.D.S.R. SEALDAH	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : Khatian:	Area of Land : 6.48313 decimal (3 Katha,14 Chatak,39 Sqft)	Deed No: I- 160604535/2019 Volumne: , Page: 170251 - 170263 Date of Registration: 26/11/2019 Date of Completion: 27/11/2019 Date of Delivery: 04/12/2019 Query No: 16061000238819/2019 Serial No: 1606005308/2019
District: South 24-Parganas, PS; Phool Bagan, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18, Road: Sir Gurudas Road, , Ward: 30, Holding: 56/57 Deed Registered in: A.D.S.R. SEALDAH	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : Khatian:	Area of Land : 6.6 decimal (4 Katha) Area of Structure: 200 Sq Ft	Deed No: I- 160604236/2024 Volumne: , Page: 138365 - 138380 Date of Registration: 05/11/2024 Date of Completion: 20/11/2024 Query No: 16068002800729/2024 Serial No: 1606004412/2024
District: South 24-Parganas, PS; Phool Bagan, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 18, Road: Sir Gurudas Road, , Ward: 030 Deed Registered in: A.D.S.R. SEALDAH	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : Khatian:	Area of Land : 6.48313 decimal (3 Katha,14 Chatak,39 Sqft)	Deed No: I- 160603374/2023 Volumne: , Page: 91627 - 91636 Date of Registration: 31/08/2023 Date of Completion: 07/09/2023 Query No: 16062002170352/2023 Serial No: 1606003501/2023

A.D.S.R.-SEALDAH

OFFICE OF THE A.D.S.R. - SEALDAH