

Date..21-01-2026.....

SEARCH REPORT

Re: ALL THAT piece and parcel of land measuring about 3 (three) Cottahs 10 (ten) Chittacks 00 (zero) Sq.ft. more or less whereon one G+III storied building (under construction) standing thereon, lying and situated in E/P No. 485, S.P. No. 300, in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), within the K.M.C. Ward No. 102, being the K.M.C. Premises No. 30, Baghajatin Block 'D', Assessee No. 31-102-02-0030-7, and postal address D/31, Baghajatin, P.O. Jadavpur University, Kolkata – 700032.

Present Owners : (1) **Smt. Rina Sengupta**, w/o Late Samir Sengupta, of D/31, Baghajatin, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, and (2) **Smt. Runa Rakshit**, w/o Sri Alok Rakshit and d/o Late Samir Sengupta, of 55, Ananda Pally, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032.

I have searched through my searcher Sri Tapas Mistri in respect of the above mentioned property owned by the Present Owners.

I have pursued and considered photo copies of Title Deed and property related documents and necessary searches the above mentioned property at the offices of the Registrar of Assurances Calcutta, from 2012 to 2026 up to date, District Sub-Registrar, Alipore, from 2012 to 2026 up to date and Additional District Sub-Registrar, Alipore from 2012 to 2026 up to date, connection with the above mentioned property through my Searcher Sri Tapas Mistri.

My report is as follows on available record and documents :-

WHEREAS for rehabilitation of the refugees came from East Pakistan now Bangladesh, the Governor of the State of West Bengal, gave, granted and transferred absolutely a plot of land measuring about 3 (three) Cottahs 10 (ten) Chittacks 00 (zero) Sq.ft. more or less, lying and situated in E/P No. 485, S.P. No. 300, in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31,

Attested
For JAIRAM PROJECTS PVT. LTD.

Sow Saha
Director



Date.....

Sub-Registry Office at Alipore, Police Station - Jadavpur, District : South 24-Parganas, unto one Sri Samir Sengupta (now deceased), s/o Late Nripendra Chandra Sengupta, of Baghajatin, Kolkata - 700032, by a Deed of Gift dated 17/11/1988 and registered in the Office of the Additional District Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 47, Pages 257 to 260, being No. 3515, for the year 1988. Thereafter said Samir Sengupta, as such owner of the aforesaid property duly mutated his name with the Kolkata Municipal Corporation which is known and numbered as the K.M.C. Premises No. 30, Baghajatin Block 'D', Assessee No. 31-102-02-0030-7, in the K.M.C. Ward No. 102, P.S. Jadavpur, Kolkata - 700032;

AND WHEREAS the said Land Owner Sri Samir Sengupta was very much desirous to construct a straight G+III storied building on the said land but he had no experience in this matter and so he approached one Developer concern namely Jairam Projects Private Limited, a Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 'TRINITY', 226/1, A.J.C. Bose Road, Space No. 4B, 4th Floor, P.O. Lala Lajpat Roy Sarani, P.S. Ballygunge, Kolkata - 700020, to make construction of a new G+III storied building as per building plan to be sanctioned by The Kolkata Municipal Corporation at the Developer's cost, and they entered into a Development Agreement along with Development Power of Attorney, executed on 17/05/2024 and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2024, Pages from 205331 to 205360, being No. 160308193, for the year 2024, under certain terms and conditions mentioned therein, by which the said Land Owner and the Developer herein shall get some flats/units, etc. with proportionate undivided share of the said land and for smooth construction of the proposed building therein and sell out the Developer's allocation and also executed a General Power of Attorney which was executed on 17/05/2024 and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2023, Pages from 205265 to 205280, being No. 160308194, for the year 2024, in respect of the said land for obtaining the K.M.C. sanctioned building plan;

For JAIRAM PROJECTS PVT. LTD.
Sow Saha
Director

*Sow Saha
21/01/2026*

Date.....

AND WHEREAS the said Developer concern as Attorney executed a Boundary Declaration on 01/08/2024 and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2024, Pages from 334966 to 334977, being No. 160312879, for the year 2024, and also executed a Deed of Gift (Strips of Land) on 01/08/2024 and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2024, Pages from 334545 to 334557, being No. 160312880, for the year 2024, for the Kolkata Municipal Corporation and obtained a building permit vide No. 2024120310 dated 29/10/2024, sanctioned by the Kolkata Municipal Corporation Borough No. XII and started construction work of a G+III storied building thereon at his own cost;

AND WHEREAS said Samir Sengupta died intestate on 24/05/2025, leaving behind his wife namely Smt. Rina Sengupta and one daughter namely Smt. Runa Rakshit, the Present Land Owners herein, as his only legal heirs and successors, who jointly inherited the aforesaid property, by virtue of inheritance under the Hindu Succession Act, 1956 and there is no other legal heirs, successors and claimants except them. That said Samir Sengupta's parents predeceased long before ago;

AND WHEREAS the Present Land Owners, Smt. Rina Sengupta and Smt. Runa Rakshit, were still very much desirous to construct a G+III storied building on the said land and they enter into a Supplementary Development Agreement along with Development Power of Attorney, executed on 23/12/2025 and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2025, Pages from 631105 to 631134, being No. 160323992, for the year 2025, under certain terms and conditions mentioned therein, by which the Land Owners and the Developer herein shall get some flats/units, etc. with proportionate undivided share of the said land and for smooth construction of the proposed building therein and sell out the Developer's allocation and also executed a General Power of Attorney which was executed on 23/12/2025 and registered at the office of the D.S.R.-III at Alipore, South 24-

For JAIRAM PROJECTS PVT. LTD.

S. Saha
S. Saha
Director

21/12/2025

Date.....

Parganas and recorded in Book No. I, Volume No. 1603-2025, Pages from 631135 to 631152, being No. 160323993, for the year 2025, in respect of the said land;

AND WHEREAS the Present Owners herein, are now absolute joint owners, seize and physically possess of ALL THAT piece and parcel of bastu land measuring about 3 (three) Cottahs 10 (ten) Chittacks 00 (zero) Sq.ft. more or less, lying and situated in E/P No. 485, S.P. No. 300, in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), within the K.M.C. Ward No. 102, being the K.M.C. Premises No. 30, Baghajatin Block 'D', Assessee No. 31-102-02-0030-7, and postal address D/31, Baghajatin, P.O. Jadavpur University, Kolkata – 700032, with all easement rights thereto, and the Present Owners herein have clear marketable right, title and interest on the said property free from all encumbrances;

In my opinion relying upon pursued of all papers and information supplied to me, the above named Present Owners have a marketable title to the above mentioned property.



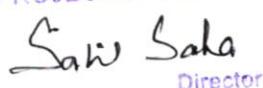
21/01/2026
Advocate

Surya Prasad Datta Roy
Advocate
Alipore Judges' Court
Kolkata-700 027

Enclose:

- I) Search Receipt No. 1603000401/2026, dated 14/01/2026;
- II) Search Receipt No. 1901000605/2026, dated 15/01/2026;
- III) Search Receipt No. 1601000380/2026, dated 15/01/2026;
- IV) Search Receipt No. 1605000125/2026, dated 15/01/2026.

For JAIRAM PROJECTS PVT. LTD.


Sankha Saha
Director

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 14-01-2026

Serial No of Application	1603000401/2026	Search No	1603000401/2026
Search for the Years	From 2012 To 2026	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 30, Road: Bagha Jatin Colony D Block, Holding: 30		
From whom Received	S P Datta Roy		
Fees Paid under Articles	F1(i) 20/-	F1(ii) 280/-	All Transaction

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 30, Road: Bagha Jatin Colony D Block, , Ward: 102	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian:	Area of Land: 5.98125 decimal (3 Katha,10 Chatak) Area of Structure: 400 Sq Ft
Deed Details :		Deed No: I-160308193/2024, Query No: 16032001232670/2024, Serial No: 1603008407/2024, Page: 205331 - 205360, Date of Registration: 17/05/2024, Date of Completion: 17/05/2024,		
2	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 30, Road: Bagha Jatin Colony D Block, , Ward: 102	Property Type: Land Transaction: [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	Plot No: Khatian:	Area of Land: 5.98125 decimal (3 Katha,10 Chatak) Area of Structure: 400 Sq Ft
Deed Details :		Deed No: I-160308194/2024, Query No: 16032001232684/2024, Serial No: 1603008408/2024, Page: 205265 - 205280, Date of Registration: 17/05/2024, Date of Completion: 17/05/2024,		
3	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 30, Road: Bagha Jatin Colony D Block, , Ward: 102	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian:	Area of Land: 5.68136 decimal (3 Katha,7 Chatak,4.14 Sqft)
Deed Details :		Deed No: I-160312879/2024, Query No: 16032002052802/2024, Serial No: 1603013224/2024, Page: 334966 - 334977, Date of Registration: 01/08/2024, Date of Completion: 01/08/2024,		
4	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 30, Road: Bagha Jatin Colony D Block, , Ward: 102	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: Khatian:	Area of Land: 0.986402 decimal (9 Chatak,25.43 Sqft)
Deed Details :		Deed No: I-160312880/2024, Query No: 16032002053165/2024, Serial No: 1603013218/2024, Page: 334545 - 334557, Date of Registration: 01/08/2024, Date of Completion: 01/08/2024,		
5	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 30, Road: Bagha Jatin Colony D Block, , Ward: 102	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian:	Area of Land: 5.98125 decimal (3 Katha,10 Chatak) Area of Structure: 400 Sq Ft
Deed Details :		Deed No: I-160323992/2025, Query No: 16032003313235/2025, Serial No: 1603024564/2025, Page: 631105 - 631134, Date of Registration: 23/12/2025, Date of Completion: 23/12/2025,		
6	District: South 24-Parganas, PS; Jadavpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 30, Road: Bagha Jatin Colony D Block, , Ward: 102	Property Type: Land Transaction: [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	Plot No: Khatian:	Area of Land: 5.98125 decimal (3 Katha,10 Chatak) Area of Structure: 400 Sq Ft
Deed Details :		Deed No: I-160323993/2025, Query No: 16032003315735/2025, Serial No: 1603024567/2025, Page: 631135 - 631152, Date of Registration: 23/12/2025, Date of Completion: 23/12/2025,		

For JAIRAM PROJECTS PVT. LTD.

Sant Saha

Director

(Mr Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS



For JAIRAM PROJECTS PVT. LTD.

Sairi Saha
Director

Goverment of West Bengal
Office of the KOLKATA (A.R.A.- I)
Receipt for fees deposited for Search

Form - 1556

Date of Application: 15-01-2026

Serial No of Application	1901000605/2026	Search No	1901000605/2026
Search for the Years	From 2012 To 2026	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 30, Road: Bagha Jatin Colony D Block, Holding: 30		
From whom Received	T MISTRI	All Transaction	
Fees Paid under Articles	F1(i) 20/-	F1(ii) 280/-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)

A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



For JAIRAM PROJECTS PVT. LTD.

Sah Saha
Director

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

Date of Application: 15-01-2026

Serial No of Application	1601000380/2026	Search No	1601000380/2026
Search for the Years	From 2012 To 2026	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 30, Road: Bagha Jatin Colony D Block, Ward: 102, Holding: 30		
From whom Received	S P Dutta Roy		
Fees Paid under Articles	F1(i) 20/-	F1(ii) 280/-	All Transaction

Search Result: No Record Found

(Mr Md Tabis Ansari)

D.S.R. - I SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS



For JAIRAM PROJECTS PVT. LTD.

Saili Saha

Director

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

Date of Application: 15-01-2026

Serial No of Application	1605000125/2026	Search No	1605000125/2026
Search for the Years	From 2012 To 2026	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Jadavpur, Premises: 30, Road: Bagha Jatin Colony D Block, Ward: 102, Holding: 30		
From whom Received	S P DATTA ROY ADV		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 280 /-	

Search Result: No Record Found



(Ms. MANIMALA CHAKRABORTY)
A.D.S.R. ALIPORE
OFFICE OF THE A.D.S.R. ALIPORE

For JAIRAM PROJECTS PVT. LTD.

Sakil Saha
Director