

PRABUDDHA GHOSH MAJUMDER

B.SC L.L.B Advocate
ALIPUR CRIMINAL COURT

Residence Chamber :-
A/1/28, Ramgarh,
P.O - Naktala,
Kolkata-700 045
Mob.: 98313 18508

Ref. No.....

Date.....

Date: 20.05.2025

To,
"WISPANDAN PROJECTS PRIVATE LIMITED",
7/1-A, Hazra Road, Edcons Chamber,
P.O.-Kalighat, P.S.-Bhawanipur,
Kolkata - 700026.

SEARCH REPORT

Ref: Registry office search report in respect of the land under Premises Number- 15/2/2C,
Jheel Road, under Police Station - Kasba (now Garfa), District- South 24 Parganas,
West Bengal- 700031.

Title of the property:

1. **WHEREAS** 28th day of November in the year of Christ One Thousand Nine Hundred Eighty Six BETWEEN SMT. MAMATA KUSHARI wife of Sri Bimal Kumar Kushari residing at Bank Plot No.-17, Dhakuria, Calcutta-700031, by religion Hindu and by occupation Housewife thereafter referred to as 'the VENDOR' (which term or expression shall unless excluded by or repugnant to the subject or content be deemed to mean and include her heirs, executors, administrators and legal representatives) of the ONE PART AND SMT. USHA RANI SAHA, wife of Sri Rakhal Chandra Saha, residing at Yogipara, Kalna, in the district of Burdwan, by religion Hindu and by occupation Housewife thereafter referred to as 'the PURCHASER' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assignee or assignees) of the OTHER PART.

2. **AND WHEREAS** by a Registration Bengali Kobala and registered in sadar sub-registration office at Alipore in Book No. I, Volume No.-143, Pages 267 to 276, Being No. 5841 for the year 1975 Ballygunge Properties Pvt. Ltd. for the consideration therein mentioned granted, conveyed and transferred a plot of land measuring about One Bigha unto Debprosad Ganguly and Sukumar Ganguly.

3. **AND WHEREAS** by - Bengali Kobala dated 26th March 1980 and registered at the Office of the Sub-Registrar, Alipore in Book No.I, Volume No. 23, Pages 172 to 176, Being No.1439 for the year 1980 the said Debprosad Ganguly and Sukumar Ganguly for the

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consideration therein mentioned granted, conveyed and transferred out of the said plot of land measuring about 3 cottahs and 8 chittacks of land to Smt. Mamata Kushari the Vendor therein absolutely and free from all encumbrances.

4. **AND WHEREAS** thus the Vendor therein became absolute owner of the said plot of land fee simple in possession and free from all encumbrances.

5. **AND WHEREAS** the Vendor therein after purchasing the said plot of land constructed 4 R.T. Shed Rooms on the said plot of land.

6. **AND WHEREAS** the premises subsequently known and numbered by Calcutta Municipal Corporation as premises no.-15/2/2C, Jheel Road, Calcutta - 31.s.

7. **AND WHEREAS** the Calcutta Municipal Corporation made a road thereon so the land reduced to 3 cottahs 3 chittacks and 36 sq.ft. instead of 3 cottahs and 8 chittacks.

8. **AND WHEREAS** the vendor therein agrees to sell and the Purchaser therein agrees to purchase the said plot of land including 4 R.T. Shed Rooms measuring about 3 cottahs 3 chittacks and 36 sq.ft. of land in fee simple in possession free from all encumbrances for a consideration as mentioned therein.

9. **AND WHEREAS** by a convenience dated 28.11.1986 and registered in the office of the Registrar of Assurances. Calcutta, in Book No. I, volume No. 354, pages 118 to 130, Being No. 14172 for the year 1986 one Sm. Mamata Kushari for the consideration therein mentioned granted conveyed and transferred Premises No. 15/2//2C, Jheel Road, Calcutta particularly described in the schedule thereunder written hereinafter called unto Smt. Usha Rani Saha absolutely.

10. **AND WHEREAS** the said Smt. Usha Rani Saha erected a one storied building on the said Premises No. 15/2/2C, Jheel Road, Calcutta-700031.

11. **AND WHEREAS** the said Smt. Usha Rani Saha who was during her lifetime and at the time of her death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956 died intestate on 04.03.2015 leaving behind her husband said Sri Rakhal Saha and three sons Sri Gobinda Chandra Saha, Sri Pradip Saha and Sri Goutam

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Saha and only daughter said Smt. Basana Podder absolute owners of said Premises No. 15/2/2C, Jheel Road, Kolkata-700031.

12. AND WHEREAS subsequently, said Rakhal Saha by virtue of a Gift Deed dated 16.01.2019, gifted his undivided 1/5th share in favour of his daughter namely Basana

Poddar, which executed and registered before the office of the Additional Registrar of Assurances- I and recorded in Book No. I, Volume No.1901-2019, Pages from 27693 to 27714, being number- 190100376 for the year 2019.

13. AND WHEREAS thus said Basana Poddar, Gobinda Chandra Saha, Pradip Saha, Goutam Saha, became the absolute joint owners of ALL THAT piece or parcel of land measuring about 3 cottahs 3 chattaks 36 sq.ft. be the same or a little more or less being a portion of Premises No. 15/2/2C, Jheel Road, within P.S. Kasba (now Garfa) under the local limits of Ward No. 92 of Kolkata Municipal Corporation in the District of South 24-Parganas TOGETHERWITH all structures ways paths, passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto.

My person has conducted necessary searches and detailed legal investigation from the registry offices of A.D.S.R. Sealdah, District Sub Registrar- I, South 24 Parganas, District Sub Registrar- II, South 24 Parganas, District Sub Registrar- III, South 24 Parganas, District Sub Registrar- IV, South 24 Parganas, and District Sub Registrar- V, South 24 Parganas, in respect of the abovementioned Premises No. 15/2/2C, Jheel Road, within P.S. Kasba (now Garfa), District- South 24 Parganas, West Bengal and after completion of necessary searches, past records have been found from the abovementioned registry office, in respect of the above mentioned plots of land.

As per available the records maintained under the digital system of the computerized searching duly conducted, entries are found which are related with the history of this plots.

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Therefore, the land under the premises above mention stated free from encumbrances, also free from charges, liens, lispences, claim, demands, attachments, mortgages, vested whatsoever or howsoever in nature and the said property have got a clear, free and good marketable title, on the basis of the entries found during search as per the available record found before the concern registry office, in regard of the period of search as per index attached with this report.

The receipts for the relevant searches are enclosed herewith.

Thanking You,
Yours Faithfully,

Prabuddha Ghosh Majumder.

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