

December 22, 2023

SEARCH REPORT

Re: ALL THAT the piece and parcel of Bastu plot of land measuring net land area of about **5 Cottahs, 3 Chittack 41 Sq.ft.**, be the same a little more or less, together with one residential tile-shed structure having cemented flooring measuring an area of about 100 Sq.ft., situate and lying in Mouza - Nayabad, J.L. No. 25, Sheet No. 2, Touzi No. 56, being Plot Nos. 24 & 25, comprising in R.S. Dag No. 195, under R.S. Khatian No. 145, corresponding to L.R. Dag No. 195 under L.R. Khatian No. 1765, being Kolkata Municipal Corporation **Premises No. 3593, Nayabad, Kolkata - 700 094**, presently under P.S.- Panchasayar (formerly Purba Jadavpur), District - 24-Parganas (South), within the limits of Kolkata Municipal Corporation under Ward No. 109.

Present Owner: SMT. SWATI SEN

wife of Sri Sanioy Sen, presently residing at 101/1, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075, District - South 24-Parganas.

Searches made:

I have caused necessary searches through my searcher for the period of last **21 (Twenty-one) years (i.e. 2003 to 2023)** under Index - II in respect of the abovementioned property in the offices of the District Sub-Registrar - III, South 24-Parganas at Alipore (for the period 2003-2023), District Sub-Registrar - I, II, IV and V, South 24-Parganas at Alipore (for the period 2019-2023), Additional District Sub-Registrar, Sealdah (for the period 2008-2023) and Additional Registrar of Assurances - I at Kolkata (for the period 2003-2023), Additional Registrar of Assurances - II and III at Kolkata (for the period 2015-2023) and Additional Registrar of Assurances - IV at Kolkata (for the period 2019-2023) wherein no adverse entry was found. It is worth mentioning here that the said searches were made as per records available in the said registration offices.

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Apart from the aforementioned searches, I have also examined and/or perused copies of some available relevant deeds and documents relating to the abovementioned property including (1) a copy of the registered Deed of Sale dated 02.07.1987 registered in the office of the District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 216, Pages 14 to 25, Being No. 10571 for the year 1987, (2) a copy of the registered Deed of Conveyance dated 15.05.1988 registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 129, Pages 90 to 98, being No. 6409 for the year 1988, (3) a copy of the registered Deed of Conveyance dated 19.03.2004 registered in the office of the District Sub-Registrar-III, Alipore and recorded in Book No. 1, Volume No, 7, at Pages 6935 to 6956 Being No. 03591 for the year 2004, (4) a copy of the registered Deed of Gift dated 14.03.2013, registered in the office of the District Sub-Registrar -III, Alipore, and recorded in Book No. I, CD Volume No. 5, at pages 4635 to 4654, Being No. 02478 for the year 2013 and (5) a copy of the registered Development Agreement along with Developer Power of Attorney dated 08.03.2022 registered in the office of the District Sub-Registrar-IV, South 24-Parganas, Alipore recorded in Book No. I, Volume No. 1604-2022, Being No. 160402351, Pages 87158 to 87202 for the year 2022 and wherefrom the following facts reveal.

Report on Title:

- A. That Suburban Agricultural Dairy & Fisheries Ltd. having its registered Office at 75, Badridas Temple Street, P.S. Manicktala, Kolkata — 700 054, filed a suit against Pratul Chandra Mondal and others in the 3rd Court of the Sub-Ordinate Judge, at Alipore being Title Suit No. 16 of 1941 (The Suburban Agricultural Dairy & Fisheries Ltd. -Versus- Pratul Chandra Mondal and Others) for partition of their properties which included lands appertaining to C.S. Plot No. 195, of Mouza - Nayabad, under formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of 24-Paraganas now South 24-Parganas.

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- B. That by a preliminary decree passed in the aforesaid Title Suit the respective shares of the groups of Defendants were declared.
- C. That Sri Pratul Chandra Mondal, son of Raj Kishore Mondal who was one of the Defendants in the said suit, died during the pendency of the said suit.
- D. That on the prayer of some of the Defendants, a Pleader Commissioner was appointed in the said suit to make separate allotments.
- E. That said Pratul Chandra Mondal died intestate leaving behind him surviving his widow Smt. Labanaya Prova Mondal and two sons namely Sri Malay Kumar Mondal and Sri Swapan Kumar Mondal as his only legal heirs and successors.
- F. That as per report submitted by the said Pleader Commissioner, appointed in the said suit, Sri Malay Kumar Mondal as one of the heirs of the said deceased Pratul Chandra Mondal was absolutely allotted a Sali land comprising in Dag No. 195 of Mouza - Nayabad, under formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, District - 24-Paraganas now South 24-Parganas.
- G. That on 4th day of June, 1971, a final decree was passed by the said Learned Court in the said suit accepting the said report of the Commissioner.
- H. That the said Malay Kumar Mondal while being seized and possessed of the said land lying within Dag No. 195 of Mouza — Nayabad, allotted to him under the said final decree, sold, conveyed and transferred the same to Sri Dharendra Nath Moitra, son of Bhuvan Mohan Moitra of 2/65, Gandhi Colony, P.S. Jadavpur, Kolkata 700 032, along with other landed properties by virtue of a registered Deed of Sale dated 16.05.1986 registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Deed No. 8696 for the year 1986.

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- I. Thereafter the said Dharendra Nath Moitra, by virtue of another Indenture dated 19.09.1986 registered in the office of District Sub-Registrar at Alipore and recorded in Book No. I, Deed No. 16643 for the year 1986 sold, conveyed and transferred net land measuring an area of little more or less 2 (Two) Cottahs 10 (Ten) Chittacks 16 (Sixteen) Sq.ft. being Plot No. 24 lying within the said Dag No. 195 of Mouza - Nayabad to (1) Sri Shyamal Kumar Dey, son of Late Benoy Kumar Dey and (2) Smt. Tapasi Dey, wife of Sri Shyamal Kumar Dey, both of 12G, Deshpran Sasmal Road, Kolkata — 700 033. The above mentioned both plots of land were lying and situated adjacent or contiguous to each other.
- J. Thereafter by virtue of a registered Deed of Conveyance dated 02.07.1987 registered in the office of District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 216, Pages 14 to 25, Being No. 10571 for the year 1987 the said Dharendra Nath Moitra sold, conveyed and transferred net land measuring an area of little more or less 2 (Two) Cottahs, 9 (Nine) Chittacks, 43 (Forty Three) Sq.ft. being plot No. 25, lying within Dag No. 195, of Mouza Nayabad to Sri Sudarshan Mittal.
- K. That by virtue of an Indenture dated 15.05.1988 which was registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 129, Pages 90 to 98, being No. 6409 for the year 1988, said Shyamal Kumar Dey and Smt. Tapasi Dey sold, conveyed and transferred their aforesaid net land measuring an area of more or less 2 (Two) Cottahs 10 (Ten) Chittacks 16 (Sixteen) Sq.ft. being plot No. 24, comprising part of Dag No. 195, of Mouza — Nayabad to said Sri Sudarshan Mittal.
- L. That by virtue of aforesaid two purchase, said Sudarshan Mittal became the absolute owner and possessor in respect of total land measuring an area of little more or less 5 (Five) Cottahs 4 (Four) Chittacks 14 (Fourteen) Sq.ft. being Plot Nos. 24 and 25, lying and situate within the said Dag No. 195 of Mouza — Nayabad free from all encumbrances.

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- M. Thereafter the said Sudarshan Mittal, due to urgent need of money, sold out the said total land measuring an area of little more or less 5 (Five) Cottahs 4 (Four) Chittacks 14 (Fourteen) Sq.ft. in favour of Smt. Gita Sarkar, wife of Sri Saptarshi Sarkar, by virtue of a registered Deed of Sale dated 19.03.2004, registered in the office of D.S.R. III at Alipore and recorded in Book No. 1, Volume No, 7, at Pages 6935 to 6956 Being No. 03591 for the year 2004.
- N. That since the said purchase the said Smt. Gita Sarkar was enjoying, possessing and occupying the said property without any disturbance from any corner and as free from all encumbrances and after the purchase said Smt. Gita Sarkar duly mutated the said land in her name in the records of B.L. & L.R.O.
- O. That while being absolutely seized and possessed of the aforesaid property, by virtue of a registered Deed of Gift dated 14.03.2013, registered in the office of the District Sub-Registrar - Ill, Alipore, South 24-Parganas and entered into Book No. 1, CD Volume No. 5, Pages from 4635 to 4654, Deed No. 02478 for the year 2013, said Smt. Gita Sarkar donated, gifted, transferred and conveyed her aforesaid plot of land measuring an area of about 5 (Five) Cottahs 4 (Four) Chittacks 14 (Fourteen) Sq.ft., more or less, situated in Mouza — Nayabad, J.L. No.25, Sheet No. 2, Touzi No.56, being Plot Nos. 24 & 25, comprising in R.S. Dag No. 195, under R.S. Khatian No. 145, within the Jurisdiction of the Kolkata Municipal Corporation Ward No.109, under formerly P.S. Purba Jadavpur, presently P.S. Panchasayar, Kolkata — 700 094, District -South 24-Parganas in favour of her married daughter namely **SMT. SWATI SEN**.
- P. That subsequently the said **SMT. SWATI SEN** mutated her name in the records of the B.L. & L.R.O. in respect of her aforesaid property measuring net land area of about 5 (Five) Cottahs 3 (Three) Chittacks 41 (Forty-one) Sq.ft. more or less as per actual physical measurement, lying and situate in Mouza - Nayabad, J.L. No.25, comprising in R.S. Dag No. 195, under R.S. Khatian No. 145.

- Q. The said **SMT. SWATI SEN** thereafter in 2022 duly made conversion of the said Land (from Danga to Bastu) from B.L. & L.R.O., Kolkata, South 24-Parganas vide Conversion Case No. CN/2022/1630/1864.
- R. Thereafter **SMT. SWATI SEN** also mutated and recorded her name in respect of her aforesaid purchased land and property measuring net land area of about 5 (Five) Cottahs 3 (Three) Chittacks 41 (Forty-one) Sq.ft., more or less, as per actual physical measurement, in the records of the Kolkata Municipal Corporation, Ward No.109 and the said land was numbered as K.M.C. Premises No. 3593, Nayabad, having Assessee No. 31-109-08-7512-0, under formerly P.S. Purba Jadavpur, presently P.S. - Panchasayar, Kolkata - 700 094, in the District of South 24-Parganas and since then **SMT. SWATI SEN** has been enjoying the said property without any interruption and hindrances by anybody else and also paying the taxes thereof to the K.M.C. authority in respect of the said property.
- S. Thus the said **SMT. SWATI SEN** became the absolute owner of the said plot of land measuring net land area of about 5 (Five) Cottahs 3 (Three) Chittacks 41 (Forty-one) Sq.ft., more or less, as per present physical measurement, together with one tile shed measuring an area of about 100 (One hundred) Sq.ft., more or less, situated in Mouza — Nayabad, J.L. No.25, Sheet No. 2, Touzi No.56, being Plot Nos. 24 & 25, comprising in R.S. Dag No. 195, under R.S. Khatian No. 145, corresponding to L.R. Dag No. 195, under L.R. Khatian No. 1765, within the Jurisdiction of the Kolkata Municipal Corporation Ward No. 109, known as K.M.C. Premises No. 3593, Nayabad, having Assessee No. 31-109-08-7512-0, under formerly P.S. Purba Jadavpur, presently P.S. Panchasayar, Kolkata 700 094, District — South 24-Parganas and the entire property and the present **OWNER** is in possession and has been enjoying her absolute ownership and possession of the said land free from all encumbrances.

Non-Encumbrances Certificate:

Therefore, based on the report of the aforesaid searches and the said examination and/or perusal, I am of the opinion, that the said **SMT. SWATI SEN** is the present absolute owner of the aforesaid property and I hereby also certify that the said property is free from all sorts of encumbrances, charges, liens, lispens, attachment of any kind whatsoever and thus the said property has an absolute, free and good marketable title.

The receipts and reports of the aforesaid searches made in the offices of the District Sub-Registrar - I to V, South 24-Parganas at Alipore dated 11.12.2023 and 12.12.2023, Additional District Sub-Registrar, Sealdah dated 21.12.2023 and Additional Registrar of Assurances - I to IV at Kolkata all dated 14.12.2023 are enclosed herewith.

Encl. As above.

K. K. Bandyopadhyay

Advocate

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: 12-12-2023

Serial No of Application	1601009555/2023	Search No	1601009555/2023
Search for the Years	From 2019 To 2023	Record Available	From 08/12/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 3593, Road: Nayabad		
From whom Received	Tapashi Bhowmick		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 4 /-	

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



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

Date of Application: 12-12-2023

Serial No of Application	1602013001/2023	Search No	1602013001/2023
Search for the Years	From 2019 To 2023	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 3593, Road: Nayabad		
From whom Received	T BHOWMICK		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 4 /-	

Search Result: No Record Found

(Mr Suman Basu)

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



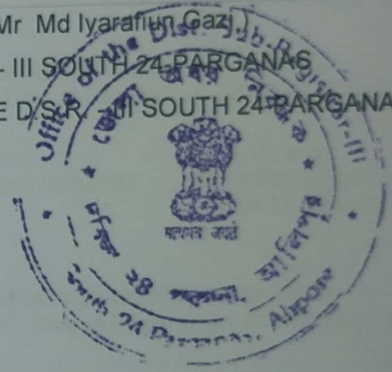
Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 11-12-2023

Serial No of Application	1603016099/2023	Search No	1603016099/2023
Search for the Years	From 2003 To 2023	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 3593, Road: Nayabad		
From whom Received	TAPASHI BHOWMICK		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 20/-	

Search Result: No Record Found

(Mr Md Iyaranun Gaz)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS



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

Date of Application: 12-12-2023

Serial No of Application 1604015185/2023 Search No 1604015185/2023
Search for the Years From 2019 To 2023 Record Available From 23/02/2009 onwards
Property to be Searched District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 3593, Road: Nayabad
From whom Received Tapashi Bhowmick
Fees Paid under Articles F1(i) 2/- F1(ii) 4/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 3593, Road: Nayabad, , Ward: 109	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian: 00000/00	Area of Land: 8.65333347 decimal (5 Katha,3 Chatak,41 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-160402351/2022, Query No: 16042000708232/2022, Serial No: 1604002366/2022, Page: 87158 - 87202, Date of Registration: 08/03/2022, Date of Completion: 09/03/2022,		
2	District: South 24-Parganas, PS; Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 3593, Road: Nayabad, , Ward: 109	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian: 00000/00	Area of Land: 8.61636883 decimal (5 Katha,3 Chatak,24.87 Sqft)
Deed Details :		Deed No: I-160411092/2022, Query No: 16042002828990/2022, Serial No: 1604011349/2022, Page: 336425 - 336437, Date of Registration: 21/09/2022, Date of Completion: 26/09/2022,		
3	District: South 24-Parganas, PS; Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 3593, Road: Nayabad, , Ward: 109	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: Khatian: 00000/00	Area of Land: 0.02989713 decimal (13.046 Sqft)
Deed Details :		Deed No: I-160411091/2022, Query No: 16042002829105/2022, Serial No: 1604011350/2022, Page: 336438 - 336451, Date of Registration: 21/09/2022, Date of Completion: 26/09/2022,		



(Mr Anupam Halder)
D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

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

Receipt for fees deposited for Search

Form - 1556

Date of Application: 11-12-2023

Serial No of Application	1630007814/2023	Search No	1630007814/2023
Search for the Years	From 2019 To 2023	Record Available	From 24/11/2015 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 3593, Road: Nayabad		
From whom Received	Tapashi Bhowmick		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 4 /-	

Search Result: No Record Found

(Mr Jaideb Pal)

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



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

Date of Application: 21-12-2023

Serial No of Application	1606006648/2023	Search No	1606006648/2023
Search for the Years	From 2008 To 2023	Record Available	From 06/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 3593, Road: Nayabad		
From whom Received	T Bhowmik		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 15/-	

Search Result: No Record Found

(Mr Amitava Ghosal)
A.D.S.R. SEALDAH
OFFICE OF THE A.D.S.R. SEALDAH



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

Date of Application: 14-12-2023

Serial No of Application	1901033766/2023	Search No	1901033766/2023
Search for the Years	From 2003 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 3593, Road: Nayabad		
From whom Received	T Bhowmick		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 20 /-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



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

Date of Application: 14-12-2023

Serial No of Application	1902034095/2023	Search No	1902034095/2023
Search for the Years	From 2019 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 3593, Road: Nayabad		
From whom Received	T Bhowmick		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 4 /-	

Search Result: No Record Found

(Mr Satyajit Biswas)
A.R.A. - II KOLKATA
OFFICE OF THE A.R.A. - II KOLKATA



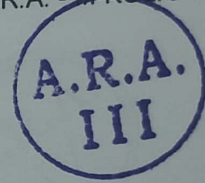
Government of West Bengal
Office of the KOLKATA (A.R.A. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 14-12-2023

Serial No of Application	1903028465/2023	Search No	1903028465/2023
Search for the Years	From 2019 To 2023	Record Available	From 01/01/1900 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 3593, Road: Nayabad		
From whom Received	T BHOWMICK		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 4 /-	

Search Result: No Record Found

(Mr Samar Kumar Pramanick)
A.R.A. - III KOLKATA
OFFICE OF THE A.R.A. - III KOLKATA



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

Date of Application: 14-12-2023

Serial No of Application	1904025179/2023	Search No	1904025179/2023
Search for the Years	From 2015 To 2023	Record Available	From 29/08/2015 onwards
Property to be Searched	District: South 24-Parganas, PS: Purba Jadabpur, , Premises: 3593, Road: Nayabad		
From whom Received	T Bhowmick		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 8/-	

Search Result: No Record Found

(Mr Mohul Mukhopadhyay)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA

