

Tapan Kumar Das
B.Com., B.A.L.L.B.

ADVOCATE
Chinsurah Judges' Court, Hooghly

MEMBER

HOOGHLY BAR ASSOCIATION
P.O. & P.S.-Chinsurah
Dist-Hooghly

Residence
AURROBINDO PALLY
Khadinamora
P.O. & P.S.-Chinsurah
Dist.-Hooghly

Ref. No.

**NON-ENCUMBRANCE
SEARCHING REPORT**

Date 4/2/25

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**PROPERTY OF SMT. MOUTUSHI PALIT, DAUGHTER OF LATE NIMAI KUMAR
GHOSE, RESIDENT OF 242, G.T. ROAD, P.O. & P.S. SERAMPORE, DIST.
HOOGHLY, PIN-712223, WARD NO. 05 UNDER BAIDYABATI MUNICIPALITY, W.B.**

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This is to certify that I have caused search of index I office of the D.S.R.-I, Sadar, Chinsurah, Hooghly (for the year 2012 to 2025), D.S.R.-II, Sadar, Chinsurah, Hooghly (for the year 2012 to 2025) and A.D.S.R. Sreerampur, Hooghly (for the year 2012 to 2025), in the name of **Smt. Moutushi Palit** daughter of late Nimai Kumar Ghosh, for the Schedule property, which is situated at 184 G.T. Road, Sheoraphuli, Post. Serampore, Dist. Hooghly.

WHEREAS the property situated in the District of Hooghly, ADSR Serampore, DSR-II Hooghly Sadar, P.S. Serampore, **Mouza Chatra, J.L No. 10**, Touzi No. 167, more fully describe in the Schedule below, under the jurisdiction of Baidyabati Municipality was originally owned by one **Surendra Nath Ghosh**.

AND WHEREAS the above noted **Surendra Nath Ghosh** by way of a **Gift Deed Dated 24/04/1954**, recorded in Book No. 1, Volume No. 28, Page No 245 to 249, **Being No. 2224**, Registered in the Office of Sub-Registrar, Serampore, transferred a portion of the above noted property with others properties in favour of → **Sri Nimai Kumar Ghosh**, one of his sons.

AND WHEREAS the above noted **Surendra Nath Ghosh** by way of a **Gift Deed Dated 24/04/1954**, recorded in Book No. 1, Volume No. 28, Page No 240 to 244, **Being No. 2221**, Registered in the Office of Sub-Registrar, Serampore transferred a portion of the above noted property with others properties in favour of **Kamal Kumar Ghosh**, one of his sons.

AND WHEREAS subsequently said **Surendra Nath Ghosh** acquired by way of inheritance as per the provisions of Hindu Law of Succession by **Sri Nimai Kumar Ghosh and Sri Kamal Kumar Ghosh**.

 **AND WHEREAS** the above noted **Kamal Kumar Ghosh and Nimai Ghosh** was the joint owners and possessors of the above noted property and enjoying their rights by recoding their respective names in the records of rights and with the records of Baidyabati Municipality.

Kamal Kumar Das
B.Com., B.A.L.L.B.

MEMBER

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Ref. No.

Date *4/2/25*

--2--

AND WHEREAS above noted **Kamal Kumar Ghosh** expired on **18/08/1996** leaving behind his wife **Smt. Maya Ghosh** as his only legal heir and successor to the above noted property which is described in detail in the "**A**" **Schedule** (in the Developer's Agreement for Development) and she became the owner of the above noted property as per Hindu Law of Succession, it may be mentioned here that the only son of Kamal Kumar Ghosh and Maya Ghosh, **Kunal Ghosh**, had died previously.

AND WHEREAS for the better enjoyment of the above noted properties, **Sri Nimai Kumar Ghosh**, Son of Late Surendra Nath Ghosh, Resident of Sheoraphuli, P.S. Serampore, Dist - Hooghly and **Smt. Maya Ghosh**, wife of Late Kamal Kumar Ghosh, Resident of Sheoraphuli, P.S. Serampore, Dist.-Hooghly partitioned and demented their respective shares by way of a **Deed of Partition, Dated 23/03/1999**, recorded in Book No. 1, Volume No. 28, Page No 259 to 272, **Being No. 1102**, Registered in the Office of Sub-Registrar, Serampore, Hooghly.

AND WHEREAS by virtue of the above noted Partition Deed the above noted **Smt. Maya Ghosh**, wife of Late Kamal Kumar Ghosh, Resident of Sheoraphuli, P.S. Serampore, Dist.-Hooghly became owner of the '**Kha**' Schedule property of the said partition deed.

AND WHEREAS thereafter the above noted **Maya Ghosh** executed a **Deed of Settlement dated 07/06/2000**, recorded in Book No. 1, Volume No. 90, Page No 251 to 260, **Being No. 3578**, Registered in the Office of Sub-Registrar, Serampore transferring the "**B**" **Schedule** property herein (Described in the Developer's Agreement for Development) in favour of → **Sri Partha Ghosh**, son of Late Dr. Bimal Kumar Ghosh, resident of 184, G.T. Road, Sheoraphuli, P.O. & P.S. Serampore, Dist. Hooghly, Pin 712223.

AND WHEREAS the above noted **Smt. Maya Ghosh**, Wife of Late Kamal Kumar Ghosh, Resident of Sheoraphuli, P.S. Serampore, Dist.-Hooghly expired on **20/07/2017** and as per terms of the above noted Settlement Deed executed on dated **07/06/2000**, recorded in Book No. 1, Volume No. 90, Page No 251 to 260, **Being No. 3578**, Registered in the Office of Sub-Registrar, Serampore, the said **Partha Ghosh**, son of Late Dr. Bimal Kumar Ghosh, resident of 184, G.T. Road, Sheoraphuli, P.O. & P.S. Serampore, Dist. Hooghly, Pin 712223, became the absolute owner of the Schedule "**A**" **Property** to the exclusion of all others.

Nimai Kumar Das
B.Com., B.A.L.L.B.

MEMBER

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Ref. No.

--3--

Date *4/2/25*

AND WHEREAS subsequently the above noted **Nimai Kumar Ghosh** expired on **15/06/2016** leaving behind his daughter namely **SMT. MOUTUSHI PALIT**, daughter of Sri Nimai Kumar Ghosh, resident of 242, G.T. Road, P.O. & P.S. Serampore, Dist. Hooghly, Pin-712223 and she became owner of the "**B**" Schedule Property by way of natural inheritance as per Hindu Law of Succession. The mother of the above noted **SMT. MOUTUSHI PALIT** and the wife of Late Nimai Kumar Ghose, namely Minati Ghose also expired on **06/09/2017**.

AND WHEREAS the above noted Land Owners thereafter, recorded their names in the L.R. Records of Rights under **L.R. Khatian No. 16103 (in the name of Moutusi Palit)** and entered their names in the Assessment Registrar of Baidyabati Municipality.

AND WHEREAS the land owner with an intention to develop the property described in detail in the "**B**" SCHEDULE hereunder had approached the Developer herein namely "**M/S MANDAL CONSTRUCTION**" Proprietor **Sri Swapan Mandal**, address Maheshpur More, Post. Sugandha, P.S. Polba, Dist. Hooghly, Pin-712102, for Development of "A" Schedule property on the terms and conditions therein after written. Accordingly one Registered **Developer's Agreement for Development** executed on 07/12/2023, being **No. 10977 for the year 2023**, recorded in Book No. I, Volume No. 0601-2023, Pages from 203954 to 203996, with D.S.R.-I, Hooghly, and one Registered **General Power of Attorney** also executed on 07/12/2023, being **No. 10982 for the year 2023**, recorded in Book No. I, Volume No. 0601-2023, Pages from 203997 to 204012, with D.S.R.-I, Hooghly, respectively between the Land Owner/s and the aforesaid Developer, by imposing all sorts of rights including sale, transfer etc. for the "**B**" Schedule property.

At the same time it has also to be noted that the statutory period of status of limitation for claiming ancestral property is around 12 years (collected from Net as on 31/03/2022), in this case the present owner **Smt. Moutusi Palit** is owning and possessing the Schedule property with a peaceful manner without any hindrances from any corner.

SR **AND WHEREAS** for promoting and/or constructing over the "A" Schedule property said Developer **Sri Swapan Mandal** sanctioned the building Plan (G+4) multi-storied building residential-cum-commercial vide **Petition No. 033 dated 24/06/2024** and the said plan has **sanctioned on 18/11/2024** from the Baidyabati Municipality. As per sanctioned Plan total area of land **18 Cottach 10 Chittack 37 Sq. ft.** and out of total land construction to be made on **18 Cottach 02 Chittack 18 Sq. ft.**

San Kumar Das
B.Com., B.A.L.L.B.

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Dist.- Hooghly

Ref. No.

-4-

Date *4/2/28*

Considering all the situation and/or discussions with Proprietor of "M/S MANDAL CONSTRUCTION", namely **Sri Swapan Mandal**, the proposed intended Promoter for the "A" Schedule property, *more fully described herein below and have got the clear and marketable title for the same.*

"B" SCHEDULE ABOVE REFERRED TO :
(Description of the Property in the name of Moutusi Palit)

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District of Hooghly, ADSR Serampore, DSR - II Hooghly Sadar, P.S. Serampore, Mouza Chatra, J.L No. 10, R. S. No. 953, Touzi No. 167, R.S Khatian No. 2772, corresponding to L.R Khatian No. 16103 (in the name of Moutusi Palit: -

1. R.S Dag No. 4032, corresponding to L.R Dag No. 2757, Nature of Land "PATH", measuring about 0.016 acre.
2. R.S Dag No. 4029, corresponding to L.R Dag No. 2758, Nature of Land "BASTU", measuring about 0.007 acre.
3. R.S Dag No. 4033, corresponding to L.R Dag No. 2761, Nature of Land "BASTU", measuring about 0.014 acre.
4. R.S Dag No. 4034, corresponding to L.R Dag No. 2762, Nature of Land "BASTU", measuring about 0.010 acre.
5. R.S Dag No. 4037, corresponding to L.R Dag No. 2765, Nature of Land "BASTU", measuring about 0.001 acre.
6. R.S Dag No. 4038/4195, corresponding to L.R Dag No. 2766, Nature of Land "BASTU", measuring about 0.044 acre.

In Six Dags total area of land is more or less 0.920 acre.

Recorded under **Ward No. 05, Holding No. 184, of Baidyabati Municipality.**
The annual rent is payable The B.L & L.R.O Serampore, Tin Bazar, Serampore, West Bengal, 712201.

Tapant Das
(.....)

Advocate
Regd. No. *101/82*

Encl:-

Searching Receipt of D.S.R-I, Hooghly, Search No. 0601000931/2025
Searching Receipt of D.S.R-II, Hooghly, Search No. 0602003788/2025
Searching Receipt of A.D.S.R. Sreerampur, Hooghly, Search No. 060500778/2025

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

Date of Application: 28-01-2025

Serial No of Application	0601000931/2025	Search No	0601000931/2025
Search for the Years	From 2012 To 2025	Record Available	From 09/01/2009 onwards
Name of Person to be Searched	First Name : Moutusi Last Name : Palit		
From whom Received	Tapan Kr Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	
Search Result:	No Record Found		



(Mrs Jayanti Mukhopadhyay)
D.S.R. - I HOOGHLY
OFFICE OF THE D.S.R. - I HOOGHLY

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

Date of Application: 28-01-2025

Serial No of Application	0602003788/2025	Search No	0602003788/2025
Search for the Years	From 2012 To 2025	Record Available	From 09/01/2009 onwards
Name of Person to be Searched	First Name : Moutusi Last Name : Palit		
From whom Received	Tapan Kumar Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

Search Result: No Record Found



(Mr Jaideb Pal)
D.S.R. - II HOOGHLY
OFFICE OF THE D.S.R. - II HOOGHLY

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

Date of Application: 30-01-2025

Serial No of Application	0605000778/2025	Search No	0605000778/2025
Search for the Years	From 2012 To 2025	Record Available	From 31/05/2004 onwards
Name of Person to be Searched	First Name : Moutusi Last Name : Palit		
From whom Received	T Kr Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	
Search Result:	No Record Found		

(Mr Nilay Halder)
A.D.S.R. SREERAMPUR
OFFICE OF THE A.D.S.R. SREERAMPUR



জেলা- হুগলী

খতিয়ান নং- ১৬১০৩

[০৬০৯০১০]



মৌজা- চাতরা

জে.এল.নং- ১০

থানা- গুরামপুর

(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 25/04/2024

(২) জমির পরিমাণ(এ)- ০.০৯২০

(৩) মোট দাগের সংখ্যা- ৬

	(৪) অগ্রস্বয়ের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	মৌরুশী পালিত	স্বত্ব	
পিতা-	নিমাই কুমার ঘোষ		
ঠিকানা-	নিজ		

(৭) অগ্রস্বয়ের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বয়ের অংশ	দাগের মধ্যে অগ্রস্বয়ের জমির অংশের পরিমাণ
					একর হেক্টর
২৭৫৭	বাগিচা	আগত খং নং - 779/5 দালান -1	০.১১২০	০.১৪২৯	০.০১৬০
২৭৫৮	বাগিচা	আগত খং নং - 779/5 দালান -1 পায়েখানা -1	০.০৪৯০	০.১৪২৯	০.০০৭০
২৭৬১	বাগিচা	আগত খং নং - 779/5 ঘর -1 দালান -1 পায়েখানা -1	০.০৯৬০	০.১৪২৯	০.০১৪০
২৭৬২	বাগিচা	আগত খং নং - 779/5 দালান -1 ঘর -2 পায়েখানা -1	০.০৭২০	০.১৪২৯	০.০১০০
২৭৬৫	পথ	আগত খং নং - 779/5	০.০০৬০	০.১৪২৯	০.০০১০

জেলা- হুগলী খতিয়ান নং- ১৬১০৩

[০৬০৯০১০]

মৌজা- চাতরা জে.এল.নং- ১০

থানা- শ্রীরামপুর



(১) রাজস্ব- টাকা

খতিয়ান তৈরির তারিখ - 25/04/2024

(২) জমির পরিমাণ(এ)- ০.০৯২০

(৩) মোট দাগের সংখ্যা- ৬

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	মৌচুর্নী পালিত	রায়ত	
পিতা-	নিমাই কুমার ঘোষ		
ঠিকানা-	নিজ		

দাগ নং জমির শ্রেণী মন্তব্য

দাগের মোট দাগের মধ্যে দাগের মধ্যে
পরিমাণ(এ) অত্রস্বত্বের অংশ অত্রস্বত্বের জমির
অংশের পরিমাণ

একর হেক্টর

২৭৬৬

বহু

০.০৯৬০ ০.৪৫৮৪

০.০৪৪০

আগত খং নং - 779/5

দালান -1 পাথরখানা -1

মোট দাগের সংখ্যা- ছয় মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 2, Total fee : Rs. 30, Copy No.:4652

Digitally signed by AGNISAGAR MUKHERJEE
Date: 2024.04.26 13:57:36 IST

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भारत सरकार
Unique Identification Authority of India
आधार

Enrolment No.: 1088 01110 01505

To
Moulushi Pant
D.O: Nimal Kumar Ghose
242 G.T. Road, Nr Satya, Bhawan
Sheoraphu
Sheoraphu
Hoochly West Bengal 712223
9826716893

Download Date: 19/01/2018

Generation Date: 15/12/2017



आपका आधार क्रमांक / Your Aadhaar No. :

4342 5422 2693

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Moulushi Pant
Date of Birth: DOB: 21/08/1968
Female: FEMALE



4342 5422 2693

मेरा आधार, मेरी पहचान