

**PRANAB KUMAR SAHA**

Advocate

Calcutta High Court

**Chamber Address:**

4, Govt. Place North, Delta House, 8<sup>th</sup> Floor

Kolkata – 700001

Mobile Call : 7980826784

WhatsApp : 9836543259

Email: - advpranab@yahoo.com

---

Date: 25<sup>th</sup> March, 2022.

**TO WHOM IT MAY CONCERN**

**Re: Search and Marketability Report**

**Present Owner**

Sri Rupanjan Mukherjee, son of Late Soumendra Nath Mukherjee, residing at 1/1A, Nilmoni Mitra Row, Police station - Tala, Kolkata 700002.

**Subject Property :**

**ALL THAT** piece and parcel of land containing an area of 4 Cottahs 3 Chittaks 16 Sq.ft., be a same little more or less, marked as LOT B situate, lying at and being the divided and demarcated portion of the Municipal Premises No.6, Rane Branch Road, P.S.- Chitpore, Kolkata-700 002, within Ward no. 4 of the Kolkata Municipal Corporation Borough-1, Additional District Sub Registrar Sealdah, District- 24 Parganas together with the one storied pucca old dilapidated 30 years cement floored structure measuring about 1440 sq.ft. super built up area.

My scope of work involved a search of the relevant documents and records at Registry Office, Court, and Concern Municipality in relation to said building premises and my opinion is as under :-

### **A. Scope Limitation**

**The scope of my review is limited by the following general parameters :-**

1. I have assumed the genuineness of all signatures, the authenticity of all documents submitted to us.
2. I have assumed that the documents submitted to us in connection with any particular issue are the only documents relating to such issue.
3. Except as specifically indicated in this report, we have not independently validated the information provided to us with any external source or authority. Since valuation and physical verification over properties is not part of our scope of work, we have not examined the value or conducted physical verification of any properties.

### **B. Details of Searches/Enquiries Conducted :-**

| District          | Registration office            |
|-------------------|--------------------------------|
| South 24-Parganas | A.D.S.R. SEALDAH               |
| South 24-Parganas | D.S.R. - I SOUTH 24-PARGANAS   |
| South 24-Parganas | D.S.R. - III SOUTH 24-PARGANAS |
| South 24-Parganas | D.S.R. - IV SOUTH 24-PARGANAS  |

**PRANAB KUMAR SAHA**

Advocate

Calcutta High Court

**Chamber Address:**

4, Govt. Place North, Delta House, 8<sup>th</sup> Floor  
Kolkata - 700001

Mobile Call : 7980826784

WhatsApp : 9836543259

Email: - advpranab@yahoo.com

South 24-Parganas D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas D.S.R. - II SOUTH 24-PARGANAS

Kolkata A.R.A. - I KOLKATA

Kolkata A.R.A. - II KOLKATA

Kolkata A.R.A. - III KOLKATA

Kolkata A.R.A. - IV KOLKATA

**C. Conclusion :-**

**My opinion**

Considering the above observation and subject to the scope of my limitation as mentioned above I found no encumbrances relating to the property.

Hence I am at my opinion that the subject property is having good marketable title and is free from encumbrances.

Thanking you,

Yours faithfully



Advocate

**PRANAB KUMAR SAHA**

Advocate

High Court Calcutta

CHAMBER ADDRESS

Govt. Place, Delta House  
8<sup>th</sup> Floor, Room - 201  
Kolkata-700 001