

(4)

**TARUN KUMAR MAJI
ADVOCATE****RESIDENCE**

P/19, Motijheel Avenue,
Flat No. 2/1, 2nd floor,
Ashirwad Apartment,
Dum Dum, Kolkata-700 074
E-Mail:maji.tarunkumar@gmail.com
Mobile: 9830492762
Ref. No.....

CHAMBER:

District Judges' Court, Barasat
Block- 'B', Room No.16,
Barasat, North 24-Parganas.
354, Jessore Road,
Ground floor, Kolkata- 700074.
(Nager Bazar Khadi Building)
Date- 22/05/2024

REPORT ON TITLE AND SEARCH REPORT

Re: - ALL THAT piece and parcel of a demarcated land measuring about 2 (Two) Cottahas 7 (Seven) Chittaks 9 (Nine) Sq. Ft. more or less includes 2 feet wide passage, together with Three storied Pucca building, lying over the land and situated at Mouza- Shyamnagar formerly Mouza- Krishnapur, Pargana- Kolikata, J.L. No- 32, formerly 17, R.S. No-180, Touzi- 228 and 229, C.S./R.S. Dag No. 1305, under C.S./R.S. Khatian No. 61, and C.S./R.S. Dag No. 1306, under C.S./R.S. Khatian No. 888, Part of Scheme Plot No- 57, in Block-"B" then market as Scheme Plot No- 57/C, in Block-"B", having Municipal Holding No. 1344 & 1345, Bangur Avenue, Kolkata-700 055, under Ward No. 29, within the local limits of the South Dum Dum Municipality, under P.S.-Lake Town, within the jurisdiction of the A.D.S.R.O. Bidhannagar (Salt Lake City), District-North 24 Parganas.

PRESENT OWNERS:- (1) **SRI UJJAL KUMAR DHAR, (PAN-AGAPD7574L)** (Aadhaar No.- 5905 0973 8553), (2) **SRI DEB KAMAL DHAR (PAN-ADOPD1269P) (Aadhaar No.- 5886 0682 3166)**, both are sons of Late Ganesh Chandra Dhar, residing at 57/C, Bangur Avenue, Post Office- Bangur Avenue, Block- B, Police Station-Lake Town, Kolkata-700 055, District- North 24 Parganas.

SEARCH REPORT:- I have caused necessary searches in respect of the captioned land and property through Index No.-II, in the office of the A.D.S.R. Bidhannagar, D.R. North 24 Parganas and A.R.A. Kolkata, for the period 2011 to 2024.

During the period of search in the office of the A.R.A. Kolkata and D.R. Barasat, as per available information and Books of record delivered by the office concern no entry in respect of the subject land and property is found or detected.

(14)

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Date- 21/05/2024

During the period of search in the office of the A.D.S.R. Bidhannagar, as per available information and Books of record delivered by the office concern no transfer entries has been detected in respect of the subject land and property.

I have also caused necessary searches before the competent court of law specifically second court of Ld. Civil Judge Senior Division at Barasat in respect of Title Suit and Money Suit and no such suit is filed or pending in respect of the subject property as it appears form the court information slip in this regard.

TITLE OF THE PROPERTY in brief is as follows:-

WHEREAS the present owners by virtue of a registered deed dated 29/10/1979, purchased the captioned property from Sri Bhupendra Chandra Chatterjee, son of Surendra Chandra Chatterjee of 87A, Nainanpara Lane, P.O. & P.S.- Baranagar, District-24 Parganas and the said Deed was duly registered in the office of the D.R. Alipore, 24 Parganas and recorded in Book No-I, Volume No- 135 Pages from 121 to 137, being No- 5780 for the year 1979.

AND WHEREAS the present owners after mutating their names thus jointly seized and possessed of the same constructed/erected Three storied building thereon and on 13/05/1981, executed a registered Deed of Partition between themselves, which was duly registered in the office of the D.R. Alipore, 24 Parganas and recorded in Book No-I, Volume No- 158 Pages from 246 to 259, being No.-5194 for the year 1981 and after registration of the said Deed of Partition mutated their respective names in the record of the South Dum Dum Municipality as owners of the Municipal Holding No- 1344 and 1345, Bangur Avenue, Kolkata-700 055.



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Date- 21/05/2024

AND WHEREAS the present owners possessing and enjoying the respective portion as per Deed of Partition stated above in fee simple and free from all encumbrances.

Observation and Opinion as scrutiny as Follows:-

I have perused the supplied photocopy of the Deeds, other relevant papers & documents and after going through the context of the documents it is found that, in the Deed of Partition Khatian No. has been changed from 888 to 828 which is major mistake in the Deed of partition as because at Shyamnagar mouza name of the present owners not yet recorded in the Record of Right. It is also fact that as per Partition Deed municipal mutation is made in respect of Khatian no. 828 and such rectification is urgently required by way of registered Deed of Rectification in the form of Deed of Declaration and accordingly mutation certificate and other documents where Khatian No. 828 is recorded that must be rectified otherwise it cannot be say that the present owners have good and marketable title over the subject property and also the same is not fit for transfer as per law for the time being in force.

In my opinion without rectification of the Khatian Number in all the relevant papers and documents the subject property is not fit for transfer.

Enclosure:- (1) Search receipts
(2) Court information slips

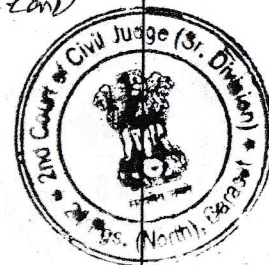
Tarun Kumar Maji
Advocate

Advocate

TARUN KUMAR MAJI
ADVOCATE
District Judges' Court,
Barasat, North 24-Parganas

HIGH COURT FORM NO. (M) 55 CIVIL / (M) 30 (CRIMINAL) APPLICATION FOR INFORMATION

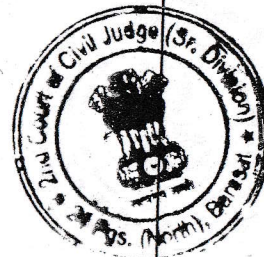
Serial No.	Name and Residence of the Applicant	Name of Information Required	Date on which information is to ready	Signature of officers receiving the applicant	REMARKS
1	2	3	4	5	6
728 07-5-24	Tarun Kumar Mahto Advocate Barasat Judges Court	District : North 24 Parganas In the Court of Ld. Civil Judge (Sr. Div.) 1st Court at Barasat 1. Whether any <u>Title</u> Suit has been filed before the Ld. Court within the period from 2013 to 2024 by or against <u>Ujjal Kumar Dhan S/o Ganesh Ch Dhan</u> 57/e Bangun Avenue Block B.1 Lake town and 53 In respect its property situated at Mouza - <u>Shyam nagan</u> 2 Cottah <u>Chak 9</u> 1st Land J.L. No. <u>1732</u> with Building Dag No. <u>RS - 1305, 1306</u> Khatian No. <u>RS-G1, 888.</u> Under P.S. <u>Lake town</u> District : North 24 Parganas If filed or pending what is the suit number and what is the present position of the suit?	07/5/24		no such <u>Title</u> Suit Appears to the filed against <u>Ujjal Kumar Dhan S/o Ganesh Chandra Dhan</u> during the year <u>2013-2024</u> till date is court as per the Register



Clerk / in-charge

HIGH COURT FORM NO. (M) 55 CIVIL / (M) 30 (CRIMINAL) APPLICATION FOR INFORMATION

Serial No.	Name and Residence of the Applicant	Name of Information Required	Date on which information is to ready	Signature of officers receiving the applicant	REMARKS
1	2	3	4	5	6
729 07.5.24	Tarun Kumar Maji Advocate Barasat Judge's Court	District : North 24 Parganas In the Court of Ld. Civil Judge (Sr. Div.) 2nd Court at Barasat 1. Whether any Money Suit has been filed before the Ld. Court within the period from 2013 to 2024 by or against Ujjal Kumar Dhan S/o Ganesh Ch Dhan 59/C Bangun Avenue Block - B, Laketown K/L-55 In respect its property situated at Mouza - Shyamnagan 2 Catta 7 Chetani 9 Sat-Land J.L. No. 17132 with Building Dag No. RS-1305, 1306 Khatian No. RS-G1, 882 Under P.S. Lake town. District : North 24 Parganas If filed or pending what is the suit number and what is the present position of the suit?	07/5/24	AP	no such Money Suit Appears to the filed against Ujjal Kumar Dhan S/o Ganesh Ch Dhan during the year 2013-2024 full date is court as per the Register



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS

Receipt for fees deposited for Search

Form - 1556

4

Application: 07-05-2024

Serial No of Application 1502008960/2024 Search No 1502008960/2024
Search for the Years From 2021 To 2024 Record Available From 08/02/2010 onwards
Property to be Searched District: North 24-Parganas, PS: Lake Town, Mouza: ShyamNagar, , Plot No: RS- 01305
From whom Received T K Majhi
Fees Paid under Articles F1(i) 2/- F1(ii) 3/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 194/1, Road: Bangur Avenue, Block-B, , Ward: 29, Holding: 1500	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : RS-1305/1328 Khatian: 834	Area of Land : 5.63521 decimal (3 Katha,6 Chatak,29 Sqft) Area of Structure: 1500 Sq Ft
Deed Details :		Deed No: I-150203270/2023, Query No: 15022001019026/2023, Serial No: 1502003135/2023, Page: 92421 - 92455, Date of Registration: 02/05/2023, Date of Completion: 08/05/2023,		
2	District: North 24-Parganas, PS; Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 56, Road: Bangur Avenue, Block-B, , Ward: 29, Holding: 1343	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : RS-1305/1328 Khatian: 834	Area of Land : 10.2185 decimal (6 Katha,3 Chatak,4 Sqft) Area of Structure: 650 Sq Ft
Deed Details :		Deed No: I-150205520/2023, Query No: 15022001793802/2023, Serial No: 1502005307/2023, Page: 166437 - 166498, Date of Registration: 19/07/2023, Date of Completion: 14/08/2023,		
3	District: North 24-Parganas, PS; Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 56, Road: Bangur Avenue, Block-B, , Ward: 29, Holding: 1343	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : RS-1305/1328 Khatian: 834	Area of Land : 10.2185 decimal (6 Katha,3 Chatak,4 Sqft) Area of Structure: 650 Sq Ft
Deed Details :		Deed No: I-150208145/2023, Query No: 15028001842128/2023, Serial No: 1502005365/2023, Page: 214917 - 214957, Date of Registration: 13/10/2023, Date of Completion: 13/10/2023,		
4	District: North 24-Parganas, PS; Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 195, Road: Bangur Avenue, Block-B, , Ward: 29, Floor No : 1, Flat No : 1D	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-1303, RS-1305/1328 Khatian: 00852	Flat/Apartment: 720 sq.ft.(Super Build Area)
Deed Details :		Deed No: I-150202067/2022, Query No: 15022000968472/2022, Serial No: 1502001943/2022, Page: 69361 - 69391, Date of Registration: 21/04/2022, Date of Completion: 22/04/2022,		



(Ms Rita Lepcha)

D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)

Receipt for fees deposited for Search

Form - 1556

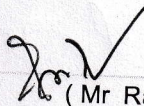
(4)

Date of Application: 07-05-2024

Serial No of Application	1501029676/2024	Search No	1501029677/2024
Search for the Years	From 2011 To 2024	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Lake Town, Mouza: ShyamNagar, , Plot No: RS- 01305		
From whom Received	T K Maji		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

Search Result: No Record Found




(Mr Rajendra Prasad Upadhyay)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

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

(4)

Receipt for fees deposited for Search

Form - 1556

Application: 07-05-2024

Serial No of Application	1525005591/2024	Search No	1525005592/2024
Search for the Years	From 2021 To 2024	Record Available	From 21/02/2014 onwards
Property to be Searched	District: North 24-Parganas, PS: Lake Town, Mouza: ShyamNagar, , Plot No: RS- 01305		
From whom Received	T K Maji		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 3 /-	

Search Result: No Record Found

(Mr Dilip Kumar Mondal)

D.S.R. - III NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS

