

Ref. No.

Date. ...13/06/2022

SEARCHING REPORT

REF: Property at Mouza- Nayabad, J.L No- 25 comprised in R.S & L.R Dag No- 157 under R.S Khatian No- 75 corresponding to L.R Khatian No- 94 presently known as Premises No- 3461 & 2903 Nayabad P.S- Panchasayar P.O- Mukundapur, Kolkata- 700099, District 24 Parganas (South), under Kolkata Municipal Corporation Ward No- 109.

Under the instruction of my client and relying upon the documents which is provided, I have caused the searching in the following offices through in respect of above-mentioned property and in the name of: -


1. RATNA PAUL
2. BULBUL SIL
3. JYOTSHNA DAS
4. SONALI DAS
5. PALTAN DAS
6. SHAMBHU DAS
7. DULAL CHANDRA PAUL
(YEAR -2002-2022)

Searching on property schedule (2002- 2022):-

Property at Mouza- Nayabad, J.L No- 25 comprised in R.S & L.R Dag No- 157 under R.S Khatian No- 75 corresponding to L.R Khatian No- 94 presently known as Premises No- 3461 & 2903 Nayabad P.S- Panchasayar P.O- Mukundapur, Kolkata- 700099, District 24 Parganas (South), under Kolkata Municipal Corporation Ward No- 109.

ADDITIONAL REGISTRAR OF ASSURANCES - I, II, III, IV KOLKATA

During the course of searching in this office for the period from 2002- 2022 in its INDEX-I & II and information of computer, I have found no entries of sale, gift, mortgage, lease, agreement has found in respect of above-mentioned property schedule and names herein from the records available.


Niladri Kumar Dey
Advocate
High Court, Calcutta

Ref. No.

Date.

ADDITIONAL DISTRICT SUB REGISTRAR, ALIPORE, SOUTH 24 PARGANA

During the course of searching in this office for the period from 2002- 2022 in its INDEX-I & II and information of computer, I have found no entries of sale, gift, mortgage, lease, agreement has found in respect of above-mentioned property schedule and names herein from the records available.

DISTRICT SUB REGISTRAR – I, II, III, IV, V ALIPORE, SOUTH 24 PARGANA

During the course of searching in this office for the period from 2002- 2022 in its INDEX-I & II and information of computer, I have found no entries of sale, gift, mortgage, lease, agreement has found in respect of above-mentioned property schedule and names herein from the records available.

ADDITIONAL DISTRICT SUB REGISTRAR AT SEALDAH, SOUTH 24 PARGANA

in its INDEX-I & II and information of computer, I have found no entries of sale, gift, mortgage, lease, agreement has found in respect of above-mentioned property schedule and names herein from the records available from 2002- 2022.

OFFICE OF THE KOLKATA MUNICIPAL CORPORATION

1. Recorded Owner: - SNEHALATA DAS
Asseesee No: - 311090868978
Premises No- 3461 Nayabad

2. DULAL CHANDRA PAUL
Asseesee No- 3110908326698
Premises No- 2903 Nayabad

OFFICE OF THE BLOCK LAND AND LAND REFORMS OFFICER KOLKATA BLOCK

THERE IS NO RECORD FOUND IN THE NAME OF PRESENT VENDORS.
NATURE OF LAND IS 'SALI'


Niladri Kumar Dey
Advocate
High Court, Calcutta

Niladri Kumar Dey
ADVOCATE
HIGH COURT AT CALCUTTA

RESI. & CHAMBER :
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E-mail : niladri_legal@yahoo.in
niladrilaw2014@gmail.com

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Hence in my opinion is the present owner has good clear and marketable title over the above-mentioned property as per available records of the above registration offices but they need to COMPLETE THE GR AND SAF & mutate their name before the authority of Kolkata Municipal Corporation & BL&LRO Kolkata Block and covert the land from Sali to Bastu AND ALSO HAVE TO CLEAR ALL PENDING KHAZNAS.

Thanking You,


SIGNATURE

Niladri Kumar Dey
Advocate
High Court, Calcutta



THE KOLKATA MUNICIPAL CORPORATION

MUNICIPAL ASSESSMENT BOOK (Portal Copy)

LANDS AND BUILDINGS

ASSESSMENT DEPARTMENT

Through No	Ward No	Street No	Premises No	Street Name	Heritage	Pond	Assessee No	Nathi No
12	109	08	3461	NAYABAD	NO	NO	311090868978	

Stories	Nature of Use	Plot((in Sq.Mt.))	Covered((in Sq.Mt.))	Floor((in Sq.Mt.))	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
					Cottah 01							2/2007		

Initial and address of owner and/or person liable to pay consolidated rate (1)	Initial and date of the H.A./Asstt. making correction (2)
SMT SNEHALATA DAS 148A, NABODIT LANE ,NAYABAD ,KOLKATA-99,.....	

Annual Valuation (3)	Assmt. u/s (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any u/s 171(5) @25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
		17.7	03/06/2013	1995-07-01 00:00:00.0	203.55	0	203.55
4500			03/06/2013	2000-10-01 00:00:00.0	227.38	0	227.38
4970		18.3	03/06/2013	2001-07-01 00:00:00.0	234.49	0	234.49
5070		18.5	03/06/2013	2003-04-01 00:00:00.0	109.14	0	109.14
2530		14.9	03/06/2013	2007-07-01 00:00:00.0	113.25	0	113.25
3020		15					

Quarterly Howrah Bridge Tax at leviable or the AV (11)	Proportionate AV where applicable (12)	Proportionate Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10, 11 and 15, if any(rounded off to the nearest rupee) (16)	Amount of General Rebate @5% u/s 215(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assistant(19)	Initial of Authenticating Officer u/s 191(4) (20)	Quarter of Issuing of Fresh or Supplementary Bills as per Alterations(21)	Remarks (22)
			50	0	204	10.2	194				ARV
0			50	0	227	11.35	216				ARV
0			50	0	234	11.7	222				ARV
0			50	0	109	5.45	104				ARV
0			50	0	113	5.65	107				ARV

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.



THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK (Portal Copy)
LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Borough No	Ward No	Street No	Premises No	Street Name	Heritage	Pond	Assessee No	Nathi No
12	109	08	2903	NAYABAD	NO	NO	311090832698	0000

Plot Stories	Nature of Use	Plot((in Sq.Mt.))	Covered((in Sq.Mt.))	Floor((in Sq.Mt.))	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
	LAND											2/2001		

Name and address of owner and/or person liable to pay consolidated rate (1)

Owner : MR.DULAL CHANDRA PAUL,.....
Address : H-148,LANE 3/1,NABADIT NAYABAD,P.O.-MUKUNDAPUR,KOLKATA-700099,.....

Initial and date of the H.A./Asstt. making correction (2)

Annual Valuation (3)	Assmt. u/s (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any u/s 171(5) @25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
1060		11.8	20/07/2006	1984-04-01 00:00:00.0	31.27	0	31.27
1170		12	20/07/2006	1989-07-01 00:00:00.0	35.1	0	35.1
1290		12.2	20/07/2006	1995-07-01 00:00:00.0	39.35	0	39.35
1420		12.4	20/07/2006	1999-10-01 00:00:00.0	44.02	0	44.02
1420		12.4	20/07/2006	2001-07-01 00:00:00.0	44.02	0	44.02

Quarterly Howrah Bridge Tax at leviable on the AV (11)	Proportionate AV where applicable (12)	Proportionate Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10,11 and 15, if any(rounded off to the nearest rupee) (16)	Amount of General Rebate @5% u/s 215(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assistant(19)	Initial of Authenticating Officer u/s 191(4) (20)	Quarter of Issuing of Fresh or Supplementary Bills as per Alternations(21)	Remarks (22)
0			50	0	31	1.55	29				ARV
0			50	0	35	1.75	33				ARV
0			50	0	39	1.95	37				ARV
0			50	0	44	2.2	42				ARV
0			50	0	44	2.2	42				ARV

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.