

Ref –

Date – 25/07/2024

SEARCH REPORT CUM NON ENCUMBRANCE CERTIFICATE

OWNERS

- : (1) SHYAMALA BAI SAHA
W/o – Late Dulal Chandra Saha
(2) RAJA SAVYASACHI SAHA
(3) RISHI SIVAJI SAHA
(4) KAVI SIDDHARTHA SAHA
All are sons of Late Dulal Chandra Saha
All are resident of Raghunathpur
P.O. & P.S. – Jhargram
Dist. – Jhargram
PIN - 721507

PROPERTY-IN-QUESTION

- : District – Jhargram, P.S. & Municipality –
Jhargram, Ward No. – 14, Holding No. –
1053/780 Mouza – Jangalkhas, J.L. No. –
395, R.S. Khatian No. – 141, L.R. Khatian
No. – 13947, 13948, 13949 & 13950, R.S.
Plot No. – 1088, L.R. Plot No. – 1933, Area
– 7.40 Decimals.

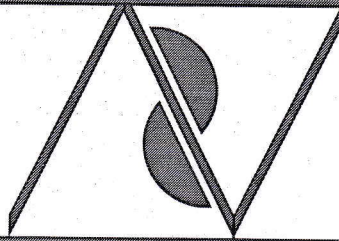
LIST OF DOCUMENTS

- : (i) Registered Sale Deed being No. 2777
dated 03/05/2000 of the office of A.D.S.R.
Jhargram, executed by Manju Bishui W/o –
Dr. Hiralal Bisui, (Xerox Copy).
L.R.R.O.R.s in the name of present owners
Rent Receipt from Jhargram Municipality.
Rent Receipt of B.L. & L.R.O., Jhargram.

NILESH DAS

Advocate

Jhargram Judges' Court



RESIDENCE & CHAMBER

At – Balaramdihi

P.O. & P.S. – Jhargram

Dist. – Jhargram

PIN – 721507

Mobile: 9635478630 /

/ 6296781996

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CHAIN OF TITLE

: That the land measuring 7.40 decimals in Mouza – Jangalkhas, J.L. No. – 395, R.S. Khatian No. – 141, R.S. Plot No. – 1088, L.R. Plot No. – 1933, within Police Station and Municipality Jhargram, previously owned and possessed by one Manju Bishui W/o – Dr. Hiralal Bishui and during her absolute possession, she sold and transferred the said land in favour of the predecessor of the present owners namely Dr. Dulal Chandra Saha by dint of a Registered Sale Deed being No. 2777 dated 03/05/2000 of the office of A.D.S.R., Jhargram.

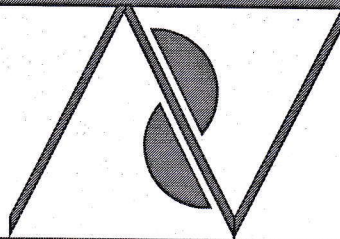
Being the legal and bona fide owner, the above named Dulal Chandra Saha mutated his name in the record of L.R. Settlement according to W.B.L.R. Act and got L.R. Khatian No. – 4573 in his name and during his absolute possession, he died leaving behind his widow namely Shyamala Bai Saha and Three sons namely Raja Savyasachi Saha, Rishi Sivaji Saha & Kavi Siddhartha Saha as his only legal heirs as well as successors.

Thereafter, the above named Shyamala Bai Saha and others being the

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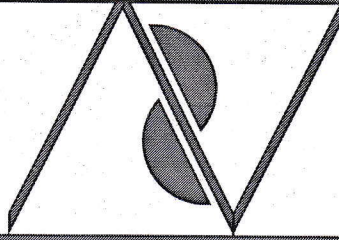
present owners, they orally demarcated the said land and they got mutated their names in the record of settlement and got separate Khatian numbers i.e., Shyamala Bai Saha – L.R. Khatian No. – 13947, Raja Savyasachi Saha – L.R. Khatian No. – 13948, Rishi Sivaji Saha – L.R. Khatian No. – 13949, & Kavi Siddhartha Saha – L.R. Khatian No. – 13950 and they also mutated their names in the record of Jhargram Municipality and got Joint Holding No. 1053/780 for Ward No. 14.

That the R.S. Plot No. 1088 of Mouza – Jangalkhas, J.L. No. – 395 was converted into L.R. Plot No. – 1933 in the record of settlement (B.L. & L.R.O., Jhargram).

I HAVE SCRUTINIZE

: I have search before A.D.S.R., Jhargram, Index – II for the year 2008 to 2024, I have search before D.S.R., Jhargram, Index – II for the year 2020-2024.

I have search before Civil Judge (Senior Division), Jhargram for the year 2012 to 2024.



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MY OPINION CUM REPORT

I have search before Civil Judge (Junior Division), Jhargram for the year 2008 to 2024.

: I have scrutinized the above documents and there I have not found any entry or entries relating to the property-in-question, which has been shown that the owner has transferred or encumbered any land from his portion of land.

But after searching before D.S.R., Jhargram, Registry Office, there I have found two entries one is A deed of declaration relating to immovable properties being Deed No. 1068/2023 dated 27/03/2023 and another is A power of Attorney relating to immovable property being deed No. 1069/2023 dated 27/03/2023.

The owners of this presents has good, valid and marketable title over the land-in-question.

Be it noted here that, the above named land owners entered into Development Agreement with the Promoter / Developer Mr. Asish Ghosh and they wilfully empowered him for

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Advocate

Jhargram Judges' Court

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construction of multi-storied building. It is known to the landowners.

The land-in-question is free from all encumbrances and charges.

The owner of this presents is in possession of the land-in-question and it can be treated as good security for mortgage.

I am producing this report without verifying the original documents relating to the property, if the owner can produce the original documents, which was listed above then there is no chance of mortgage before any financial institution of the property-in-question by the owners.

The owners of this presents are directed to paid up-to-date rent / tax before B.L. & L.R.O., Jhargram and Jhargram Municipality.

Schedule Property bounded by :

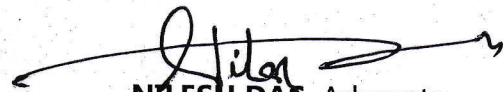
North : - 30 Ft. Metal Road,

South : - 12 Ft. Common Passage,

East : - Land of Santosh Ray Chowdhury,

West : - Jhargram Main Road.

Dated: 25/07/2024



NILESH DAS, Advocate

Jhargram Judges' Court

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Jhargram Judges' Court

Enrolment No- F/740/201

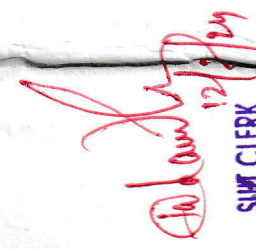
Contact No- 9635478630

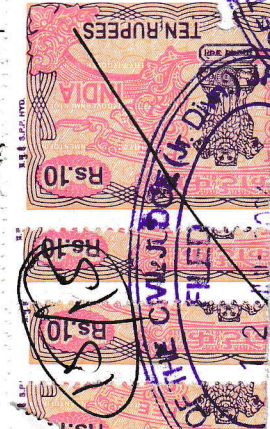
email:

nileshshare87@gmail.com

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HIGH COURT FORM No. (M) 55A**Application for Information****সংবাদ জানিবার জন্য দরখাস্ত**

ক্রমিক নং ও তারিখ	দরখাস্তকারীর নাম ও ধাম	যে রূপ সংবাদ আবশ্যিক	যে তারিখে সংবাদ প্রস্তুত হইবে	দরখাস্ত গ্রহণকারী কর্মচারীর স্বাক্ষর	মন্তব্য
২৪/১২/২৪	Mr. NILESH DAS Advocate, Jhargram District Judges' Court	৩ 1) Whether any Civil Case pending in respect of the schedule mentioned property during this 2008 to 2024 year? 2) If pending then what is its No. and Result? <u>Schedule</u> P.S. - Jhargram, Mouza - Jangalkhas, J.L. No. - 395, L.R. Khatian No. - 13947, 13948, 13949 & 13950, L.R. Plot No. - 1933, Area - 7.40 decimals, Classification - Vastu Owners : 1) Shyamala Bai Saha, 2) Raja Savyasachi Saha, 3) Rishi Sivaji Saha and 4) Kavi Siddhartha Saha.	৮ ১২/১২/২৪	 SUM CLERK CIVIL JUDGE (JR. DIVN.) COURT, JHARGRAM	৬ ১) NO. ২) NO.  SUM CLERK CIVIL JUDGE (JR. DIVN.) COURT, JHARGRAM

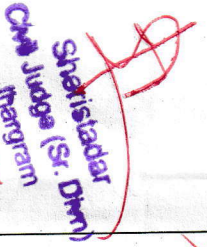
স্বাক্ষরিত
২৪/১২/২৪FILED
IN THE CIVIL JUDGE (JR. DIVN.) COURT, JHARGRAM

HIGH COURT FORM No. (M) 55A

In the Court of Ld. Civil Judge (Senior Division)
At - Jhargram



Application for Information সংবাদ জ্ঞানিবার জন্য দরখাস্ত

ক্রমিক নং ও তারিখ	দরখাস্তকারীর নাম ও ধাম ২	যে রূপ সংবাদ আবেদন ৩	যে তারিখে সংবাদ প্রস্তুত হইবে ৪	দরখাস্ত গ্রহণকারী কর্মচারীর স্বাক্ষর ৫	মন্তব্য ৬
 নিদিষ্ট স্থান যাহাতে সংশ উপরে থাকে ১২.০৫.২৫	Mr. NILESH DAS Advocate, Jhargram District Judges' Court 	1) Whether any Civil Case pending in respect of the schedule mentioned property during this 2012 to 2024 year? 2) If pending then what is its No. and Result? Schedule P.S. - Jhargram, Mouza - Jangalkhas, J.L. No. - 395, L.R. Khatian No. - 13947, 13948, 13949 & 13950, L.R. Plot No. - 1933, Area - 7.40 decimals, Classification - Vastu Owners : 1) Shyamala Bai Saha, 2) Raja Savyasachi Saha, 3) Rishi Sivaji Saha and 4) Kavi Siddhartha Saha.	১২.০৫.২৫	 Shariastadar Jhargram ১২.০৫.২৫	Mr. Does not appear M.A.  Shariastadar Jhargram ১২.০৫.২৫